



**Sustainability Appraisal Incorporating Strategic Environmental Assessment Report
(Environmental Report) of Local Development Plan 2030 – Draft Plan Strategy**

February 2019



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

SA/SEA REPORT

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1.0 Summary and Outcomes

Non-technical summary

- 1.1** This is the full Sustainability Appraisal incorporating Strategic Environmental Assessment Report (Environmental Report) to accompany Mid Ulster District Council's Plan Strategy. A non-technical summary of this Environmental Report is available on our website <https://www.midulstercouncil.org/>

Purpose of this Report

- 1.2** This Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) Report has been prepared by Mid Ulster District Council in accordance with:
- Sections 8(6) and 9(7) of the Planning Act (Northern Ireland) 2011,
 - Regulation 15 and 16 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, and
 - Regulation 11 of The Environmental Assessment of Plans & Programmes Regulations (Northern Ireland) 2004 (EAPP).
- 1.3** The report presents an integrated Sustainability Appraisal and Strategic Environmental Assessment of the Draft Plan Strategy of the Mid Ulster District Council's Local Development Plan 2030 (LDP), and forms part of the evidence base upon which the LDP is based. It incorporates the Environmental Report which is required in accordance with SEA.
- 1.4** This report documents the Sustainability Appraisal incorporating a Strategic Environmental Assessment of Mid Ulster District Council's draft Plan Strategy of the forthcoming LDP. This assessment, through timely consultation with relevant bodies, has ensured that environmental, social and economic considerations have been taken on board in the LDP preparation process, to ensure development takes place in the right location with minimal environmental impact.

Sustainability Appraisal incorporating Strategic Environmental Assessment (SA/SEA)

- 1.5** The Draft Plan Strategy is subject to the following assessments;
- Strategic Environmental Assessment (SEA)
 - Sustainability Appraisal (SA)
- 1.6** This Environmental Report constitutes an integrated Sustainability Appraisal and Strategic Environmental Assessment of the Mid Ulster District Council Local Development Plan. This report relates to Mid Ulster's Plan Strategy February 2019 and it should be read in conjunction with that document.

- 1.7** SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. The Department for Infrastructure's strategic guidance shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. This SA/SEA of the Mid Ulster District Council's Draft Plan Strategy is being undertaken using this integrated approach and throughout this report the abbreviation SA/SEA should therefore be taken to refer to 'SA incorporating the requirements of SEA'.
- 1.8** The Strategic Planning Policy Statement and the Development Plan Practice Note 04 both demonstrate how it is possible to satisfy both requirements of the Planning Act (NI) 2011 and the Environmental Protection of Plans and Programmes Regulations (NI) 2004 by undertaking a joint SA and SEA process, with the production of a single SA/SEA Environmental Report that incorporates the SEA requirements.
- 1.9** This report has been produced to accompany consultation on the Draft Plan Strategy. It documents the appraisal process carried out to date, demonstrating how the Council has assessed reasonable alternatives and any likely significant effects they may have if implemented. This report also highlights where any changes have been made to policies and proposals as a result of the SA/SEA. The Environment Report also details suggested mitigation measures that are necessary for some of the reasonable alternatives.

Compliance with the SEA Directive and the Planning Act (NI)

- 1.10** Reference has been made throughout this document in the various chapters to the relevant specific requirements of the EAPP (NI) 2004 Regulations and the Planning Act (NI) 2011. In doing so it is hoped to provide a clear demonstration that Mid Ulster District Council's SA/SEA process has complied with all the relevant statutory requirements and that this Environmental Report has covered all aspects of the Environmental Assessment of Plans and Programmes Regulations (NI) 2004 (SEA Directive) and Sustainability Assessment of the Planning Act.
- 1.11** The table below provides an easy reference summary of where all SEA legislative requirements have been met within this Environmental Report.

Table 1.1 – SEA regulation requirements signposting

SEA Regulation Requirements	Where covered in this SA/SEA Environmental Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is specified in EAPP Regulations (NI) 2004 (Regulation 11(3), (4) and Schedule 2):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 2 and Appendix 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 4 and Appendices 3 & 4
c) The environmental characteristics of areas likely to be significantly affected	Chapter 4 and Appendix 3 & 4
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 4 and Appendix 3 & 4
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 4 and Appendix 2
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4 and 5 and Appendices 1, 3, and 6
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapters 4, 5 and 6 and Appendices 1, 3, and 6
h) An outline of the reasons for selecting the alternatives dealt with, and a description of	Chapters 4, 5 and 6 and Appendix 1

how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	
i) a description of measures envisaged concerning monitoring	Chapters 4, 5 and 6 and Appendix 1
j) a non-technical summary of the information provided under the above headings	A separate non-technical summary document has been prepared to accompany this SA/SEA Report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment	Addressed throughout this SA/SEA Environmental Report.

SEA Regulation Requirements	Where covered in this SA/SEA Environmental Report
Consultation	
<ul style="list-style-type: none"> Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 11 (5)) 	Consultation on the SA Scoping Report was undertaken between June 2016 and XX***
<ul style="list-style-type: none"> Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate timeframes to express their opinion on the draft Plan or Programme and the accompanying Environmental Report before the adoption of the plan or programme (Reg. 12) 	Consultation is being undertaken in relation to the publication of the draft Plan Strategy of Mid Ulster District Council's Local Development Plan between xx and xx. The consultation is accompanied by this SA/SEA Report.
<ul style="list-style-type: none"> Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 13) 	N/A LDP considered not to have any significant effects on another Member State. Monaghan County Council informed of Mid Ulster's assessment at Preferred Options Paper stage and again at Draft Plan Strategy stage.

SA/SEA Legislative Context – Qualifying Plan

- 1.12** It is a statutory requirement that all plans and programmes that are likely to have a significant environmental effect must be subject to an environmental appraisal. More commonly referred to as a Strategic Environmental Assessment (SEA). European Union Directive ‘2001/42/EC’ states that an SEA is mandatory for plans/programmes which are:
- ‘prepared for agriculture, forestry, fisheries, energy, industry, transport, waste/water management, telecommunications, tourism, town and country planning or land use and which set the framework for future development consent of projects listed in the EIA Directive’.*¹
- 1.13** This European Union Directive was transposed into local legislation in the form of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004. In addition to the SEA, Sections 8 & 9 of the Planning Act (Northern Ireland) 2011 require a Sustainability Appraisal (SA) to be carried out for the Mid Ulster Local Development Plan (LDP). Similar to SEA, SA must be carried out from the outset and in parallel with the local development plan preparation process. Whilst the requirement to carry out an SA and SEA are distinct, it is possible to satisfy both these requirements through a combined appraisal process. Government guidance therefore suggests an integrated approach can be followed, so this sustainability appraisal incorporates SEA. This involves extending the breadth of the environmental issues required to be considered under the sustainability appraisal². For this reason, Mid Ulster Council has chosen to produce a Sustainability Appraisal, incorporating Strategic Environmental Assessment (SA/SEA).
- 1.14** The Mid Ulster Area Plan 2030 is a qualifying plan for an SA/SEA under the above mentioned legislation. It will provide a framework for the use and development of land within Mid Ulster up until 2030. The SA/SEA process has the potential to make a real contribution to the plan preparation through ensuring that the environmental, social and economic effects of the LDP strategy, policies and proposals, are fully understood before arriving at the most appropriate choices for Mid Ulster.

¹ European Commission – Environment, 4th March 2015, <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

² ‘A Practical Guide to the Strategic Environmental Assessment Directive’, ODPM, September 2005, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

Other Assessments Relevant to the Local Development Plan

Rural Impact Assessment – Rural Proofing

- 1.15** The Rural Needs Act (Northern Ireland) 2016 requires Local Councils to safeguard the needs of rural communities and to promote a fair and inclusive rural society. Rural proofing is part of the policy making process that requires rigorous scrutiny of all proposed policies to ensure fair and equitable treatment of rural communities and where appropriate, adjustments should be made in the LDP to take account of particular rural circumstances. The rural proofing assessment forms a separate document which accompanies the Plan Strategy.

Equality Impact Assessment

- 1.16** Section 75 of the Northern Ireland Act 1998, Equality of Opportunity, requires public authorities to carry out their functions with due regard to the need to promote equality of opportunity between;
- persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;
 - between men and women generally;
 - between persons with a disability and persons without;
 - and between persons with dependents and persons without.

The Act also requires promotion of good relations between persons of different religious belief, political opinion or racial group. The Plan Strategy is accompanied by an Equality Impact Assessment screening and EQIA examining the likely effects of our policies and proposals on the promotion of equality of opportunity.

Habitats Regulations Assessment

- 1.17** Another requirement placed on the Council as the responsible planning authority is to undertake a Habitats Regulations Assessment (HRA) in accordance with Article 6 (3) of the Habitats Directive (92/43/EEC) “on the conservation of natural habitats and of wild fauna and flora” - known as the Habitats Directive. In Northern Ireland, the main piece of legislation relating to nature conservation is contained in the Wildlife (Northern Ireland) Order 1985. This is supplemented by the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 for the conservation of natural habitats, wild fauna and flora.
- 1.18** The HRA concerns Natura 2000 sites, which are areas protected for their conservation value. These areas consist of: Special Protection Areas (SPAs), which are designated as sites important for birds; Special Areas of Conservation (SACs), which are sites designated to protect important habitats and species; and Ramsar sites, which are globally protected wetlands. The HRA work has been conducted alongside the SA/SEA process to ensure the processes inform each other.

2.0 Context for the Mid Ulster Local Development Plan

- 2.1** The Mid Ulster District straddles two counties and is comprised of an area of 1955km². It lies within the very heart of Northern Ireland and it contains a varied landscape. Mid Ulster possesses a diverse mix of rural and urban communities, from the main towns such as Dungannon, Cookstown, and Magherafelt, to the more remote rural communities such as Dunnamore, Swatragh and Straw. The district of Mid Ulster is characterised by its rural nature, given the large proportion of households that are located in the small towns, villages and countryside.



Map 2.1 of the area covered by Mid Ulster District Council Local Development Plan

- 2.2** The 2001 Census recorded a population of 119,000 and the latest figures show that Mid Ulster has a recorded population of 138,590. This highlights a growth rate of 16.46% between 2001 and 2011, which is significantly above the Northern Ireland population growth figure of 7.4% over the same period. The latest population estimate for Mid Ulster is 146,427³, showing that this trend of population growth is set to continue.

The new Mid Ulster Local Development Plan

- 2.3** Mid Ulster District Council's new Local Development Plan (LDP), comprising the Plan Strategy and Local Policies, will inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will implement the strategic objectives of the Regional

³ Northern Ireland Statistics and Research Agency, 30th June 2017
<http://www.ninis2.nisra.gov.uk/public/AreaProfileReportViewer.aspx?FromAPAddressMultipleRecords=Mid%20Ulster@@Mid%20Ulster@22?#1253>

Development Strategy and guide development decisions within Mid Ulster up to 2030.

- 2.4** Once adopted the Mid Ulster Local Development Plan will replace the Cookstown Area Plan 2010, Dungannon and South Tyrone Area Plan 2010 and the Magherafelt Area Plan 2015. The Plan will be produced in two stages consisting of two separate documents, in accordance with Part 2 of the Planning Act (NI) 2011. The LDP will comprise of two development plan documents;
- The Plan Strategy (PS); and
 - The Local Policies Plan (LPP).
- 2.5** The PS then is the first stage of a two stage LDP for the district and sets out the strategic objectives of Mid Ulster District Council and informs all stakeholders of the policy framework against which all proposals will be assessed. The PS will be subjected to public consultation and independent examination before adoption. After the PS has been adopted, the LPP will then be prepared and also subjected to public consultation and independent examination before adoption.
- 2.6** The Council began preparation of the LDP with the publication of the Preferred Options Paper in November 2016. The options contained within the POP document were also subject to SA/SEA and the findings of which were published in the SA/SEA Interim Report which was published at the same time and it too was subject to public consultation until January 2017.
- 2.7** Mid Ulster District Council has now published its draft Plan Strategy and this accompanying Environmental Report has been updated to reflect the policies and site allocations included in it. The SA/SEA process aims to provide a high level of environmental protection, with a view to promoting sustainable development. It is a systematic process for evaluating the environmental, social and economic consequences of the proposed LDP, to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of plan preparation and decision making. The main output of this process is the production of this SA/SEA Environmental Report. This updated SA/SEA Environmental Report should therefore be read in conjunction with the draft Plan Strategy.

Process so far

- 2.8** The Council undertook a number of tasks to inform the evidence base for the LDP. These took the form of a series of councillor workshops on a wide range of topics and also the production of a number of research topic papers to identify the key social, environmental and economic issues affecting Mid Ulster. The topic papers can be viewed online at <https://www.midulstercouncil.org/>

The table below shows the close interaction between the LDP process on the left and the accompanying SA/SEA process on the right.

Table 2.2 – Stages of LDP and SA/SEA

Stage	Local Development Plan	Key Dates	Sustainability Appraisal
1	Publication of Timetable & SCI	May 2016	Scoping Report
	Preferred Options Paper	November 2016	SA/SEA Interim Report
2	Draft Plan Strategy	January 2019	SA/SEA Report
	Independent Examination	-	n/a
	Adopted Plan Strategy	-	SA/SEA Statement
3	Draft Local Policies Plan	-	SA/SEA Report
	Independent Examination	-	n/a
	Adopted Local Policies Plan	-	SA/SEA Statement
4	Monitoring & Review	Ongoing	n/a

- 2.9** The LDP process began with the publication of the Timetable and Statement of Community Involvement (SCI) in May 2016 and the current stage of the process is reflected in the publication of the 'Draft Plan Strategy' (left) and by 'Stage C' on the right hand column.

LDP Vision

- 2.10** The Local Development Plan vision for Mid Ulster is to make a desirable place in which to live, work, invest and visit. The Local Development Plan is the spatial representation of the Community Plan. In effect this means focusing major growth in our three main towns of Cookstown, Dungannon and Magherafelt which are the hubs for the district both in acting as key service centres, being the focus of both public and private transportation. They will also act as the key service centres providing shops, key administrative and employment services.

LDP Strategic Aims and Objectives

- 2.11** The following are the objectives of the Plan in relation to development and the use of land in Mid Ulster and will assist in the delivery of the Plan Vision supported by the Spatial Planning Framework and subject policies.

(a) Accommodating People and Creating Places

- (i) To build Cookstown, Dungannon and Magherafelt as economic and transportation hubs and as the main service centres for shops, leisure activities, public administrative and community services including health and education. These are the most populated places and the town centres are the most accessible locations for people to travel to, including those without a car.*
- (ii) To protect and consolidate the role of local towns and villages so that they act as local centres for shops and community services meeting the daily needs of their rural hinterlands.*
- (iii) To provide for vital and vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable growth within the countryside proportionate to the extent of existing rural communities.*
- (iv) To provide for **11,000** new homes by 2030 in a range of housing capable of meeting the needs of families, the elderly and disabled, and single people, at locations accessible to community services, leisure and recreational facilities, for those people with and without a car.*
- (v) To recognise the needs of both growing families and carers of the elderly and disabled by accommodating development which allows people to remain within their own communities and does not lead to significant harm to neighbours or the environment.*
- (vi) To facilitate the development of new community facilities at locations accessible to the communities they serve, through a variety of modes of transportation in accordance with the community plan.*

- (vii) *To accommodate cultural differences in our communities whilst promoting “shared spaces” to bring people together with equality of opportunity.*

(b) Creating jobs and promoting prosperity

- (i) *To facilitate the creation of **8,500** new jobs by 2030 at a variety of locations where they are accessible to all members of the community, including those without a private car.*
- (ii) *To promote diversity in the range of jobs recognising the importance of employment in the primary sector (agriculture forestry and mining), secondary sector (industry and manufacturing) and tertiary sector (administration, commerce, retailing, leisure and tourism).*
- (iii) *To recognise and accommodate entrepreneurship, innovation for large, medium and small firms by attracting new firms and accommodating expanding businesses.*
- (iv) *To recognise the importance of self-employment and home working, particularly in rural locations.*
- (v) *To encourage energy efficiencies and promote use of renewable energy.*

(c) Enhancing the environment and improving infrastructure

- (i) *To reduce contributions and vulnerability to climate change and to reduce flood risk and the adverse consequences of flooding.*
- (ii) *To protect and enhance the natural and built environment as wise custodians of our landscape and to achieve biodiversity, quality design, enhanced leisure and economic opportunity and promote health and wellbeing.*
- (iii) *To accommodate investment in power, water and sewerage infrastructure, and waste management particularly in the interests of public health.*
- (iv) *To improve connectivity between and within settlements and their rural hinterland through accommodating investment in transportation to improve travel times, alleviate congestion and improve safety for both commercial and private vehicles as well as more sustainable modes of transport including buses, walking and cycling.*
- (v) *To improve connectivity through telecommunication which both meets the needs of business and private households whilst reducing the need to travel.*

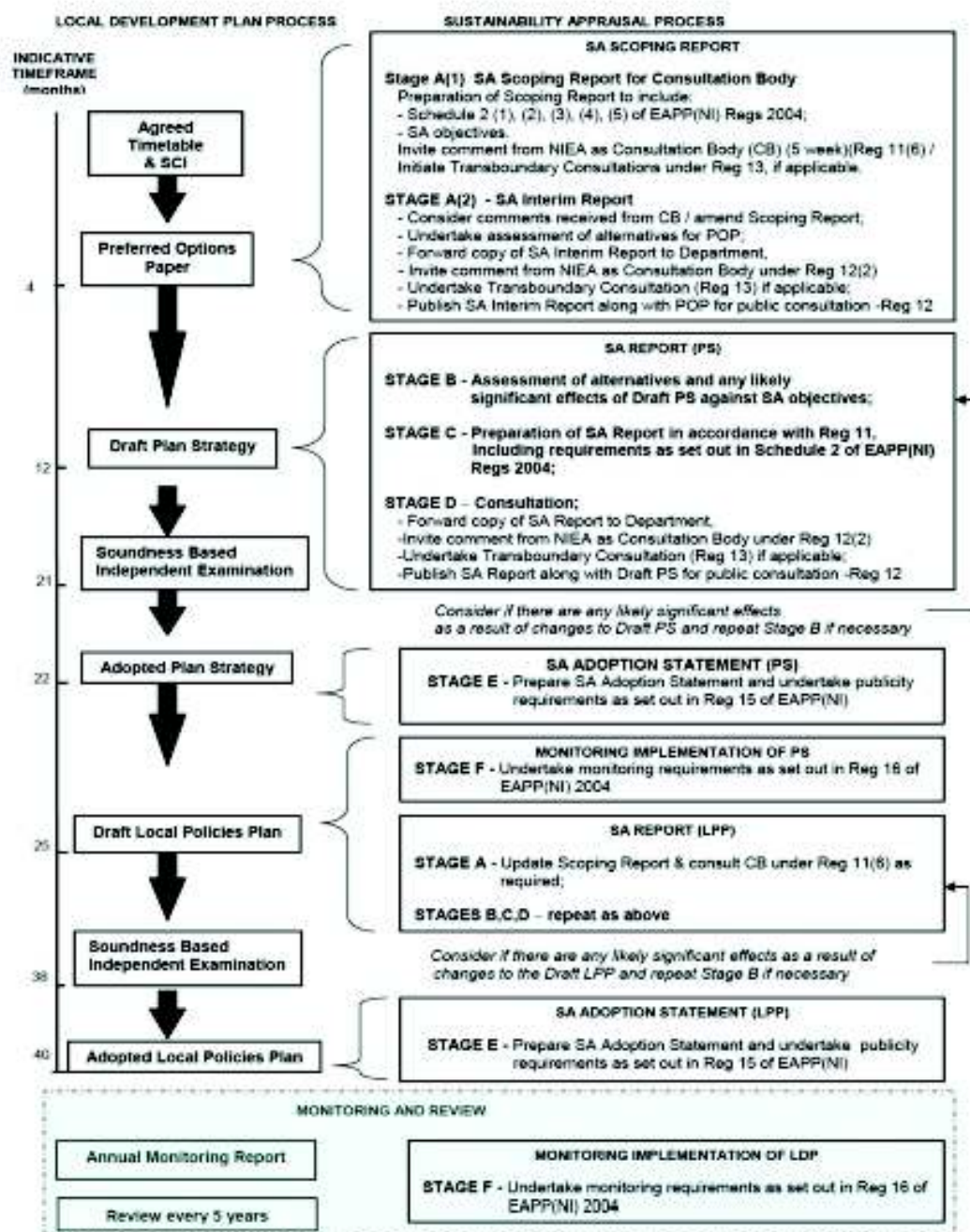
- 2.12** The SA/SEA objectives are distinct from plan objectives above, although they may inform the objectives of the plan. As part of the SA/SEA process the compatibility between the plan and SA/SEA objectives has been assessed to ensure that both are consistent with each other.
- 2.13** The matrices in Appendix 7 demonstrate the general compatibility of the 17 no. LDP objectives against the 22 no. SA/SEA objectives. Although the results show that a number of the objectives are either broadly complementary or have a neutral relationship, some potential conflicts and uncertainty over compatibility between objectives have also been identified. It must be recognised that some conflicts will always exist as the objectives cover a broad range of environmental, economic and social topics. For instance, providing housing may conflict with the protection of Mid Ulster's biodiversity and geodiversity. It is the role of the LDP to weigh up the potential conflicts and ensure that a balanced approach is taken to achieving sustainable development.

3.0 SA/SEA Appraisal Methodology

3.1 In addition to complying with legal requirements, the methodology adopted for completing this SA/SEA Environmental Report is in accordance with the guidance document produced by Strategic Planning (NI) 'Practice Note 04 – Sustainability Appraisal incorporating Strategic Environmental Assessment'.

3.2 The SA/SEA is an iterative process that must be carried out as an integral part of the plan making process. The table below sets out the main stages of the plan making process and shows how these correspond to the SA/SEA process.

Table 3.1 – Key stages in the LDP and SA/SEA process



- 3.3** The list below sets out the various stages of the SA/SEA as highlighted in Table 3.1 in further detail. The purpose of these stages is to act as a toolkit for local authorities to meet the requirements of the SEA Directive. The current stage of the SA/SEA process is highlighted in blue.

Stage A(1): SA Scoping Report - preparation of the evidence base to inform the appraisal, establishing the SA framework / objectives for undertaking the appraisal and seeking agreement with Consultation Body;

Stage A(2): SA Interim Report: consists of SA Scoping Report, assessment of reasonable alternatives against agreed SA framework and undertaking public consultation along with the Preferred Options Paper;

Stage B: Assessment of alternatives and any likely significant effects of the draft plan against SA framework, taking into account the evidence base and where necessary, proposing mitigation measures for alleviating any adverse effects;

Stage C: SA Report to document the appraisal process and findings;

Stage D: Consultation with the public, environmental authorities and any EU member state affected on the sustainability appraisal report and draft plan;

Stage E: SA/SEA Statement to show how the SA/SEA and opinions / consultations have been taken into account, the reasons for choosing the plan as adopted and the proposed measures to monitor the plan;

Stage F: Monitoring: establishing arrangements to monitor the significant effects of the implementation of the plan, to identify unforeseen adverse effects and undertake appropriate remedial action.

- 3.4** At the beginning of the SA/SEA process Mid Ulster's planning department convened a Steering Group, which comprised of Mid Ulster District Council's Planning Committee. At the same time an SA/SEA Project Management Team was created and included a broad spectrum of members, from politicians, including the Council's Chair and Vice-Chair, to government agency representatives and key planning officers. All members were involved in deliberating on the pros and cons of alternatives through SEA/SA Meetings and workshops. The involvement of elected members with local knowledge, alongside departmental representatives with expert technical knowledge proved to be particularly helpful to the process.

Approach adopted to the SA/SEA

Stage A(1) – Scoping, Links to Plans and Programmes, Baseline Data and Establishing the SA/SEA Framework

- 3.5** Stage A(1) began in June 2016 with the publication of Mid Ulster's SA/SEA Scoping report. This report focused on the links with other relevant plans and programmes, collection of Baseline data, identification of sustainability issues and development of the SA/SEA Framework.
- 3.6** The Scoping Report set the context within which the LDP is to be prepared by documenting the requirements of other plans, policies and programmes that will influence its production. A list of the plans, programmes and strategies that are being taken into consideration in the preparation of the LDP together with a summary of the purpose of these documents, is provided in Appendix 2 (Relevant Plans and Programmes Table).
- 3.7** The Scoping Report also began the baseline position from which the effects of implementing the LDP can be monitored. The Scoping stage of the SA/SEA involved understanding the social, environmental and economic baseline for the Mid Ulster areas well as the key sustainability issues. The baseline information gathered provided the basis for predicting and monitoring the likely effects of options for policies and helped identify alternative ways of dealing with any adverse effects identified. The environmental, social and economic baseline data allowed for the identification of relevant sustainability issues facing Mid Ulster Council. This baseline data also allowed for any trends to be established, any particular sustainability issues pinpointed and methods of monitoring the effects of the plan established. The collection of baseline data outside of the Mid Ulster District, in the wider context of Northern Ireland, also helps by providing a comparison as to how local issues fit within the regional context.
- 3.8** Data for the Baseline was sought from a wide range of sources including among others, Mid Ulster District Council's Position Papers, Census Data, NISRA stats and relevant Department websites. The source of each piece of data is recorded in the baseline table (Appendix 3).
- 3.9** The data collected was split into 3 sections- social, environmental and economic. Within the table below the relevant SEA topic is also shown to highlight how the baseline data covers the requirements of the SEA Directive.

Table 3.2: Environmental Topics, Receptors & SA/SEA Theme

Topics listed in SEA Regulations	Topics included in the Mid Ulster Council SA /SEA	Sustainability theme
Biodiversity	<i>Biodiversity</i>	Environmental
Fauna	<i>Incorporating fauna and flora</i>	
Flora		
Soil	<i>Land and soil</i>	
Water	<i>Water resources and flood risk</i>	
Air	<i>Air quality and environmental pollution</i>	
Climatic factors	<i>Climatic factors</i>	
Material assets	<i>Material assets and infrastructure matters are discussed within other topic areas.</i>	
Cultural heritage	<i>Historic Built Environment</i>	
Landscape	<i>Landscape</i>	
Population	<i>Population and housing</i>	Social
Human health	<i>Human health</i>	
	<i>Inclusive communities</i>	
	<i>Education and skills</i>	Economic
	<i>Transport</i>	
	<i>Economy and enterprise</i>	
Inter-relationships		N/A

Developing the Sustainability Appraisal Framework - including objectives, targets and indicators

- 3.10** The Scoping Report also established the SA/SEA Framework against which the sustainability effects of the LDP can be described, analysed and compared, which is key to the SA/SEA process. The SEA Directive does not specifically require the use of objectives or indicators in SEA, but they are a recognized way in which environmental effects can be described, analyzed and compared. The plan's performance against objectives is normally measured by using indicators.
- 3.11** The SA/SEA objectives for the Mid Ulster LDP as shown below in table 3.3 address the full cross-section of sustainability issues including social, economic and environmental factors and have been developed from:
- A review of the relevant plans, policies and programmes; including international, European, national, regional and local guidance;
 - An analysis of the environmental, economic and social baseline information for Mid Ulster;
 - An identification of key sustainability issues.

Table 3.3 - Sustainability Appraisal Objectives shown against corresponding topic

SA/SEA Objective	SA/SEA Directive Topic(s)
1. To reduce poverty and social exclusion	Population Cultural Heritage including Architectural and Archaeological Heritage
2. To improve the health and wellbeing of the population	Population Human Health Cultural Heritage including Architectural and Archaeological Heritage Climatic Factors
3. To improve the education and skills of the population	Population Cultural Heritage including Architectural and Archaeological Heritage
4. To provide everybody with the opportunity to live in a decent home	Population
5. To reduce crime and anti-social activity	Population
6. To encourage a sense of community and promote a more equal and inclusive society	Population Cultural Heritage including Architectural and Archaeological Heritage
7. To improve accessibility to key services, especially for those most in need	Population Human Health
8. To reduce the effect of traffic on the environment	Air Human Health Climatic Factors
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	Water Human Health
10. To improve air quality	Air
11. To conserve and enhance biodiversity	Biodiversity Flora Fauna Climatic Factors
12. To maintain and enhance the character and quality of landscapes and townscapes	Landscape

	<i>Cultural Heritage including Architectural and Archaeological Heritage</i>
13. To protect, conserve and where appropriate enhance the historic environment and cultural assets	<i>Cultural Heritage including Architectural Heritage</i>
14. To reduce contributions to climate change and reduce vulnerability to climate change	<i>Climatic Factors</i>
15. To reduce flood risk and the adverse consequences of flooding	<i>Climatic Factors Water</i>
16. To minimise waste production and use of non-renewable materials	<i>Material Assets Climatic Factors</i>
17. To conserve and enhance land quality and soil resources	<i>Soil Material Assets Cultural Heritage including Architectural Heritage Climatic Factors</i>
18. To encourage sustainable economic growth	<i>Population Climatic Factors</i>
19. To offer everybody the opportunity for rewarding and satisfying employment	<i>Population</i>
20. To reduce disparities in economic performance and promote sustainable regeneration	<i>Population Cultural Heritage including Architectural Heritage Climatic Factors</i>
21. To encourage and accommodate both indigenous and inward investment	<i>Population</i>
22. To encourage efficient and sustainable patterns of movement in support of economic growth	<i>Population</i>

3.12 The SA/SEA Framework for the Mid Ulster District Council LDP includes 22 headline SA/SEA objectives along with their associated sub-questions. The table also shows how all of the SEA topics (as listed in the SEA Regulations) have been covered by the SA/SEA objectives in Mid Ulster's SA/SEA framework, reflecting the fact that an integrated approach is being taken to the

SA and SEA of the Plan Strategy. These SA/SEA objectives were drafted as early in the LDP process as possible in order to gauge the views of the key stakeholders and were refined and finalised following feedback received from the Consultation Body and the Project Management Team.

3.13 SA/SEA Framework

Table 3.4 - Sustainability Appraisal Objectives – SA/SEA Framework

SA Theme	Objective	Decision Making Criteria	Suggested Indicators
Prosperity and Social Inclusion	To reduce poverty and social exclusion	Will it reduce poverty and social exclusion, in particular in those areas most affected?	<ul style="list-style-type: none"> • Average income • Unemployment figures • Most deprived wards (NI Multiple Deprivation Measure)
		Will it improve affordability of essential services?	
Health and Wellbeing	To improve the health and wellbeing of the population	Will it improve access to high quality health care?	<ul style="list-style-type: none"> • Increase in average life expectancy • Health deprivation and disability (NIMDM) • A & E distance/travel times • Proportion of people claiming Disability Living Allowance • Number of doctors surgeries, health facilities • Noise nuisance (Environmental Health Data) • Hospital admission rates as a result of self-harm • Suicide rates • Prescription rates for mood and anxiety disorders
		Will it encourage healthy lifestyles and provide opportunities for sport and recreation?	
		Will it reduce health inequalities?	
		Will it improve physical and mental health?	
		Will it reduce noise levels and concern?	
		Will it increase access to green space?	
Education and Skills	To improve the education and skills of the population	Will it improve qualifications and skills of the population?	<ul style="list-style-type: none"> • Government statistics for those in F/T, P/T education both academic and vocational
		Will it improve access to high quality educational facilities?	
		Will it help fill key skill gaps?	

Social

Housing	To provide everybody with the opportunity to live in a decent home	<p>Will it increase access to affordable housing?</p> <p>Will it encourage a range of dwelling type, size and tenure?</p> <p>Will it reduce homelessness?</p>	<ul style="list-style-type: none"> Housing Growth Indicators Recognised village by village Social Housing needs (NIHE) Number of housing completions by dwelling type, size and density Homelessness figures
Crime Prevention & Community Safety	To reduce crime and anti-social activity	<p>Will it reduce actual levels of crime?</p> <p>Will it reduce the fear of crime?</p>	<ul style="list-style-type: none"> National and local crime statistics (NISRA) Crime rate figures (NISRA)
Community Identity	To encourage a sense of community and promote a more equal and inclusive society	<p>Will it encourage engagement in community activities?</p> <p>Will it foster satisfaction and a sense of pride in the local area?</p> <p>Will it increase the ability of people to influence decisions?</p> <p>Will it improve ethnic relations?</p> <p>Will it improve understanding between different communities of their respective needs and concerns?</p> <p>Will it encourage people to respect and value their contribution to society?</p>	<ul style="list-style-type: none"> The provision of new shared community facilities such as reuse of old underused green spaces such as churchyards etc, enhancing the historic asset in line with conservation principles and requirements, and simultaneously promoting a sense of place
Accessibility	To improve accessibility to key services especially for those most in need	<p>Will it improve the level of investment in key community services?</p> <p>Will it make access more affordable?</p>	<ul style="list-style-type: none"> The provision of new health, education facilities

			Will it make access easier for those without access to a car?	<ul style="list-style-type: none"> The provision of new public transport routes
Traffic	To reduce the effect of traffic on the environment		Will it reduce traffic volumes and congestion?	<ul style="list-style-type: none"> Average distance / time travelled to work or school Percentage of population travelling to Work or school by means of public Transport (or non-mechanical) Traffic volume figures Traffic congestion figures
			Will it increase the proportion of journeys using modes other than the car?	
			Will it encourage walking and cycling?	
			Will it improve the quality of surface and ground water?	
Water Quality & Resources	To improve water quality; conserve water resources and provide for sustainable sources of water supply		Will it improve drinking water quality?	<ul style="list-style-type: none"> National water quality figures (NIEA) NI Water - water quality figures Water consumption figures (NI Water Data)
			Will it reduce water consumption and improve water efficiency?	
			Will it improve air quality?	
Air Quality	To improve air quality		Will it help achieve the objectives of the Air Quality Management Plan?	<ul style="list-style-type: none"> Air quality data
			Will it reduce emissions of key pollutants?	
Biodiversity	To conserve and enhance biodiversity		Will it protect, conserve and enhance priority habitats and habitats of district of local importance and create habitats in areas of deficiency?	<ul style="list-style-type: none"> Number of SAC and SPA sites
Environmental				

	the historic environment and cultural assets	Will it protect listed buildings and their settings?	developments occurring resulting in the full or partial loss of listed building
		Will it encourage sustainable tourism growth?	
		Will it help preserve, enhance and record archaeological features and their settings?	
		Will it reduce emissions of greenhouse gases by reducing energy consumption and the need to travel?	
Climate Change	To reduce contributions to climate change and reduce vulnerability to climate change	Will it lead to an increased proportion of energy needs being met from renewable sources?	<ul style="list-style-type: none"> • Number of ASAs, AAPs, and Historic Parks and Gardens • Access to heritage assets
		Will it reduce emissions of ozone depleting substances?	
Flooding	To reduce flood risk and the adverse consequences of flooding	Will it reduce the risk of damage to property from storm events?	<ul style="list-style-type: none"> • Percentage of energy from renewable sources • Energy consumed by type • Percentage of energy from renewable sources – by type • Carbon dioxide emissions • CfC emissions • Travel times of population – NISRA
		Will it minimise the risk of flooding from rivers and watercourses to people and property?	
			<ul style="list-style-type: none"> • Percentage of land at 'significant' risk of Flooding

		<p>Will it improve the resilience of business and the local economy?</p> <p>Will it promote growth in key sectors?</p> <p>Will it promote growth in key clusters?</p> <p>Will it enhance the image of the area as a business location?</p>	<ul style="list-style-type: none"> Amount of employment floorspace created through planning permissions Area of employment land lost to housing or other uses
Employment	To offer everybody the opportunity for rewarding and satisfying employment	<p>Will it reduce short and long-term local unemployment?</p> <p>Will it provide job opportunities for those most in need of employment?</p> <p>Will it help to improve earnings?</p>	<ul style="list-style-type: none"> National unemployment figures Amount of employment floorspace Created through planning permissions Employment activity rates Average income figures Proportion of development on brownfield sites
Economic Performance	To reduce disparities in economic performance and promote sustainable regeneration	<p>Will it promote regeneration, reducing disparity with surrounding areas?</p>	
Investment	To encourage and accommodate both indigenous and inward investment	<p>Will it encourage indigenous business?</p> <p>Will it encourage inward investment?</p> <p>Will it make land and property available for business development?</p>	<ul style="list-style-type: none"> Amount of employment floorspace created through planning permissions
Efficient Movement	To encourage efficient and sustainable patterns of movement in support of economic growth	<p>Will it reduce commuting?</p> <p>Will it improve accessibility throughout the district by public transport; walking and cycling?</p>	<ul style="list-style-type: none"> Average distance travelled to work or school

		Will it improve access between key employment areas and key transport interchanges?	<ul style="list-style-type: none"> Percentage of population travelling to Work or school by means of public Transport (or non-mechanical) Percentage of population travelling to Work or school by means of public Transport (or non-mechanical) Bus station usage figures Proportion of households with hourly or better daytime bus service to district or City Centre
		Will it encourage rail and water based freight movement?	
Source: Adapted from Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005			

Explanatory Note

- 3.14** Following the first meeting of the Project Management Team in February 2016 Mid Ulster's planning team finalised the SA/SEA framework which consisted of 22 no. objectives. The 22 no. objectives covered all aspects of Mid Ulster's Social, Environmental and Economic objectives for the district. This agreed SA/SEA was published within the Mid Ulster SA/SEA Scoping Report. It should be pointed out however that due to an administrative oversight an earlier version of the SA/SEA framework was published in the Mid Ulster SA/SEA Interim Report in error. There were no significant differences between the two versions of the SA/SEA framework. The differences were minor and centred around minor differences to the wording of three of the SA/SEA objectives. It must be made clear however that all of the assessments contained within this Environmental Report were based upon the agreed SA/SEA framework which was published in the Scoping Report.
- 3.15** Each of the above 22 no. SA/SEA objectives are accompanied by a series of decision making criteria questions covering the key considerations that will be taken into account as part of the assessment process. These questions will help to ensure that all the key sustainability issues are considered by the SA/SEA assessment process of the Mid Ulster LDP.
- 3.16** The decision making criteria questions and a list of SA/SEA indicators are detailed in SA/SEA framework above. Once the LDP documents are adopted it will be important to use sustainability indicators to measure how far the LDP is contributing to achieving the SA/SEA Objectives, as well as being used to inform the SA/SEA assessment process itself.
- 3.17** The SA/SEA objectives are meant to be separate from the evolving LDP objectives, though the two influence each other and may overlap. To fulfil the requirements of the SEA Directive, they must also cover biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape, and interrelationships between them. Table 3.3 above demonstrates how the 22 no. SA/SEA objectives address all of the above mentioned topics.
- 3.18** The SA/SEA Objectives of the Framework were also tested against one another for compatibility. Through identifying any conflicts early in the process it enabled decisions to be made on the Plan Strategy to be fully informed of the sustainability implication that could occur. It also provided an early opportunity for mitigation or alternatives to be considered. The compatibility testing of the draft SA/SEA objectives are shown in Appendix 7.
- 3.19** During the preparation of the SA/SEA Scoping Report one key change was made to the SA/SEA Framework as a result of consultation with key

stakeholders i.e. DfI Rivers, requested the addition of a new SA/SEA objective relating specifically to climate change and flood risk.

Transboundary Consultation

- 3.20** Regulation 13 of the Environmental Assessment of Plans and Programmes (NI) Regulations 2004 sets out the requirement for transboundary consultation with other Member States. The legislation stipulates that if a plan or programme is being prepared that is likely to have significant effects on the environment in another Member State, or where a Member State likely to be significantly affected so requests, the Member State in whose territory the plan or programme is being prepared shall, before the plan or programmes adoption or submission to the legislative procedure, forward a copy of the draft plan or programme and the relevant environmental report to the other Member State.
- 3.21** Mid Ulster District Council carried out a Transboundary screening exercise (Appendix 8) and as a result did not initiate Transboundary consultations under Regulation 13 for the forthcoming LDP. Mid Ulster District Council is of the opinion that the forthcoming LDP is unlikely to have significant effects on the environment of another Member State (Republic of Ireland). Accordingly, Mid Ulster District Council informed Monaghan County Council and the Consultation Body of this assessment and provided an opportunity for both parties to comment.
- 3.22** As an adjoining local authority within a neighbouring Member State, Monaghan County Council's planning department were sent a copy of our Preferred Options Paper and accompanying SA/SEA Interim Report in February 2017. The accompanying correspondence indicated Mid Ulster held the view that the forthcoming development plan was envisaged not to have any significant effects on the adjoining Member State however the views of Monaghan County council were sought on this matter.
- 3.23** Monaghan County Council raised no concerns regarding the contents of Mid Ulster's POP. Following on from the publication of the POP Mid Ulster Council has initiated and facilitated numerous meetings of the Cross Border Forum. This forum is comprised of key planning officials and elected representatives from Mid Ulster District Council, Fermanagh and Omagh District Council, Armagh City Banbridge and Craigavon Borough Council and Monaghan County Council.
- 3.24** The purpose of this cross boundary and cross border forum is to promote co-operation among adjoining local authorities, north and south of the border, to ensure that the natural environment is maintained in a sustainable manner and to encourage a collaborative and consistent policy approach with adjoining areas on matters of environmental and landscape protection and to identify threats to the integrity of such sites through a transboundary approach.

- 3.25** This SA/SEA Environmental Report has been published alongside the Draft Plan Strategy for consultation purposes. Overall, it shows that there are mainly positive effects from the implementation of the policies of the Plan Strategy. There will be no significant negative effects from the plan, either individually or cumulatively. The opinion of Mid Ulster remains unchanged since the publication of the POP in that it is still considered there will be no transboundary effects. A copy of this report and Draft Plan Strategy has been sent to Monaghan County Council alongside a statement of our opinion that the LDP is not likely to significant effects on the adjoining member state.

Stages of the SA/SEA Process

Stage A(2): SA/SEA Interim Report:

- 3.26** Following on from the preparation of the Scoping Report the next stage of Mid Ulster's SA/SEA process was the production of the Interim Report. The SA/SEA Interim Report involved an appraisal of reasonable alternatives, i.e. the realistic options for delivering the objectives of the Mid Ulster LDP against the agreed SA/SEA Framework. The appraisal was carried out in tandem with the preparation of the POP. The Interim SA/SEA Report was published alongside the Council's Preferred Options Paper in November 2018.
- 3.27** Mid Ulster's Preferred Options Paper set out the major planning issues facing the district and put forward the Council's preferred option, as well as, one or more alternatives as to how these could be tackled in the LDP. Within some policy themes the policy alternatives were limited due to the need to comply with the Strategic Planning Policy Statement.
- 3.28** An extensive consultation process was undertaken whereby a wide range of stakeholder's views were sought on these issues. The Mid Ulster Project Management Team was convened prior to the publication of the Interim Report to encourage participatory identification of alternatives and to gauge their views on the appraisal of the reasonable alternatives. Following the PMT meeting a copy of the draft SA/SEA Interim Report and draft POP were forwarded to a number of key statutory bodies. As a result of this engagement Mid Ulster Council received detailed feedback from a number of key stakeholders, including both DfI Roads and the Northern Ireland Housing Executive.
- 3.29** In addition to the above a formal consultation period of 12 weeks was opened for both of these documents following their publication in November 2016. The consultation period involved a public consultation and also formal consultation with the 'Consultation Body' (Regulation 12).

Stage B: Preparation of the SA/SEA Report and any likely significant effects of Draft PS against SA/SEA Framework

- 3.30** This stage of the SA/SEA process was undertaken alongside the preparation of the draft Plan Strategy. At this stage the SA/SEA information contained within the SA/SEA Scoping Report was reviewed and updated. This reviewed information, alongside the comments received from the consultation process.
- 3.31** The appraisal for the reasonable alternatives for the draft Plan Strategy followed the same methodology used for the appraisal of the options within the POP, although at this stage the Council is mindful of its preferred option. The assessment at this stage focused on the strategic options and policies drafted to meet the objectives of the draft Plan Strategy.
- 3.32** The purpose of this stage was to assess the likely significant effects upon sustainability issues as a result of implementing the draft Plan Strategy. This involved appraising the policies and proposals of the draft Plan Strategy against SA/SEA objectives as set out in the SA/SEA Scoping Report. As per the EAPP Regulations the appraisals include short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects. Wherever likely significant effects were identified the appraisal will attempt to identify measures to prevent, reduce and, as fully as possible, offset them.

Stage C: Preparation of SA/SEA Report

- 3.33** The SA/SEA Report describes in detail the process that has been undertaken to date in carrying out the SA/SEA of Mid Ulster's Draft Plan Strategy. The purpose of the SA/SEA Report is to set out the findings of the appraisal of options, policies and development sites. The SA/SEA Report is required to highlight any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long term and permanent and temporary effects). The SA/SEA report also describes the reasons for selecting or rejecting certain options during the preparation of the LDP.
- 3.34** In undertaking the assessment of our LDP we have assessed the Growth Strategy, including areas of constraint and protection, planning policies and a limited number of individual sites. All of these topics have been assessed within this report with the overall objective to protect and where appropriate enhance the environment.

Stage D: Consultation with the public and environmental authorities

- 3.35** Mid Ulster District Council is inviting comments on the publication of the draft Plan Strategy and this SA/SEA Environmental Report. Both documents are published on the Council's website for an 8 week consultation period starting on 22nd February 2019.

Appraisal Methodology

- 3.36** All of the reasonable alternative policies and site options contained within the Draft Plan Strategy have been appraised against the SA/SEA objectives in the SA/SEA Framework. Each reasonable alternative has been assigned a score to indicate its likely effects on each SA/SEA objective.
- 3.37** In order to establish the potential environmental, social and economic effects of the proposed plan options, a matrix method has been used whereby each plan option is assessed against each of the agreed SA/SEA Objectives. The temporal scale of each potential effect was considered based on the implementation of each option, over various periods of time i.e. short, medium and long term.
- 3.38** Colour-coding has been used to highlight the relationship between each agreed SA/SEA objective and the proposed strategic/policy option (see chart below). Likely 'Negative' and 'Positive' relationships are highlighted in pink and green respectively, 'Major Positive' and 'Major Negative' relationship (also referred to as Significant Effects) are coloured dark green and dark red respectively, 'Neutral' is beige, 'Uncertain' is yellow and 'No Relationship', indicated in white, is annotated where there is no clear relationship. General comments are also provided to justify assessment scorings. Completed assessment matrices for each policy topic can be found in Appendix 1.

Table 3.5 – SA/SEA Assessment Scoring Key

Positive +	Negative -	Neutral 0	Uncertain ?	Significant Positive ++	Significant Negative --	No Relationship
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- 3.39** The likely effects of options and policies requires a series of judgements to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor through the use of the symbols shown above. Whilst it is considered that many of the policies and options could have a minor positive or negative effect on SA/SEA objectives, the use of significant positive or negatives for options was only used where the effect was likely to be of such a magnitude that it will have a noticeable and measurable effect.
- 3.40** The starting point for all of the assessments was that most forms of development are likely to have a minor negative impact across the Environmental SA/SEA objectives and quite often the assessments have utilised the 'pink' scoring to identify potential minor negative impacts against these objectives. It is important to note that a 'pink' scoring should not be interpreted as a bar to development but rather as a means of ensuring that thought has been given to appropriate mitigation measures, with the intention of informing our policies and adjusting them if necessary.

- 3.41** It is important to note that SA/SEA cannot ensure that development will be sustainable in all aspects. It can only show how sustainable the effects of a policy are likely to be and, where there are harmful impacts, how they can be mitigated. A policy may also have negative environmental impacts but this can be outweighed by positive social and economic aspects of the policy (or vice versa), which in balance allow it to be regarded as sustainable.
- 3.42** It should be noted that the Council is not required to pursue the recommendations from this process. For instance, there may be specific local circumstances that justify choosing an option that does not perform as well as others when appraised against the SA/SEA framework. If such instances arise, attention should be given to implementing recommended mitigation measures.
- 3.43** Following the appraisal it was concluded that there is potential for significant effects, both negative and positive, from the options proposed. Section 5 provides a summary of the potential environmental, social and economic effects that have been identified under each policy topic heading, focusing in particular on likely significant positive effects and likely significant negative effects.
- 3.44** Where the appraisal has identified any likely significant negative effects, information has been provided on the potential measures envisaged to prevent, reduce and as fully as possible, offset them. Wherever possible secondary, cumulative and synergistic effects have been identified, including where there will likely be a number of impacts in particular locations or on specific features.
- 3.45** The SA/SEA has made best use of available information on the proposed policy options, but it is possible that as they are taken forward into more specific plans or projects, the options could evolve and change. Many of the specific effects arising from the spatial options in particular, will depend on their local interpretation, as well as the context within which they are applied. The assessment of such sites at the Local Policies Plan stage of the LDP is also subject to SA/SEA, and it is at this later stage that these effects can be more fully established. This is a natural feature of a strategic level assessment, and does not undermine the benefits of undertaking SA/SEA at this level. Any uncertainties or likely dependencies have been identified and taken into account throughout the assessment process.

Difficulties Encountered

- 3.46** It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties encountered during the SA/SEA process. The Draft Plan Strategy introduces strategic policies and whilst some specific site zonings have been brought forward, the strategic nature of the document means that most of the policies are intended to apply across the entire district. As a result, the SA/SEA assessments involve a considerable degree of professional judgement and assumptions, together with the most up to date information received from consultation bodies.

- 3.47** As the Draft Plan Strategy is strategic in nature, this made it difficult at times to identify alternatives and their effects, as these may remain uncertain until detailed supplementary planning guidance and specific site proposals are known.

Who was Consulted, When and How

- 3.48** Public and stakeholder participation is an important part of the SA/SEA and wider plan-making processes. It helps to ensure that the SA/SEA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development.
- 3.49** Under the SEA Directive the council must consult with the 'Consultation Body' at specific stages during preparation of the LDP. In Northern Ireland this function is provided by the Department of Agriculture Environment and Rural Affairs (DAERA). Other bodies such as Historic Environment Division (HED) and the public are also consulted on all sustainability issues within the SA/SEA.
- 3.50** In addition to the statutory bodies the Mid Ulster District Council plan team consulted regularly with the Project Management Team. The purpose being that a broad spectrum of expert stakeholders would take part and provide their knowledge to the three pillars of the SA/SEA i.e. Social, Environmental and Economic.
- 3.51** Accordingly the council is committed to undertaking consultation at each stage of the process, as shown in Table 3.6 below, with the current stage again highlighted in blue.

Table 3.6 – Stages of the SA/SEA

Stage	Description	Consultation Period / Date
1. Screening	Determining if a plan or programme requires an SEA	n/a – plan screened in
2. Scoping	Scoping Report – deciding on the level and scope of detail of information to be included	5 weeks
	Comments received from Consultation Body fully considered and integrated into updated Scoping Report	
3. Draft Plan	Consultation on the Interim Report alongside the POP Comments received have been fully considered and addressed in preparation of Draft Plan Strategy	12 weeks November 2016
	Formal Consultation on the Draft Plan Strategy and all supporting documents including SA/SEA Report	8 Weeks February 2019 to April 2019
4. Decision to adopt	The Council will make available a post-adoption SA/SEA Statement to show how the opinions and consultations have been taken into account, the reasons for the decisions made and proposed measures to monitor the plan.	

4.0 Sustainability objectives, baseline and context

Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account

- 4.1** Sustainability Appraisal it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the emerging Mid Ulster Local Development Plan (LDP).
- 4.2** The Mid Ulster Local Development Plan is not prepared in isolation and is greatly influenced by other plans, policies and programmes, as well as by broader sustainability objectives. It must be consistent with international and national guidance and strategic planning policies and should contribute to the goals and objectives of other plans and programmes.
- 4.3** By assessing relevant policies, plans and programmes together with current baseline data, we are able to identify existing social, economic and environmental conditions and issues. A review of all relevant PPPs at International, European, National, Sub- Regional and district level has been carried out in order to identify how they may influence the approach and content of LDP documents. A table setting out the key findings of this review is included in Appendix 2 and provides information on the key objectives/requirements of the PPPs, the implication of these for the LDP and the relevant SA/SEA topic. As required by legislation this assessment will be kept under review.

Table 4.1 – LDP Linkages with relevant plans, programmes and strategies



- 4.4** There are a wide range of plans, policies and programmes at the international and national levels that are relevant to the emerging Mid Ulster Local Development Plan. The full review of relevant plans, policies, programmes and strategies (PPPS) and how they relate to the LDP and the SA/SEA process can be seen in Appendix 2. The table is not exhaustive. Every effort has been made to assess all relevant PPPS but the table can be easily updated to add any that have been inadvertently missed out or which might have been misinterpreted. The key components are summarised below.

Key international plans, policies and programmes

- 4.5** At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive”) and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Local Plan. These processes should be undertaken iteratively and integrated into the production of the Local Plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 4.6** There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK/Northern Ireland law through national-level policy; however, the international directives have been included in Appendix 2 for completeness.

Key national plans, policies and programmes

- 4.7** The most significant development in terms of the policy context for the emerging Local Plan has been the publication of the Strategic Planning Policy Statement (SPPS) which replaces the suite of Planning Policy Statements (PPSs) and relevant provisions of ‘A Planning Strategy for Rural Northern Ireland’. The SPPS consolidates some twenty separate policy publications into one document and sets out strategic subject planning policy for a wide range of planning matters. It sets out the strategic direction for new councils to bring forward detailed operational policies within LDP’s.
- 4.8** The SPPS also provides the core planning principles to underpin delivery of the two tier planning system with the aim of furthering sustainable development, which are;
- Improving Health and Well-being;
 - Creating and Enhancing Shared Space;
 - Supporting Sustainable Economic Growth;
 - Supporting Good Design and Positive Place Making; and

- Preserving and Improving the Built and Natural Environment.

4.9 The new two stage approach to plan production comprises a Plan Strategy and Local Policies Plan. The overarching purpose of the Plan Strategy is to provide the strategic policy framework for the plan area as a whole and to bring forward a local growth strategy. The SPPS states that;

‘In preparing a Plan Strategy councils will address the range of policy matters set out within the SPPS (including the topic areas set out as Subject Planning Policies). This approach will also ensure an appropriate policy framework remains in place when the PPS’s and relevant provisions of the PSRNI cease to have effect.’

4.10 The Subject Planning Policies as listed in the SPPS as follows;

Archaeology and Built Heritage
Coastal Development
Control of Outdoor Advertisements
Development in the Countryside
Economic Development, Industry and Commerce
Flood Risk
Housing in Settlements
Minerals
Natural Heritage
Open Space, Sport and Recreation
Renewable Energy
Telecommunications and other Utilities
Tourism
Town Centres and Retailing
Transportation
Waste Management.

Baseline Information

4.11 The baseline information provides the context for assessing the sustainability for proposals within the Mid Ulster Local Development Plan. Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the inter-relationship between the above factors. As this report comprises an SA and SEA the baseline information relates to other sustainability topics, for example, population growth rates, deprivation and employment, educational attainment, and life expectancy and health. As with the review of plans and programmes the baseline information

has also been reviewed to ensure that it reflects the most current position within Mid Ulster. The updated baseline information is presented in Appendix 4.

Key Sustainability Issues

- 4.12** A set of key sustainability issues for the Mid Ulster District were identified during the Scoping stage of the SA/SEA and were presented in the Scoping Report. In light of the comments received during the Scoping consultation and in light of some updated data, a small number of amendments have since been made to the key sustainability issues since the publication of the SA/SEA Interim Report.

Description of the social, environmental and economic baseline characteristics and the predicted future baseline

Environmental Characteristics - Biodiversity / Flora / Fauna

- 4.13** The variety of landscape patterns to be found within Mid Ulster has evolved over thousands of years, as natural and human forces have shaped and modified the natural topography. This, coupled with an extremely varied soil composition due to perhaps one of the most geologically diverse areas in Northern Ireland, provides capacity for a wide range of habitats to develop.
- 4.14** Stretching from Fivemiletown in the south to Swatragh in the north, between the Sperrins Area of Outstanding Natural Beauty in the west and Lough Neagh in the east, Mid Ulster contains a variety of habitats. Pasture dominates the drumlin topography that occupies the central areas. Upland bog becomes more prevalent in the west and south, along the Sperrins and Clogher Valley ridges. Lowland bog occurs to the northern and eastern areas on the lower lying flat ground towards Lough Neagh. These habitats, along with inter-drumlin loughs and wetlands, river valleys, hedgerows and woodlands, combine to provide an important natural habitat resource including 21 Northern Ireland Priority Habitats. The importance of these habitats has been recognised through European and National designations totalling 20,533 Hectares which equates to 12% of the Mid Ulster area. An additional 24,848 Ha of the Sperrin AONB falls within Mid Ulster.
- 4.15** This diversity of habitats provides a home to a significant number of threatened and protected species, including: 25 Species of European Community Interest; 124 species protected under The Wildlife Order (NI) 1985; and 192 Northern Ireland Priority Species.

Summary of Environmental Issues - Biodiversity / Flora / Fauna

- 4.16** There are 21 of the Northern Ireland Priority Habitats that have been identified within Mid Ulster. These priority habitats are vulnerable and susceptible to damage. Without the implementation of the area plan the protection and

enhancement of biodiversity may be overlooked at the strategic level. The pursuit of economic and social objectives could potentially result in the following habitat losses:

- Destruction through development directly on a threatened or protected habitat, both large and small scale
- Fragmentation of habitats associated directly with individual development and cumulative loss through a number of developments can result in an area unable to support viable populations of species
- Loss of wildlife corridors connecting natural habitats resulting in the loss of the habitat itself, and prevention of dispersal and movement of species between other habitats
- Destruction through mining/extraction of natural resources
- Water level changes can impact biodiversity by altering the natural state of the habitat through increased or decreased water levels.

Nutrient enrichment affects:

- Water quality which determines the number and variety of species found in our loughs and rivers.
- Terrestrial habitats can become polluted through contamination via fly tipping and illegal dumping.
- Atmospheric nitrogen deposition represents a major threat to biodiversity with nitrogen compounds leading to eutrophication of ecosystems
- *Air pollution related to ammonia, and the associated nitrogen deposition, is known to have a damaging impact on sensitive habitats, wider biodiversity and ecosystem resilience, as well as human health. Increased (or more intensive) agricultural activities may further exacerbate this widespread issue.*

4.17 Pollution is the introduction of contaminants into the natural environment and can take a variety of forms. Pollutants include sewage, industrial waste, agricultural run-off and litter. Serious incidents from spillages or discharges of toxic chemicals show the obvious impacts. However, there are sources which work together over time and over a wide area to impact on our biodiversity.

- Specific pollution incidents
- Cumulative

4.18 Invasive species are highly adaptable and strong competitors impacting on biodiversity through competition, herbivory, predation, alteration of habitats and food webs, and dilution of native gene pools. They can be introduced by:

- Accidental introduction through movement of spoil to/from development sites
- Deliberate introductions into gardens/farms from where they spread into the wider countryside.

- 4.19** Climate change is having an impact on our native habitats and species. This can be seen through the movement of species to higher altitudes and more northerly areas. This will result in the loss of some species to the Mid Ulster area.
- 4.20** Disturbance can occur directly through development close to associated habitats, and disruption to movements between living, feeding and breeding areas.

Social Characteristics

4.21 *Growth Rate and Composition*

- Average household size for NI is 2.46, whilst the average household size for Mid Ulster is 2.88.
- Mid Ulster average household size is projected to drop from 2.85 in 2008 to 2.66 in 2023.
- Around one quarter of Mid Ulster population is under 16 which is the highest of all the LGDs in Northern Ireland. This figure is projected to rise by 3,600 between 2008 and 2023. In Mid Ulster between 2007 and 2017 the population of under 16 years of age increased by 10.7%.
- Overall population growth in NI between 2001 and 2011 was 7.4%, whilst population growth in Mid Ulster during the same period was 16.46%. In Mid Ulster between 2007 and 2017 the population increased by 11.7% which is the highest of all the LGDs in Northern Ireland.
- The population of Northern Ireland is an ageing one, with the proportion of over 65 years of age (*new pensionable age*) expected to reach 20% of the total population by 2027. Mid Ulster District is likely to follow this trend and in 2017 had 14.1% of the population of over 65 years of age. In the decade between 2007 and 2017 the over 65 population in Mid Ulster increased by 30.9%.
- 11.1% of NI population were born outside the region. Compared with 10.4% of population of Mid Ulster born outside the district.

4.22 *Deprivation and Employment*

- Over one quarter of children in NI are living in low income households. In Mid Ulster in 2017 18.9% of the population under 16 years of age were living in low income household.
- 22% of NI pensioners live in low income households, some 4% above the UK average.
- One fifth of retired couples and two thirds of single pensioners are living in households without a car.

- In 2016 22% all households in Northern Ireland were in fuel poverty with single pensioners being the group at greatest risk. This represents an improvement as in 2011 the figure was 42%. In 2016 34% of those living in small villages, hamlets and the countryside were in fuel poverty and this statistic is reflected in Mid Ulster as this is a predominantly rural population.
- Unemployment for those aged 16 – 25 in NI has risen from 12% to 19% between 2008 – 2010.
- Northern Ireland Multiple Deprivation Measures (NIMDM) identifies Magherafelt as the least deprived of the 26 LGDs (with 1 being the most deprived) in NI, with Cookstown and Dungannon and South Tyrone having a ranking of 15th and 12th respectively.

4.23 *Life Expectancy & Health*

- Life expectancy by gender for NI is Males – 77.07 and Females – 81.52. Life expectancy for Mid Ulster is Males – 77.67 and Females – 82.
- Nearly one half of people over 60 in Northern Ireland live with a long term illness/disability.
- Limiting long term illness figures for NI 2001 - 20.4% and for NI 2011 - 20.69%. Limiting long term illness figures for Mid Ulster in 2001 - 20.51% and for 2011 - 19.39%.

4.24 *Educational Attainment*

- 31.7 % of Mid Ulster with degree qualification or higher compared to 32.3 % of NI with degree qualification or higher
- 43.0% of Mid Ulster with no or low qualifications compared to 40.63% of NI with no or low qualifications

Summary of Social Issues

- 4.25** The baseline population facts highlight a number of important sustainability issues for Mid Ulster. The figures demonstrate a significantly larger growth rate than the national average. This will provide challenges in terms of protecting the environmental characteristics of the area from not only the expansion of urban areas but also through the construction of dwellings in the countryside. Furthermore, the growing population will also increase pressures on the transportation infrastructure and also increase pressures on the existing waste management systems.
- 4.26** In addition Mid Ulster has a young population compared to the Northern Ireland average. This younger demographic represents a significant challenge for Mid Ulster's LDP to adequately allocate appropriate land for future housing provision and land for industry and employment creation.

- 4.27** Whilst Mid Ulster has a smaller percentage of people above 65 years of age than the NI average this figure is on the rise. A Local Development Plan has a role to facilitate housing units to meet the needs of the elderly, particularly nursing homes, sheltered housing and smaller sized units. A rising elderly population will increase demand for health and community services, which the LDP will also need to accommodate.
- 4.28** Mid Ulster District is becoming a more ethnically diverse region. This change in population structure will result in changing requirements for facilities and living accommodation that the LDP will need to take into consideration. The LDP has a role in providing a range of house types and to provide policy to facilitate those wishing to expand their houses to meet changing needs.
- 4.29** An ageing population allows raises issues around the populations mobility, as two thirds of pensioners are living in households without a car. This represents a challenge for the LDP to ensure that such services are more accessible to those most vulnerable in society.
- 4.30** Whilst the NIMDM figures for Mid Ulster have shown a marked improvement since 2005 there are still concentrations of areas within the district which are deprived (see Appendix 4). Deprivation is reflected in income and employment. Under the 2010 figures Coalisland (North and South), Ardboe, Stewartstown and Maghera were the most deprived areas in Mid Ulster. The LDP has a significant role to play in addressing employment and low incomes through the provision of a generous supply of economic development land.
- 4.31** Mid Ulster has a marginally higher average life expectancy that that of NI as a whole. This coupled with the fact that almost one half of the people over 60 in NI live with a long-term illness will place significant pressure on health services and facilities and the LDP can play its part in ensuring these services are more accessible.
- 4.32** Education has an important role in promoting economic wellbeing and also improves access to employment opportunities. Whilst the percentage of the population within Mid Ulster with a degree have increased significantly since 2001, Mid Ulster still has a significantly lower percentage with a third level qualification than NI as a whole. Whilst an LDP does not deliver educational services, it can assist in making such services more accessible either by providing for new facilities or providing improved travel options.

Economic Characteristics

- 4.33** The total number of employees aged 16 to 74 years (economically active) was 640,000 in 2011. This was 14 per cent (76,200) higher than in 2001 (563,800). Whilst the rate of unemployment declined between 2001 and 2011.
- 4.34** Mid Ulster has a higher proportion of jobs in manufacturing than the regional average. This is a key strength of the new Council area and it has proved to be

more resilient than other sectors such as construction which has been seriously affected by the downturn. Within the district over a quarter of all jobs are in manufacturing compared to a regional average of fewer than 11%.

- 4.35** The presence of regionally important sand, gravel and clay resources within the District has meant that mining and quarrying is a significant employer along with associated concrete production and companies specialising in the manufacture of mining and quarrying equipment.
- 4.36** Jobs in manufacturing are particularly important to male employment accounting for 41% of all male employment in the district.
- 4.37** Food manufacture and the agri-food business is also well represented in the district.
- 4.38** Service jobs are comparatively lower in proportion than the Northern Ireland average.
- 4.39** Businesses are typically small in size and the district also has higher levels of self-employment.

Summary of Economic Issues

- 4.40** The Cookstown Area Plan 2010 zoned approximately 65.6 hectares of land for industry/mixed business use across seven main sites within the town of Cookstown. A further 12.4 hectares are located outside the settlement limit at Loughry College for the purpose of an Agri-Food Park. 9.2 hectares is also specifically zoned for industry/ mixed business use at Ardboe Business Park. 78% of the land zoned for industrial/business use in the Plan has not been developed although all of the sites apart from one, may be described as 'active' in that work has already commenced or a planning permission has been obtained or applied for on part or all of the land. The old airfield at Ardboe has historically been under pressure for economic development however the infrastructure in the area, particularly roads, has not been of an adequate standard to support comprehensive development.
- 4.41** The Dungannon and South Tyrone Area Plan 2010 Plan zoned 75 hectares of land for industrial and business use at Dungannon across five sites. Four of these sites are located within Dungannon and the fifth is at the industrial estate at Granville some three kilometres south west of Dungannon. In Coalisland 18 hectares of land are zoned across two sites. 82% of zoned industrial land remains undeveloped.
- 4.42** Magherafelt Area Plan 2015 zoned a total of 47 hectares of land across the whole of the district for industrial use. The Magherafelt Area Plan was only adopted in 2011, therefore the take up of zoned industrial land has been small

– less than 4%. There are also pockets of vacant or undeveloped land available within areas identified as existing industry within Magherafelt, Maghera and the four villages.

- 4.43** Mid Ulster District Council has calculated at least 8500 new jobs are required by 2030. If these opportunities were to be provided on economic zonings this would mean a minimum of 170 hectares is required over the plan period. It implicitly assumes all new jobs will be on zoned land, which will not be the case, this however ensures a degree of flexibility will allow the plan to provide a choice of sites at different locations and of different sizes to encourage economic growth.
- 4.44** Town centres are also important locations for employment and business. However, vacancy rates have increased 3.8% to 17.55% between 2009 and 2015 and are on a par with the Northern Ireland average of 17.7% in 2014.

Limitations of the information, assumptions made

- 4.45** With the Reform of Local Government and the creation of the 11 new councils in April 2015 it was clear that no baseline database had been specifically collated for Mid Ulster District Council or for any of the remaining councils for that matter. Therefore, information relating to the Plans, Programmes, Policies and Strategies and baseline evidence for relevant topics had to be gathered from scratch and this presented a significant challenge in terms of time and resources.

The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme

- 4.46** A core purpose of the SA/SEA process is identifying the current baseline environmental conditions together with fully understanding the issues, problems and trends of relevance to the Local Development Plan. Appendices 3 and 4 identify the relevant datasets used to form the baseline for this assessment.
- 4.47** The identification of the issues relevant to the Mid Ulster Local Development Plan area was carried out in accordance with the central government guidance – ‘*Practice Note 4 – Sustainability Appraisal incorporating SEA*’. The following steps were utilised:
- Experience with issue identified in other policies, plans and programmes including the Community Plan;
 - Identification and analysis of possible tensions or inconsistencies with other policies, plans, programmes and sustainability objectives;
 - Identification and analysis of possible tensions and inconsistencies between current and future baseline conditions;
 - Consultation with authorities with social, economic and environmental responsibilities and other relevant stakeholders.
- 4.48** The information has been gathered under the headings of the 12 no. issues identified within the SEA Directive. Identifying these issues aids the understanding of the matters which need addressing within the council area. Given the iterative nature of the SA/SEA process the identification and analysis of environmental and sustainability issues is likely to evolve as the process develops. New issues may be added at future stages of the SA/SEA.
- 4.49** In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report. The summaries below describe the likely evolution of each key sustainability issue if the Mid Ulster Local Development Plan were not to be adopted.

Evolution of Issues without Plan - Biodiversity / Flora / Fauna

- 4.50** The main consequence to biodiversity in the absence of the plan will be the potential loss of threatened and/or protected habitats, and the species associated with these areas. A number of species are habitat specific, and if their habitat is destroyed they will become extinct in the Mid Ulster area.

Habitat loss can be caused by a variety of processes:

- Habitat destruction
- Habitat fragmentation including cumulative loss

- Loss of wildlife corridors/links
 - Extraction of natural resources
 - Agricultural intensification – increased ammonia emissions
 - Inappropriate management
- 4.51** There is potential for the destruction of habitats, and the loss of the species associated with it, through unchecked development. Water level changes can occur through:
- Direct works to a site including drainage and culverting
 - Impacts due to works undertaken elsewhere - upstream/downstream
- 4.52** Without due consideration given to appropriate siting and levels of development, nutrient enrichment of watercourses may occur. Similarly, inappropriate siting of intensive farming and animal husbandry and the resulting nitrogen deposition can result in significant biodiversity loss. Unchecked this will lead to a deterioration of habitat and a reduction in the diversity of species able to survive.
- 4.53** In the absence of the Plan the Strategic Planning Policy Statement and Planning Policy Statement 2 will continue to apply and therefore continue to offer protection to our habitats and protected species. The current Area Plans will also continue to afford protection to some by way of Sites of Local Nature Conservation Importance and Local Landscape Policy Areas. Protection by way of separate statutory controls held by NIEA will also continue to apply.
- 4.54** A number of alien invasive species are already a threat to the native habitats and species in the Mid Ulster area. In the absence of a plan and strategies in place, this problem has the potential to be exacerbated.
- 4.55** In the absence of the plan, causative factors of climate change may not be considered as part of development, further contributing to the rate of climate change. This will result in the increase of deterioration of habitats and loss of species to the Mid Ulster area. The appropriate siting of development is key to protect key habitats and also to reduce the reliance on the private car.
- 4.56** Through the LDP development there exists an opportunity to designate, protect and enhance sites of nature conservation importance and to reconnect fragmented habitats to provide for a healthier environment for the people of Mid Ulster District. Whilst the protection and enhancement of designated sites is a key objective there are many other landscapes which support species and habitats identified in the NI Biodiversity strategy as being of priority conservation importance. Conserving these varied sites through a landscape-scale conservation approach, to protect and ultimately connect fragmented sites would also allow for greater public access. Examples of this can be found already in work carried out by the RSPB in the west Lough Beg area and in the

south west Lough Neagh area where a joined up approach to large landscape-scale conservation of lowland wetland is underway.

Summary of Sustainability Issues - Population & Human Health

- 4.57** Population growth and changes to its composition have implications for the provision of housing, employment opportunities and public services. In addition, Section 75 of the Northern Ireland Act 1998 requires a public authority, in carrying out its functions relating to Northern Ireland, to have due regard to the need to promote equality of opportunity. In land use planning terms this means ensuring that everyone benefits from, amongst other things, quality housing and employment.

Evolution of Issues without Plan – Population & Human Health

- 4.58** The potential main consequences to Population in the absence of the plan could be;
- The LDP makes land allocations taking population change into consideration. Without the LDP there is potential for lack of affordable housing and a variety of house types to suit the various needs throughout the district.
 - Failure to facilitate the development of affordable/social housing could result in undue hardship for those people in greatest need.
 - Failure to protect and consolidate the roles of towns and villages so that they act as hubs for services and thereby provide for more accessible facilities.
 - Failure to facilitate the development of new community facilities. Lack of accessibility to health services for the most vulnerable in our society, such as the old and young.
 - Increased pressures on the transportation infrastructure and also on the existing waste management systems due to growing population. Unchecked these issues could seriously affect economic growth for the district.
 - The failure to meet the projected 11,000 homes needed by 2030 for a broad spectrum of the population at locations accessible to services for those without a car.
 - The failure to meet the projected creation of 8,500 new jobs needed by 2030 resulting in increased deprivation levels within Mid Ulster District.
 - Detrimental harm to designated nature conservation sites and the wider biodiversity through the inappropriate siting of development land.
 - Failure to accommodate improved connectivity through telecommunication which could hinder economic growth and also increase the need for travel.

Summary of Sustainability Issues – Air & Climatic Factors

- 4.59** Overall the quality of NI Air has been improving since 1990. Sulphur dioxide has decreased substantially due to the wider availability of natural gas which has led a reduction of coal and oil used for domestic heating. In addition, annual mean concentrations of Sulphur Dioxide at long running sites in NI have shown a steady decrease since 1990.
- 4.60** GHG emissions are not falling as quickly in NI as in the rest of the UK; a decrease of 29% on 1990 levels has been recorded for the UK as a whole (by 2011), but only 17.5% for NI. Greenhouse Gas (GHG) emissions from the transport sector in NI have increased by 25% during 1990-2011 despite improvements in efficiency of transport vehicles; this is compared to a slight decrease for the UK as a whole.
- 4.61** Within Mid Ulster there are now only 3 Air Quality Management Sites designated. These are, Newell Road Dungannon, The Moy and Magherafelt. The pollutant source for all 3 of these AQMA's is road traffic (NO₂). The Church Street Dungannon AQMA and the Stewartstown Road, Coalisland AQMA were both revoked in November 2014.
- 4.62** Ammonia (NH₃) is a gas emitted into the air as a result of many farming activities such as the housing of livestock, the storage and spreading of animal manures and slurries and the use of chemical fertiliser. Air pollution related to ammonia, and the associated nitrogen deposition, is known to have a damaging impact on sensitive habitats, wider biodiversity and ecosystem resilience, as well as human health. Agriculture is the dominant source of ammonia emissions, currently making up 94% of Northern Ireland's current emission levels. The majority of Northern Ireland's designated sites are exceeding their critical levels, the concentration at which environmental damage occurs. Increased (or more intensive) agricultural activities may further exacerbate this widespread issue.

Evolution of Issues without Plan - Air & Climatic Factors

- 4.63** The potential main consequences to Air and Climatic Factors in the absence of the plan;
- Without the promotion of alternative modes of transport such as public transport and use of bicycles through appropriate siting of development and designation of cycle routes the number of AQMA's could continue to rise.

- Access to public transport services in rural areas is poor, leading to a high dependency on cars. Without the promotion of more sustainable forms of transport through the LDP, private car ownership will continue to rise and consequently the Council will fail to meet mandatory targets set by The Climate Change Act, which requires gas emission reductions of at least 80% by 2050, and reductions in CO² emissions of at least 26% by 2020, against a 1990 baseline.
- The plan could designate traffic control areas within towns to be pedestrianised in order to not only improve an areas attractiveness but also to curb CO² levels.
- In the absence of the Plan the opportunity to address ammonia emissions would be dealt with in relation to the Habitats Regulations Assessment. There would however be no policy in relation to requiring an assessment on the wider environment although the Local Development Plan could address the issue of ammonia (NH₃) emissions and its potential impact on biodiversity through the use of bespoke policies, particularly for proposals for intensive farming and animal husbandry. Such policies could require developers to demonstrate that the proposed works will not have a significant adverse environmental impact on the natural environment.

Summary of Sustainability Issues – Cultural Heritage

- 4.64** The built heritage of NI includes archaeological sites and monuments, historic buildings, industrial and military remains, gardens, historic landscapes and Mid Ulster contains a broad spectrum of sites of significant cultural importance.
- The number of Scheduled Monuments throughout NI has increased steadily on an annual basis for over a decade. In 2001/02 there was a cumulative total of 1,513 scheduled monuments and as of 2016/17 there are 1,992.
 - Scheduled Monument Consent must be sought for proposed works which may alter or disturb the fabric of a scheduled historic monument, or its ground surface. The overall application numbers received have been reasonably steady since 2006, though it is notable that numbers peaked to 68 at the beginning of the economic downturn in 2008/09 and then dropped quite dramatically in the middle of the downturn in 2010/11. In 2016/17 there were 49 scheduled monument consents.
 - The total number of listed buildings throughout NI has increased steadily year on year for over a decade. In 2003/04 there were 8,191 listed buildings and in 2016/17 there were 8,909 throughout NI.
 - Mid Ulster contains approximately 14% of NI's total number of listed buildings.

- The number of listed buildings at risk has increased significantly since 2003/04. At this time there were 378 buildings at risk and by 2016/17 this figure had increased to 500.
- The number of buildings at risk lost in 2004/05 was 25 and although the number lost since then has fluctuated year by year the overall average number of buildings lost across NI is 22.
- Mid Ulster Council District contains 20% of NI's State Care Monuments and 9% of NI's Scheduled Monuments.
- In total Mid Ulster contains 1524 monuments
- Mid Ulster contains 1 of the 12 designated Areas of Archaeological Interest throughout NI and 25 of the 125 Areas of Archaeological Potential designated across NI.
- The number of historic parks, gardens and demesnes within Mid Ulster constitutes 12% of NI's total registered parks and 6% of the supplementary list.
- Mid Ulster contains 5 of the total of 60 Conservation Areas and 26 of 172 Areas of Townscape Character designated throughout NI.
- There are 118 Local Landscape Policy Areas designated within Mid Ulster out of a total of 1229 designated throughout NI.

4.65 A second, area-based survey of all historic buildings (The Second Survey) has been underway since 1997 and is largely responsible for the increase. It should be noted however, that a significant number of buildings have also been found which no longer meet the legislative test and have therefore been removed.

4.66 Development pressures in the last five years may have had both positive and negative impacts on our historic environment. At the time of the first State of the Environment report, there were high numbers of planning applications and requests from the public to protect unlisted historic buildings threatened with removal. New powers were used to temporarily list buildings where it appeared that the building was of special architectural or historic interest and under a clear threat. The number of such notices rose to a peak of 20 in 2009/10 but declined rapidly after that as pressure for development declined.

4.67 The economic downturn has also led to a reduction in schemes to conserve historic buildings including those at risk. In 2012, an increase in grant assistance from 35% to 45% for repair work to most listed buildings resulted in a 20% increase in applications.

4.68 A further pressure from the economic downturn included the increased frequency of fires at listed buildings. In the three month period from April to June 2011, the number of fires increased from around one or two per year to eleven. The upsurge in arson attacks against Listed Buildings has resulted in damage ranging from minor scorching to the complete loss of interiors.

- 4.69** Between 2007/08 – 2016/17 there was generally a steady decrease in the number of buildings in receipt of grant funding decreasing steadily from 79 to 13 respectively.
- 4.70** During 2015/16, 52.5% of the total grant funding was spent on those properties recognised as being of outstanding or exceptional merit, grade A and B+.

Evolution of Issues without Plan – Cultural Heritage

- 4.71** The potential main consequences to in the absence of the plan;
- The unchecked growth of the towns and villages may put increased pressure on the existing historic built fabric of settlements and also the outlying rural areas which may contain a variety of archaeological sites and monuments.
 - State Care Monuments, Scheduled Monuments and sites of archaeological interest could be damaged or lost through inappropriately sited development in the countryside.
 - The number of Listed Buildings at risk continues to rise. Listed Buildings could be damaged or lost completely to new development or indeed their historic setting could be damaged as a result of inappropriately sited or designed development. Through continued protection and through a flexible approach these buildings may find an appropriate new use or could suffer damage from arson or criminal damage.
 - A trend to replace historic rural buildings, many of which were very small, has developed over the last thirty years. This figure is extremely difficult to quantify however the 1998 publication on rural buildings ‘A Sense of Loss, the survival of rural traditional buildings in Northern Ireland,’ noted that 49% of buildings indicated on the 1909 map had gone by that time. Further losses will continue if a more flexible approach to their re-use is not considered.
- 4.72** Through the creation of a new LDP and the Cultural Heritage of Mid Ulster will be protected and enhanced for the benefit of our own and future generations. Furthermore, through its protection of our cultural heritage the Council has the potential to unlock greater economic benefits from its historic environment. The protection of our Cultural Heritage is key to the people of Mid Ulster and visitors to our district understanding and enjoying the unique history of the area.

Summary of Sustainability Issues – Material Assets

- 4.73** Waste data are broken into 2 main categories, LAC municipal waste and household waste.

- The proportion of Local Authority Collected (LAC) municipal waste recycled in NI has been increasing since 2002 (38.4%) and in 2016/2017 there was 44.0%.
- In 2016/17 there was a continued reliance on landfill in NI, with just over 37.3% of LAC municipal waste landfilled.
- Mid Ulster has been performing relatively well and the 2016/17 figures show that 39.7 % of LAC municipal waste was sent to landfill sites.
- The amount of household waste in NI has more than doubled between 2004/05 and 2013/14 from 18.2% to 40.6%.
- Over the same period the amount of household waste recycled in Mid Ulster has more than doubled between from 23.9% to 51.6% in 2016/2017.

Evolution of Issues without Plan – Material Assets

- 4.74** In both NI and Mid Ulster since 2002 the overall LAC municipal waste arisings have been decreasing, as has the amount of LAC municipal waste sent to landfill. Over the same period the rate of recycling within both NI and Mid Ulster has been increasing, although it is worthy of note that NI has the lowest recycling rates of LAC municipal waste in the UK.

Summary of Sustainability Issues – Water

- 4.75** Increasing population growth, climate change and current lifestyle trends will place further pressures on the availability of potable water. Policies need to ensure that a wide range of water efficiency measures are promoted in all new and existing development.
- 4.76** There is a significant risk of increased flooding in certain locations across the district due to climate change and increased frequency of higher intensity rainfall events.
- 4.77** The significant increase in population growth and housing in the district is likely to lead to an increased demand for waste-water treatment. Identified trend demonstrates that compliance of the Waste Water Treatment Works has continually improved since 2007, reaching 92% in 2013.
- 4.78** Large Improvements have been made in terms of chemical river quality since the first testing began in the 1990's however, the overall percentage of rivers in Northern Ireland that attained good or better chemical quality in 2015 was only 32%.

- 4.79** There has also been a regression in the length of rivers in Mid Ulster that are in the top overall national percentage in terms of phosphate levels.
- 4.80** There is a need to ensure there is no deterioration of water groundwater quality.

Evolution of Issues without Plan – Water

- 4.81** The increased risk of flooding across the district could result in property damage and direct risks to the population. The LDP, through the use of the Department for Infrastructure's flood maps, can identify areas liable to flooding to ensure that these are excluded from development zonings. DfI Rivers recently published specific Flood Risk Management Plans (FRMP's) for the three River Basin areas in Northern Ireland (Neagh – Bann, North West and North East). and Mid Ulster council will ensure that the LDP is compatible with these FRMP's.
- 4.82** The plan has a role to play in identifying those settlements that have waste water treatment capacity and those that lack capacity. Lack of waste water treatment capacity could act as a significant restriction on future development.
- 4.83** In the absence of the Plan development would be reliant on the SPPS and Planning Policy Statement 15. The opportunity to exclude greenfield areas from development zonings at LPP would not be provided for.

Summary of Sustainability Issues – Landscape

- 4.84** Landscape character in Mid Ulster provides a considerable contribution to local distinctiveness. The landscape in the district is one of national importance. The Sperrins Area of Outstanding Natural Beauty covers a substantial portion of the district.
- 4.85** Pressures to meet the districts housing targets for the projected population growth figures may create pressures on landscapes surrounding the towns of Cookstown, Magherafelt, Maghera, Dungannon and Coalisland. The key issue is how to reconcile the needs of sustainable development, meeting the social and economic needs of the countryside, whilst ensuring that the intrinsic qualities of the landscape are respected and preserved.
- 4.86** There is a close inter-relationship between landscape quality and value as wildlife habitats. Areas designated for their landscape importance can also support many habitats and species of biodiversity value. The biodiversity value of landscapes should be adequately reflected within the sustainability appraisal and LDP processes

- 4.87** Mid Ulster benefits from a high level of national and local landscape designations and planning policy must take account of how best to protect and preserve these unique environments.
- 4.88** The prevalence of minerals sites in rural locations in Mid Ulster exacerbate the potential for impact upon the rural landscape, especially in the greater Cookstown area where the visual impact of sand and gravel workings can be quite pronounced.

Evolution of Issues without Plan – Landscape

- 4.89** Pressures to meet the districts housing targets for the projected population growth figures may create pressures on landscapes surrounding the towns of Cookstown, Magherafelt, Maghera, Dungannon and Coalisland. The key issue is how to reconcile the needs of sustainable development, meeting the social and economic needs of the countryside, whilst ensuring that the intrinsic qualities of the landscape are respected and preserved.
- 4.90** Mid Ulster benefits from a high level of international, national and local landscape designations and planning policy must take account of how best to protect and preserve these unique environments.
- 4.91** Through the LDP process local areas that are recognised for their biodiversity value have the potential to be designated and protected as Local Nature Reserves.
- 4.92** Minerals excavation plays an important economic role within Mid Ulster. The LDP must ensure that the location of mineral development and their operation is controlled and that there is a balance between the need for mineral development and the potential impact on the environment.

Summary of Sustainability Issues – Soil

- 4.93** The Soil quality in Northern Ireland, as evidenced by soil P Index, has declined slightly in recent years. In 2012/13, there were more soils that were either under or over-enriched with phosphorus compared to previous years.
- 4.94** By end of 2014 364,000 hectares of land in Northern Ireland were under agri-environment scheme agreement.
- 4.95** UK soils contain 10 billion tonnes of carbon.
- 4.96** The most significant threat facing our soils is from erosion by wind and water. Around 2.2 million tonnes of topsoil is eroded annually in the UK.

Evolution of Issues without Plan – Soil

- 4.97** The LDP can conserve and enhance soil resources by minimising development on greenfield sites and by directing development to brownfield sites. Although there is an evidence gap in relation to contaminated land sites within the Mid Ulster District this issue is currently handled on a case by case basis and where appropriate conditions can ensure contaminated land can be remediated as appropriate. The LDP can strategically identify sites for waste management facilities to cater for the municipal waste needs of the district over the plan period.
- 4.98** Soils have a role in the fight against climate change and in helping us to adapt to its impacts, through its natural ability of carbon storage and water attenuation. Mismanaged extraction activities can also result in pressures on water quality and peat cutting can be damaging to vegetation, hydrology and landscape as well as destroying vital carbon sinks. The plan can assist this process through identification and protection of peatland areas within the district.
- 4.99** Changes in precipitation arising from global warming could have significant impacts on slope stability and could impact on soil and water quality.

Assessment of Effects

4.100 The likely significant effects on the environment of implementing the plan

Table 4.2 – Likely effects of implementing the LDP

SEA Issue	Plan Impact
Biodiversity	The overall effect of the plan on biodiversity are mixed. Development has the potential to destroy habitats and result in the loss of species, however, with the correct policies the loss of biodiversity could be reduced and in certain circumstances could protect and enhance biodiversity within new developments.
Population	Failure to provide for the needs of the population in relation housing/employment could result in people living in inadequate housing and/or unable to support themselves. The Plan can have a positive effect on population as through appropriate housing policies it can support sustainable growth.
Human Health	There is potential, without adequate policies, to protect people from noise and nuisance. The overall effects of the plan on people's health are broadly positive though. There will be positive impacts on human health through the provision of new homes, residential areas with appropriate levels of open space, and the creation of new jobs.
Fauna	Mid Ulster is rich in fauna which is recognised through the number and range of designated sites, Ramsar's, SPA's, SAC's, ASSI's, NNR's and LNR's. The overall effect of the plan are mixed. If we develop 11,000 new houses in the district then some greenfield sites will have to be utilised. This could result in disturbance or loss of species. By taking the environmental designations into account the plan can ensure that these are protected. Furthermore, for the development of greenfield sites the plan can introduce policies to mitigate the potential effects.
Flora	Mid Ulster is rich in flora which is apparent through the number and range of Ramsar's, SPA's, SAC's, NNR's and LNR's. The overall effects of the plan are mixed. The plan can work to protect these from insensitive development. However greenfield sites that lie beyond designated sites may experience development pressures for housing and/or industry and the plan can have a positive effect through the introduction of policies that seek to mitigate potential effects of such development.
Soil	Mid Ulster has a range of soil types e.g. acidic, clay, peatlands etc. There is a broad range of grades of agricultural lands within the district. Through house building and development there will be soil loss and soil erosion. The effect of the plan is mixed however, as through

	consideration of expansion of towns/settlements the plan can seek to protect the best quality agricultural land.
Water	The effects of the plan on water are likely to be mixed. The scale of development envisaged is such that the plan is likely to have a long term implication for water pollution, run-offs and localised flooding. However, the plan will ensure that no land within the designated floodplains will be developed. Additionally, the plan can introduce policies to ensure the introductions of SUDs systems and permeable surfaces within new developments.
Air	The effects of the plan on air quality are likely to be negative given the potential increased car and energy use in homes and work places. Although the plan can have a positive effect on the area by reducing greenhouse gas emissions through sustainable locations for development.
Climatic Factors	With the increasing number of houses and other development, along with the increasing car ownership, will result in production of greater levels of CO ² , causing carbon and ecological footprints to rise. This will make the effect of the plan on climate significantly negative in the long term.
Material Assets	The overall effect of the plan on material assets through the creation of new buildings and roads is positive.
Cultural Heritage	The plan will have a positive effect on cultural heritage through policies that will seek to protect and promote through sympathetic development.
Landscape	The effects of the plan on landscape will be mixed. Inappropriately sited development that can be seen from many places can have negative effects on views and scenery. The plan has the potential to reduce this impact through the introduction of spatial policies that set out preferred locations for high structures. There will be some positive impacts through the redevelopment of brownfield sites.

5.0 SA/SEA Appraisal of Preferred Options and Reasonable Alternatives

- 5.1** This section outlines the reasons for choosing the various policy approaches, describes the findings of the associated SEA/SA appraisals and explains how these findings have been used to determine the preferred policy contained in the draft Plan Strategy. The likely effects of the proposed approaches (PA) and their reasonable alternatives (RA) are summarised in the order of the chapters in which they appear in the Draft Plan document.
- 5.2** The majority of policy topics include ‘Adopt existing approach’ as one of the reasonable alternatives. In some cases, only one policy option is suggested as no reasonable alternative policy options could be identified. Where only one option has been identified, the preferred option is usually to adopt the existing policy approach, or to suggest a new policy to fill a policy void or address a particular issue.
- 5.3** Throughout the assessments, in most cases, the first reasonable alternative tends to be the continuation of the current policy approach i.e. current PPS in conjunction with the SPPS. In the majority of cases the other suggested reasonable alternatives are a reconfiguration of the current policy approach, without fundamental change to the policy itself. In some instances, however, a tailored more flexible or stricter policy approach is suggested taking into account regional policy, local evidential context and public/statutory consultations.
- 5.4** Detailed appraisal matrices for the ‘Preferred Approaches’ (PA) and the ‘Reasonable Alternatives’ (RA) can be found in Appendix 1. The appraisal scores are summarised in the tables below with the likely effects of each option being shown by symbols and colour coding – see key in Table 3.5.

GROWTH STRATEGY & SPATIAL PLANNING FRAMEWORK ASSESSMENT

Housing Allocation

Reasons for Alternatives Considered

- 5.5** The RDS introduced fundamental and significant changes to the manner in which area plans must provide for future housing requirements. The approach now taken is known as “Plan, Monitor and Manage” which seeks to ensure that plans become more sustainable, balanced and integrated. The RDS 2035 sets policy direction for the provision of housing that aims to deliver development in a more sustainable manner.
- 5.6** The RDS sets a regional target of 60% of new housing to be located in appropriate ‘brownfield’ sites within the urban footprints of settlements greater than 5,000 population. Within Mid Ulster this applies to the towns of Dungannon, Cookstown, Magherafelt and Coalisland. The availability of brownfield land within these settlements may not meet the 60% target as set out. Individual zonings will be brought forward at the local policies plan stage that will assist in addressing this target.

Housing Growth Indicators (HGI)

- 5.7** Housing Growth Indicators (HGIs) provide an estimate of future housing need in Northern Ireland. The figures use household projections produced by NISRA as their basis. The figures are therefore based on current population/household formation trends making the assumption that these trends will continue into the future. They should therefore be used for guidance rather than seen as a cap on housing development in the area or a target to be achieved.
- 5.8** The latest HGIs use 2012 figures based on household projections and will therefore be calculated for the time period 2012-2025. The HGIs have been calculated for Northern Ireland and also for each of the 11 Local Government Districts (LGDs). Based on published data for Mid Ulster the projected new dwelling requirement for the period 2012-2025 is 9500. If we extrapolate this figure over the plan period (2030) we arrive at the total of approximately **11,000** new dwellings needed up to 2030.

Options for Housing Allocation

- 5.9** The Mid Ulster Growth Strategy aims to manage housing growth to achieve sustainable patterns of residential development, support an urban and rural renaissance and strengthen community cohesion.
- 5.10** Taking account of the regional policy, existing housing levels and the Growth Strategy, the following 3 options for Housing Allocation were put forward in the POP.

Option (i): **Status Quo** - 'Fair share' allocation for all settlements (based on 2011 housing projections): i.e. 27% to Main Towns, 33 % to settlements and 40 % to countryside.

Option (ii): **Based on RDS 60% target**: 60% to Hubs as per RDS and 'fair share' allocation to settlements (33%) and remainder (7%) to countryside.

Option (iii): **Urban drive to main towns**; Balance between options (i) and (ii) 47 % in Main towns, 33% in settlements and 19% in the countryside.

- 5.11** Following publication of the POP an additional 4th option has been proposed; Option (iv): **Based on RDS 60 % target but without specific allocation to countryside** i.e. 60% to Hubs as per RDS and 'fair share' to settlements (33%). No specific allocation to countryside however development will be monitored with a proposed cap of 40 % of HGI allocation (4380). 40% figure is based on existing rural housing stock figures.

Each approach has been considered and appraised and the overall anticipated effects are summarised in the table below;

Strategic Approach - Economic		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Housing	Status Quo - Fair share allocation for all settlements (RA)	+	+	+	+	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-
	Based on RDS 60% target (RA)	+	+	+	+	0	+	++	+	-	-	+	+	?	-	-	-	0	+	+	+	+	+
	Urban Drive to Main Towns (RA)	+	+	+	+	0	+	+	+	-	-	+	+	?	-	-	-	0	+	+	+	+	+
	Based on RDS 60% target but without specific allocation to countryside (PA)	+	+	+	+	0	+	-	-	-	-	-	-	?	-	-	-	-	-	+	+	+	-

SA/SEA scores for Housing Allocation

SA/SEA findings and likely significant effects.

- 5.12** The SA/SEA appraisal indicates that Option 4 may have minor negative effects on Environmental SA/SEA Objectives. Option 4 differs from Options 1, 2 and 3 in that it does not give a specific allocation of housing to rural areas. By potentially facilitating housing above the HGI allocation, without emphasising an urban focus, it may pose greater risks to the achievement of environmental objectives. Taking into account rural housing trends, it could result in a more dispersed settlement pattern, render sustainable modes of transport becoming less viable and also reduce the possibility of sustainable economic growth being achieved (**SA/SEA 18**).

- 5.13** Overall, Option 4 and to lesser extent Option 1, would likely have potentially minor negative effects on the majority of the environmental objectives (**SA/SEA 8-17**). Given its urban focus and 'fair share' allocation to settlements (with remainder allocated to the countryside) Option 2 is the most sustainable approach. This is highlighted by its significant positive scoring in terms of improving accessibility to key services (**SA/SEA 7**). Its small allocation to rural areas may not however address the needs of a predominantly rural district like Mid Ulster. For this reason, it is anticipated it could also have a minor adverse effect in terms of sustaining vibrant rural communities (**SA/SEA 6 'Sense of Community'**).
- 5.14** Notwithstanding the potential minor effects on **SA/SEA 7 Water Quality, SA/SEA 8 Effect of Traffic, SA/SEA 14 Climate Change, SA/SEA15 Flood Risk and SA/SEA 16 Waste**, the most sustainable approach is option 3. This approach seeks to achieve a balance between 1 and 2 with growth still being focused on the hubs but also recognising that smaller settlements and rural areas must be sustained in accordance with the plans growth strategy.

Reasons for selecting preferred approach including mitigation measures.

- 5.15** The preferred approach for the allocation of housing is Option 4. Unlike approaches 1, 2 and 3, the countryside will not receive an allocation of the Districts HGI, however development will be monitored. At present, 40% of the districts households are located in the open countryside. Accordingly, for review purposes, if the number of houses being approved in the countryside exceeds 40% of the districts HGI, this will trigger the need to change policy at the Plan Review. It is noted from the appraisal above that this approach may have minor negative effects on the environmental objectives.
- 5.16** Population increases are likely to result generally in further negative environmental effects, although by allocating housing across settlements it should help to mitigate some of these effects, however it would be naïve to consider that the allocations in themselves would make a substantive difference. It is considered that impacts are far more likely from the actual zoning of land and this will be looked at more closely when preparing the LPP.
- 5.17** It is considered that continuous monitoring of the plan, the application of relevant plan policies (in particular Rural Housing) and the development management consultation process can help ensure that any likely significant effects can be successfully avoided or mitigated. Preferred Approach is option (iv) - Based on RDS 60 % target but without specific allocation to countryside.

Settlement Hierarchy for Mid Ulster - Strategic Approach

Reasons for selecting alternatives

- 5.18** The approach to settlement hierarchy is largely dictated by the RDS Spatial Framework and in particular the Hierarchy of Settlements and Infrastructure Wheel. It is therefore limited in terms of considering the Settlement Hierarchy for Mid Ulster. Mid Ulster is therefore limited in terms of the options available in considering the settlement hierarchy in the district. The issue is that there are differences between the three extant Area plans in relation to the number of tiers within the settlement hierarchy. A Strategic Settlement Evaluation (July 2015) has resulted in a proposed reclassification of a number of villages and small settlements.
- 5.19** This Strategic Settlement Evaluation informed the preferred approach which was included within the POP i.e. a reclassification of some settlements. However, this option was not assessed within the Interim Report due to an oversight and furthermore it is considered that there exists a reasonable alternative which is to continue with the existing classification of settlements. Therefore, the Plan Strategy highlights two policy approaches in relation to Mid Ulster's Settlement Hierarchy;

- (i) Adopt existing settlement hierarchy.
- (ii) Review existing settlement hierarchy and identification of new settlements.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Settlement Hierarchy - Strategic Approach		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Settlement Hierarchy - Strategic	Adopt existing settlement hierarchy (RA)	0	0	0	-	0	0	-	0	0	0	0	-	?	0	0	0	0	0	0	0	0	0
	Review existing settlement hierarchy and identification of new settlements (PA)	0	+	0	+	0	+	+	+	0	0	0	+	?	0	+	0	0	+	0	0	0	+

SA/SEA Findings including any significant negative effects

- 5.20** Approach (i) can bring minor negative effects on **SA/SEA objectives 4 'Opportunity of Decent Home' and 7 'Accessibility to Key Services'** as this option doesn't reflect the predominantly rural nature of the Mid Ulster Population

and the desire to live in the countryside. Approach (ii) is likely to have minor positive effects on the aforementioned objectives. This option can facilitate a greater variety of housing in rural areas and sustain vibrant rural communities. Approach (ii) can bring minor positive effects on landscapes and townscapes as it is contributing to achieving compact urban forms and avoiding prominence from a proliferation of single dwellings. Approach (ii) is likely to have minor positive effects on **SA/SEA objectives 19 'Sustainable Growth' and 22 'Efficient movement patterns'** as the majority of economic growth would be directed to the hubs and achieving compact urban forms.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.21** Approach (ii) is the preferred option as it rectifies the issue of differences between the three extant Area plans in relation to the number of tiers within the settlement hierarchy. The preferred approach will be more tailored to the needs of Mid Ulster and will respond better to the trend of wanting to live in the rural area close to family ties. This aligns with SPF 1 with settlement limits to provide compact urban forms whilst providing a choice of development opportunities appropriate to the size and role of the settlement.

New Settlements - Aughamullan/Derryloughan

- 5.22** The POP did not suggest a new settlement at Aughamullan/Derryloughan however this has now been considered due to representations received during the POP consultation period, which suggested that this area requires more development opportunities for single and groups / clusters of low density housing. Aughamullan/Derryloughan is located near the western shore of Lough Neagh at Washingbay.
- 5.23** The Plan Strategy has therefore brought forward the notion of a new settlement at Aughamullan/Derryloughan. No settlement limit has been identified for this proposed settlement at this stage however this will be considered at the Local Policies Plan stage. The preferred approach involves the;

- (i) Identification of new small settlement at Aughamullan/Derryloughan

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Settlement Hierarchy - Designation of New Small Settlements		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Aughamullan/Derryloughan	Identification of new small settlement at Aughamullan/Derryloughan (PA)	0	+	0	+	0	+	+	+	0	0	0	+	?	0	0	0	0	+	0	0	0	+

SA/SEA Findings including any significant negative effects

- 5.24** This approach can bring minor positive social effects on **SA/SEA objectives 2 ‘Health and Wellbeing’, 3 ‘Opportunity of Decent Home’, 6 ‘Sense of Community’ and 7 ‘Accessibility to Key Services’**. This can facilitate a greater variety of housing opportunities so enabling people to live close to family ties, contributing to a vibrant rural community. This approach can also reduce the proliferation of accesses and create a compact urban form. There is likely to be a neutral effect on **SA/SEA objective 15 ‘Flood Risk’** as the local development plan process will ensure the right is chosen for inclusion within settlement limits. This approach can bring minor positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’ and 22 ‘Efficient Movement Patterns’** as it is facilitating compact urban forms.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.25** There are no reasonable alternatives for addressing the issue of identifying a new settlement at Aughamullan/Derryloughan and the area is currently located in the rural countryside as identified in the DSTAP 2010. The issue of housing accommodation and settlement status in the Aughamullan/Derryloughan area has arisen as result of the public consultation response to the Preferred Options Paper which was published on 7th November 2016. Aughamullan/Derryloughan has been designated as a small settlement taking into account the level of service provision, its potential for employment, the population size and the spatial guidance within the RDS. This approach has to minimal to positive scoring on most of the objectives. This aligns with SPG 5 of the Draft Strategy states that small settlements provide development opportunities appropriate to their size and scale allowing for single houses and small groups of up to 6 houses.

New Settlements - Derrytresk

5.26 The POP did not suggest a new settlement at Derrytresk however it has now been considered due to representations received during the POP consultation period, which suggested that this area requires more development opportunities for single and groups / clusters of low density housing. Derrytresk is located to the south western corner of Lough Neagh, approximately 3 kilometres south west of Washingbay.

5.27 The Plan Strategy has therefore brought forward the notion of a new settlement at Derrytresk. No settlement limit has been identified for this proposed settlement at this stage however, this will be considered at the Local Policies Plan stage. The preferred approach involves the;

- (i) Identification of new small settlement at Derrytresk

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Settlement Hierarchy - Designation of New Small Settlements		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of crime	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Noise	SA/SEA 12: Landscapes & environment	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Derrytresk	Identification of new small settlement at Derrytresk (PA)	0	+	0	+	0	+	+	+	0	0	0	+	?	0	0	0	0	+	0	0	0	+

SA/SEA Findings including any significant negative effects

5.28 This approach can bring minor positive social effects on **SA/SEA objectives 2 'Health and Wellbeing', 3 'Opportunity of Decent Home', 6 'Sense of Community' and 7 'Accessibility to Key Services'**. This can facilitate a greater variety of housing opportunities so enabling people to live close to family ties, contributing to a vibrant rural community. This approach can also reduce the proliferation of accesses and create a compact urban form. This approach can bring minor positive effects on **SA/SEA objectives 18 'Sustainable Growth' and 22 'Efficient Movement Patterns'** as it is facilitating compact urban forms.

Reasons for selecting preferred option and consideration of any mitigation measures

5.29 There are no reasonable alternatives for addressing the issue of identifying a new settlement at Derrytresk and the area is currently located in the rural countryside as identified in the DSTAP 2010. The issue of housing accommodation and settlement status in the Derrytresk area has arisen as result of the public consultation response to the Preferred Options Paper which was published on 7th November 2016. Derrytresk has been designated as a small settlement taking into account the level of service provision, its potential for employment, the population size and the spatial guidance within the RDS. This approach has to minimal to positive scoring on most of the objectives. This

aligns with SPG 5 of the Draft Strategy states that small settlements provide development opportunities appropriate to their size and scale allowing for single houses and small groups of up to 6 houses.

New Settlement - Tullyallen/Edencrannon

5.30 During the POP public consultation period a representation was received which suggested that the Edencrannon area (beside Tullyallen) should be considered as a small settlement given the existing road infrastructure, the existing number of businesses and housing, available public sewer facilities and footpath links and street-lighting.

5.31 The Plan Strategy has therefore brought forward the notion of a new settlement at Tullyallen/Edencrannon. No settlement limit has been identified for this proposed settlement at this stage however, this will be considered at the Local Policies Plan stage. The preferred approach involves the;

- (i) Identification of new small settlement at Tullyallen/Edencrannon

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Settlement Hierarchy - Designation of New Small Settlements		SA/SEA 1: Poverty & social exclusion SA/SEA 2: Health & wellbeing SA/SEA 3: Education & skills SA/SEA 4: Opportunity of crime SA/SEA 5: Reduce crime SA/SEA 6: Sense of community SA/SEA 7: Accessibility to key services SA/SEA 8: Effect of traffic SA/SEA 9: Water quality SA/SEA 10: Air quality SA/SEA 11: Conserve SA/SEA 12: Landscape & environment SA/SEA 13: Historic environment SA/SEA 14: Climate change SA/SEA 15: Flood risk SA/SEA 16: Waste SA/SEA 17: Land quality SA/SEA 18: Sustainable growth SA/SEA 19: Employment SA/SEA 20: Economic SA/SEA 21: Inward investment SA/SEA 22: Efficient movement patterns																					
		0	+	0	+	0	+	+	+	0	0	0	+	?	0	0	0	0	+	0	0	0	+
Tullyallen/Edencrannon	Identification of new small settlement at Tullyallen/Edencrannon (PA)																						

SA/SEA Findings including any significant negative effects

5.32 This approach can bring minor positive social effects on **SA/SEA objectives 2 'Health and Wellbeing', 3 'Opportunity of Decent Home', 6 'Sense of Community' and 7 'Accessibility to Key Services'**. This can facilitate a greater variety of housing opportunities so enabling people to live close to family ties, contributing to a vibrant rural community. This approach can also reduce the proliferation of accesses and create a compact urban form. This approach can bring minor positive effects on **SA/SEA objectives 18 'Sustainable Growth' and 22 'Efficient Movement Patterns'** as it is facilitating compact urban forms.

Reasons for selecting preferred option and consideration of any mitigation measures

5.33 There are no reasonable alternatives for addressing the issue of identifying a new settlement at Tullyallen/Edencrannon and the area is currently designated as a village and Edencrannon is currently located in the rural countryside in the DSTAP 2010. Tullyallen has been reclassified as a small settlement taking into

account the level of service provision, its potential for employment, the population size and the spatial guidance within the RDS. While Edencrannon is recommended as a separate node of Tullyallen give the identifiable cluster of development at this location. This approach has a minimal to positive scoring on most of the objectives. This aligns with SPG 5 of the Draft Strategy states that small settlements provide development opportunities appropriate to their size and scale allowing for single houses and small groups of up to 6 houses.

New Settlement - Tullywiggan

- 5.34** As part of the LDP preparatory studies Mid Ulster undertook a strategic settlement evaluation. The POP, having taken account of the findings of the settlement evaluation identified Tullywiggan as a potential new settlement. Tullywiggan is located approximately 2 kilometres south east of Cookstown, close to the Mid Ulster Sports Arena. The preferred approach therefore involves the;

- (i) Identification of new small settlement at Tullywiggan

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Settlement Hierarchy - Designation of New Small Settlements		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of crime	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve	SA/SEA 12: Landscape & environment	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Tullywiggan	Identification of new small settlement at Tullywiggan (PA)	0	+	0	+	0	+	+	+	0	0	0	+	?	0	0	0	0	+	0	0	0	+

SA/SEA Findings including any significant negative effects

- 5.35** This approach can bring minor positive social effects on **SA/SEA objectives 2 'Health and Wellbeing', 3 'Opportunity of Decent Home', 6 'Sense of Community' and 7 'Accessibility to Key Services'**. This can facilitate a greater variety of housing opportunities so enabling people to live close to family ties, contributing to a vibrant rural community. This approach can also reduce the proliferation of accesses and create a compact urban form. This approach can bring minor positive effects on **SA/SEA objectives 18 'Sustainable Growth' and 22 'Efficient Movement Patterns'** as it is facilitating compact urban forms.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.36** There are no reasonable alternatives for addressing the issue of identifying a new settlement at Tullywiggan and the area is currently located in the rural countryside as identified in the CAP 2010. Tullywiggan has been designated as a new small settlement taking into account the level of service provision, its

potential for employment, the population size and the spatial guidance within the RDS. This approach has to minimal to positive scoring on most of the objectives. This aligns with SPG 5 of the Draft Strategy states that small settlements provide development opportunities appropriate to their size and scale allowing for single houses and small groups of up to 6 houses.

Dispersed Rural Communities (DRCs) - Strategic Approach

Reasons for selecting alternatives

- 5.37** Within Mid Ulster, particularly within the lower slopes of the Sperrins, there are areas which have suffered from de-population over long periods. These communities are important custodians of this landscape and contain dispersed communities with a strong sense of identity. Although there is no provision within the SPPS regional policy for DRC's there is provision within the policy of PPS21 which is stated as retained policy within the SPPS. DRCs inclusion in the new Local Development Plan would adhere to the sustainability objective of the SPPS to manage growth to achieve appropriate and sustainable patterns of development which will support a vibrant community.
- 5.38** The POP highlighted two policy approaches for dealing with issue of the designation of Dispersed Rural Communities, namely to either remove all reference to DRC's within the LDP or retain the existing DRC's and identify new ones within the LDP. It is now considered however that there is a third reasonable alternative which is to simply to retain the existing DRC's, already within existing LDP's and bring forward a tailored policy for these areas. The Plan Strategy therefore includes the below 3 options for dealing with the topic of DRC's;
- (i) Remove all reference to DRCs within the Local Development Plan.
 - (ii) Retain the 3 existing DRCs and Identify new DRCs.
 - (iii) Retain the following existing Dispersed Rural Communities:
 - Broughderg and Davagh Upper DRC in Cookstown Area Plan 2010
 - Carntogher DRC and Sixtowns DRC in Magherafelt Area Plan 2015
 - and bring forward tailored policy.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Dispersed Rural Communities (DRCs)	Remove all reference to DRCs (RA)	-	-	0	-	0	-	0	0	+	0	+	+	+	0	0	-	+	-	-	-	-	-
	Retain the 3 existing DRCs and Identify new DRCs (RA)	+	+	0	++	+	++	-	-	-	-	-	-	-	-	-	-	-	+	+	++	+	-
	Retain the 3 existing DRCs and bring forward tailored policy (PA)	+	+	0	+	+	+	-	-	-	-	-	-	-	-	-	-	-	+	+	++	+	-

SA/SEA Findings including any significant negative effects

- 5.39** Approach (i) can bring minor negative effects on **SA/SEA 1 ‘Poverty’, 2 ‘Health and Wellbeing’, 4 ‘Opportunity of decent home’ and 6 ‘Sense of Community’** as there may be less opportunities to live and work in these rural areas close to family attachments. DRCs are characterised as areas with a strong community identity and convincing evidence of local community activity such as sports club and removing the designation of DRCs would not benefit local people who may experience social isolation. In contrast Approaches (ii) and (iii) have positive effects on the same social objectives, as these options facilitate the growth of areas that have a strong sense of identity and sustain vibrant rural communities.
- 5.40** Approaches (ii) and (iii) may have minor negative effects on all the environmental objectives as more residential/economic development in the countryside can bring more car journeys, more air pollution and greater impact on climate change, a negative impact on existing wildlife habitats and the rural landscape. Whilst minor negative environmental impacts have been identified against these approaches it should be noted that the impact of new development under approach (iii) will be negligible given that the associated DRC policy requires new development to cluster and avoid isolated sites. Conversely Approach (i) would have minor positive impacts on **SA/SEA 9 ‘Water Quality’, 11 ‘Biodiversity’, 12 ‘Landscape’, 13 ‘Historic Environment’ and 17 ‘Land Quality’**. This approach would not however facilitate those who want to live in these rural areas that display symptoms of economic and social disadvantage.
- 5.41** Approach (i) can bring negative effects on all the economic objectives as it is not promoting opportunities for economic growth through tourism or cottage

industries. In contrast Approach 2 may have significant positive effects on **SA/SEA 20 'Economic Performance and Regeneration'** as it is facilitating residential and economic development in these areas that already suffer from social and economic disadvantage and this can promote rural regeneration.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.42** Approach (iii) is the preferred option and no significant negative effects have been identified. This approach is likely to have significant positive effects on regeneration in rural areas and this is reflected in the scoring. Some rural areas display symptoms of economic and social disadvantage and these areas contain dispersed communities with a strong sense of identity. This would retain the three established Dispersed Rural Communities and identify any new DRCs in the Local Policies Plan.

Preferred Approach: Adoption of Approach (iii) – Retain existing DRC's in conjunction with tailored DRC policy.

Economic Development - Strategic Approach

- 5.43** The POP suggested three reasonable strategic alternatives to economic development and these approaches were assessed within the Interim SA/SEA Report. No amendments have been made to the alternatives to economic development and therefore the SA/SEA Report has considered the same reasonable alternatives as before.

Reasons for Selecting Alternatives

- 5.44** The baseline evidence gathering which was undertaken at the outset of the plan preparation has shown that there is a need for 8,500 jobs throughout the plan period and that this will require 170 hectares of economic land. How this land is spread across the District will form the basis of the strategic approach to economic development as taken by the draft Plan Strategy. In arriving at this strategic approach, three options were considered;
- (i) 55-60 hectares zoned in each town to provide an equal spread of economic zonings.
 - (ii) Designation of Economic Zonings based on the catchment of the former districts. 45 Ha for Magherafelt, 55 Ha for Cookstown and 70 Ha for Dungannon.
 - (iii) Designation of Economic Zonings based on the size of population of each of the main towns. 45-50 Ha for Magherafelt, 60 Ha for Cookstown and 60-65 Ha for Dungannon.

The table below summarises the SA/SEA appraisal scoring for each of these approaches;

Strategic Approach - Economic Development		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Economic Development	55 - 60 hectares zoned in each town - equal share (PA)	+	+	+	+	0	+	?	-	-	-	?	-	?	-	-	-	-	++	++	+	++	+
	Economic Zonings based on catchments in former districts (RA)	+	+	+	+	0	+	?	-	-	-	?	-	?	-	-	-	-	++	++	+	++	+
	Economic Zonings based on size of population in the towns (RA)	+	+	+	+	0	+	?	-	-	-	?	-	?	-	-	-	-	++	++	+	++	+

SA / SEA Findings and any significant negative impacts

- 5.45** There have been no significant negative effects identified in relation to any of the strategic approaches but there have been significant positive effects identified, for all approaches particularly in relation to economic indicators such as **SA/SEA 18 Sustainable Growth**, **SA/SEA 19 Employment** and **SA/SEA 21 Inward Investment**. This is not surprising given that all the options will result

in significant amounts of economic land being zoned in the most accessible and populated towns in the District. Scoring for all approaches is similar with generally positive impacts also being identified in relation to social indicators, as a result of increased jobs, income and skill levels and generally negative impacts being identified for all options in terms of environmental effects as a result of the increased levels of building, development, traffic and waste generation which will result from new economic development.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.46** The 3 approaches identified for the strategic approach to economic development are all scored very similarly in terms of their impact on the various indicators. It is felt that option (i) will provide a more equitable split across the main towns within the District and that this will fit best with SPF 2 of the draft Strategy which aims to focus growth in the three main hubs. All of the hub towns are served by main transport corridors and are ideally located for transportation routes in and out of the District. Preferred Approach is option (i) - Based on RDS 60 % target but without specific allocation to countryside.

Environmental Protection - Strategic Approach

- 5.47** The POP suggested three reasonable alternatives for the topic of environmental protection and these were assessed in the Interim SA/SEA Report. No changes have been proposed to these alternatives and therefore the same options have been assessed below.

Reasons for selecting alternatives

- 5.48** The planning system plays a key role in conserving, protecting and enhancing the built and natural environment whilst ensuring it remains responsive and adaptive to the everyday needs of society. In accordance with the objectives, the LDP will seek to accommodate development within the countryside without compromising landscape or environmental quality, whilst safeguarding natural and built heritage. It will also facilitate the protection of landscape and conservation interests from inappropriate and over dominant development.
- 5.49** The POP suggested that there were three options for dealing with the topic of Environmental Protection, These were;
- (i) Each case determined on its merits - developer led approach.
 - (ii) Constraints Approach - Plan led.
 - (iii) Presumption in favour of sustainable development - Plan led with scope for developer led schemes.
- 5.50** Given there is no discernible difference between Options 2 and 3 and following feedback from the Department for Infrastructure (DfI) on this issue, these two

options have now been combined to form 1 option for the purposes of this appraisal. Option (i) is also now described as ‘Adopt existing policy approach’ as it is noted that, outside of the two Areas of High Scenic Value identified in the Magherafelt Area Plan, all applications are currently considered on their own merits against criterion based policies, taking account of existing international, national and local environmental designations.

5.51 Evidence also suggests that the existing Policy COU 1 West Lough Neagh Shores Area of High Scenic Value and COU 2 Slieve Gallion Slopes do not act as a bar to development. These policies are more design focused and are not concerned with controlling house numbers and the evidence demonstrates that a significant number of applications for single houses have been approved within these designations. Therefore, two options within the Plan Strategy that are subject to the SA/SEA appraisal are as follows;

(i) Adopt existing policy approach i.e. all applications considered on their merits against criterion based policies, taking account of existing international, national and local environmental designations.

(ii) Adopt existing approach with introduction of spatial constraints i.e. each case is assessed on its merits, but with introduction of new spatial designations such as, Special Countryside Areas, Areas of Constraint on Wind Turbines and High Structures and Areas of Constraint on Mineral Development.

Each individual policy approach has been considered and appraised and the overall effects are summarised in the table below.

Strategic Approach - Environmental Protection		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Environmental Protection	Adopt existing policy approach (RA)	0	+	0	+	N/R	+	+	0	0	0	++	+	+	+	+	0	+	+	+	+	+	0
	Adopt existin gpolicy approach with introduction of new spatial designations (PA)	0	++	0	+	N/R	+	+	0	0	0	++	++	++	+	+	0	+	+	+	+	+	0

SA/SEA findings and likely significant negative effects.

5.52 The SA/SEA appraisal indicates that there will be no significant negative or minor negative effects from either approach. Broadly speaking, both approaches can be positive socially, environmentally and economically, and only differ in terms of the extent of their positive effects. Whilst both options may have significant benefits in terms of **SA/SEA 11 Conserve Biodiversity**,

Option 2 may also have significant benefits in terms of **SA/SEA objectives 12 Landscape & Townscapes, 13 Historic Environment and 2 Health and wellbeing** due the introduction of spatial constraints.

Reasons for selecting preferred option including mitigation measures.

- 5.53** Sustainable development is at the heart of the SPPS and the planning system. The SPPS dictates that our environment must be managed in a sustainable manner to improve the built and natural environment and halt the loss of biodiversity. Under the preferred approach, Special Countryside Areas (SCA's) will be designated at our most exceptional landscapes, such as along the shores of Lough Neagh and Lough Beg, and on the most wild and remote parts of the Sperrins AONB and Slieve Beagh to protect them from inappropriate development. These are complemented with Areas of Constraint (AoC) in other environmentally sensitive areas in order to control specific types of development, namely wind turbines and other high structures. SCA and AoC policies also allow for exceptions to their normal restrictions to address specific circumstances. This will help avoid or mitigate against potentially adverse social and economic impacts from their introduction. Preferred Approach is option (ii) - Adopt existing approach with introduction of spatial constraints.

Transportation and Connectivity - Strategic Approach

- 5.54** The POP suggested three reasonable alternatives on transportation and connectivity and there were no changes to the topic in the assessment in the Interim SA/SEA Report. In this Environment Report there are no changes and the same three reasonable alternatives will be assessed.

Reasons for selecting alternatives

- 5.55** The POP had proposed three strategic approaches for dealing with issue of transportation and connectivity however, following the SA/SEA appraisal, Approach 2 which related to *'maximising the use of roads and encouraging the use of the private car as the primary mode of travel within mid ulster,'* has been removed as a reasonable alternative. It was considered that such an approach would be likely to cause significant environmental effects on many of the SA/SEA objectives. Therefore, it is now considered that there are two approaches for dealing with the issue of transportation, these are;

- (i) focused on maximising and promoting sustainable modes of travel within the district. This approach is very much in line with the objectives of the SPPS, and DRD's 'A New Approach to Regional Transportation' document which aims "to have a modern, sustainable, safe transportation system which benefits society, the economy, and the environment and which actively contributes to social inclusion and everyone's quality of life".

- (ii) focused on maximising and promoting sustainable modes of travel while at the same time facilitating a better roads infrastructure. This approach recognises the high car dependency within the Mid Ulster district but also the need to promote sustainable modes of travel.

The table below summarises the SA/SEA appraisal scores for each of the above suggested approaches.

Strategic Approach - Transportation		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Transportation	Maximise use of sustainable modes of transport (RA)	+	+	+	N/R	N/R	+	+	+	N/R	+	+	-	-	++	+	N/R	+	+	+	+	+	+
	Maximise use of roads and sustainable modes of transport (PA)	+	+	+	N/R	N/R	+	+	-	N/R	-	-	-	-	-	-	N/R	-	+	+	+	+	+

SA/SEA findings including any significant negative effects

- 5.56** Approach (i), which focuses on sustainable modes of travel and discourages the use of the private car, is the most sustainable option. In theory, this approach can have potentially significant positive effects on **SA/SEA objectives 10 ‘Air quality’** and **SA/SEA objective 14 ‘Climate Change’** by helping to reduce greenhouse gas emissions and the overall carbon footprint.
- 5.57** Although no significant negative effects are anticipated from this approach (ii), this will largely depend on how sustainable modes of transport or promoted and enhanced. Given it retains a focus on improving roads infrastructure, some minor negative effects have been identified on environmental objectives including, **SA/SEA objectives 10 ‘Air quality’** and **SA/SEA objective 14 ‘Climate Change’**. Conversely there may also be minor benefits in terms of **SA Objective 1 Poverty and Social exclusion**, **SA/SEA objective 2 Health and Well-being**, **SA/SEA 3 Education and Skills**, **SA/SEA 6 Sense of Community**, **SA/SEA 7 Accessibility to Key services** and all economic objectives 18-22.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.58** Although a less sustainable option in comparison to Approach (i), Approach (ii) is considered to be a more realistic way of tackling the issue of transportation and connectivity within the district. Approach (i) does not take account of the dispersed rural population of Mid Ulster, the limited access to public transport and the high dependency on private transport. In the Mid Ulster context it may therefore be idealistic, with limited chance of success. Under the preferred approach, connectivity and improving the roads network is an important consideration along with promoting and encouraging the use of public transport

and protecting and enhancing cycling/walking routes. This approach aligns with the plans own objectives, in particular, Spatial Planning Framework (SPF 8) which seeks to 'Encourage improvements to public and private transportation provision including railway lines and upgrading of the road network'.

Preferred Approach: Option (ii) – Focus on maximising and promoting sustainable modes of travel while at the same time facilitating a better roads infrastructure.

Economic Development Sites for Dungannon Area

- 5.59** The population of Dungannon is 14,322 (2011 census), a 29% increase since the last census. This is by far the biggest rise in population of the three main towns in the district and is undoubtedly linked to the increase in migrant labour to the town. Dungannon has a strong industrial and engineering heritage, with the food manufacturing sector providing a significant amount of employment.
- 5.60** Over the plan period Mid Ulster will require the creation of 8,500 new jobs. To ensure that this target is achieved it is essential that the LDP secures an adequate supply of economic land in our towns. During the POP consultation period new directions of growth for economic development were suggested for the main towns of Mid Ulster, including Dungannon. All of these suggested directions of growth were sustainability assessed at the Interim SA/SEA Report stage.
- 5.61** The subsequent representations received following the publication of the POP, particularly from Mid Ulster District Council's Business and Communities Department, highlighted an urgent need for new Economic sites within the Dungannon area. MUDC's Business and Communities Department's own research has highlighted the need for development land as the single most important development constraint for medium/large sized companies in the Mid Ulster area and has identified this issue within the Council's Economic Development Strategy.
- 5.62** Representations for a number of proposed sites for economic development were submitted and these have been assessed as alternative locations for economic development. A further 3 sites within or adjoining the settlement of Dungannon have been identified and following consultation with Mid Ulster District Council's Business and Communities Department a further 8 potential economic sites adjoining the existing industrial estate at Granville have also been assessed.
- 5.63** The majority of economic land will not be designated until the Local Policies Plan but given the identified immediate need for economic land in Dungannon, additional zoned economic land has been included within the plan Strategy and therefore has been subjected to SA/SEA assessment. These sites are not intended to cater for the longer term needs of the district but rather to provide an interim supply of economic land. It is therefore considered that the most appropriate means of designating economic zonings for the long terms needs of the district is within the Local Policies Plan.
- 5.64** An initial stage of appraisal work of the Interim Economic sites was presented to the Project Management Team in June 2018. This was supplemented by a consultation process with a number of key stakeholders, including TransportNI, Historic Environment Division, Natural Environment Division and NI Water. Mid Ulster District Council has taken full account of all responses received and these have helped inform the overall assessments of these sites.

- 5.65** The assessments of the candidate sites contained within this report for the interim supply of economic land have been carried out in two stages. The first stage assessments considered the strategic impacts of the candidate sites against the SA/SEA framework. The assessments considered issues such as accessibility, natural/heritage constraints, flooding, brownfield v greenfield, planning history and topography. From these first stage assessments some of the candidate sites were 'eliminated' due to likely significant negative effects and were not brought forward to the second stage assessments. Some sites which produced a likely significant negative effect in the first stage assessments for a site specific reason, such as the proximity to a historic asset, were amended and re-assessed as part of the second stage assessments.

Summary of Economic Development Sites Assessments

- 5.66** This section describes the findings of the SA/SEA work for the Interim Employment site options in the Dungannon area that have been considered for allocation within the Draft Plan Strategy.

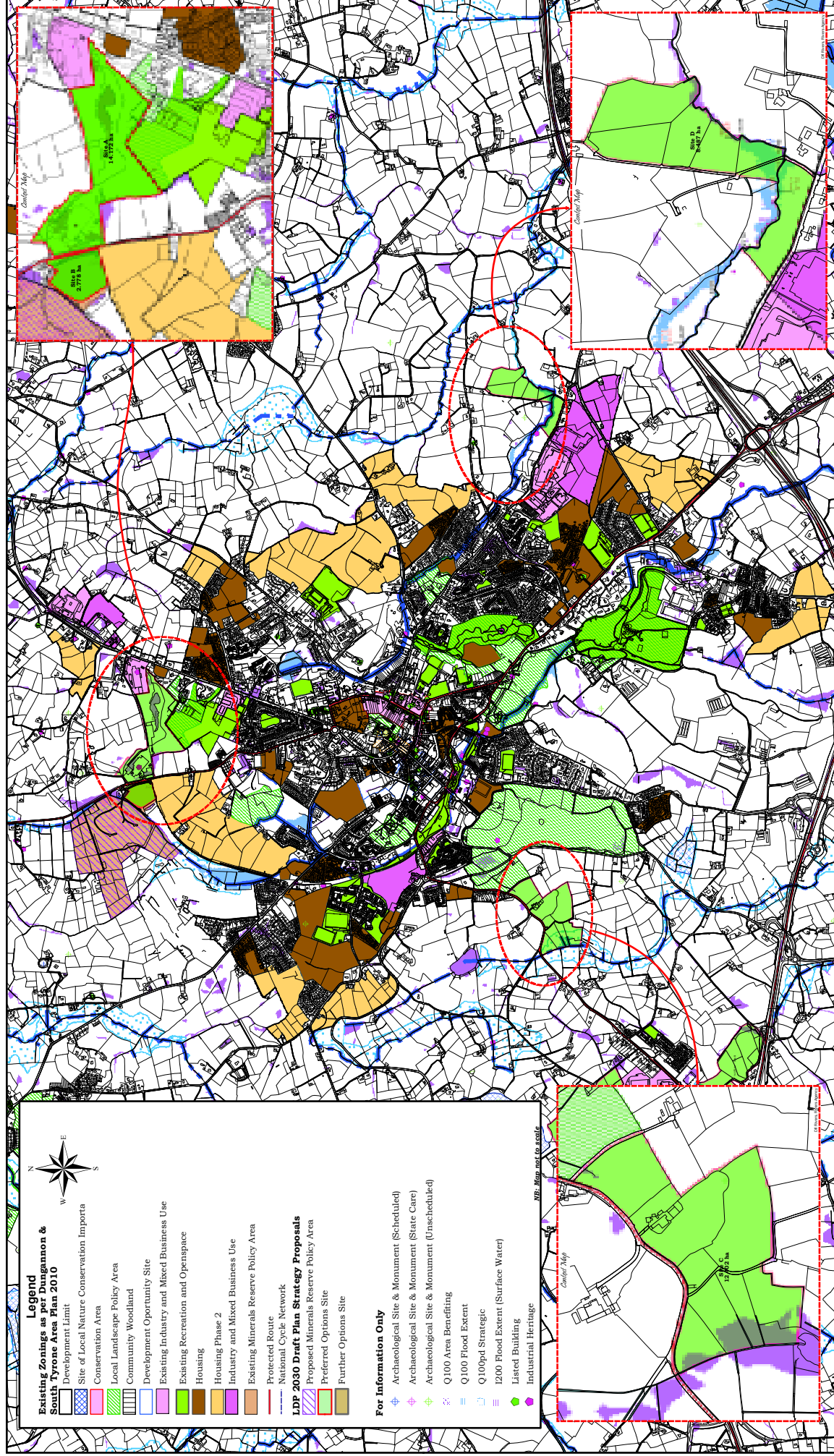
Reasons for Selecting Alternatives

- 5.67** A generous supply of land will be brought forward in the Local Policies Plan in order to facilitate this requirement for growth and land will be allocated equitably across the three main hubs in accordance with the strategic approach laid out in the draft Strategy. However, given the identified shortage of serviced sites in Granville is hindering growth in the region as a whole it has been decided to bring forward an interim supply of land in the Dungannon area. A number of sites have been identified in following locations.

DUNGANNON

- 5.68** The sites are listed below and their location are shown on Map overleaf;
- (i) SITE A – Coalisland Road / Carland Road, Dungannon - H 799 641
 - (ii) SITE B – Cookstown (Carland) Road, Dungannon - H 794 642
 - (iii) SITE C – Granville Road – H 787 614
 - (iv) SITE D – Killyman Road, Dungannon, Opposite Moy Park – H 820 616

Mid Ulster LDP 2030 Draft Plan Strategy Candidate Economic Expansion Sites - Dungannon



SITE A - Coalisland Road / Carland Road, Dungannon

5.69 The Table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Dungannon	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
1: Site A – Coalisland Road / Carland Road, Dungannon Grid Ref: H 799 641 Site size (Ha): 14.9 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	-

SA/SEA Findings including any significant negative effects

5.70 There were no significant negative effects identified. There are positive social indicators which are associated with most sites because the use of any site for economic development will result in increased wealth to help target poverty, increase skills and education and bringing about better chances of owning a home. Therefore, this site scores positive in relation **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing, SA/SEA 3 Education and Skills and SA/SEA 4 Opportunity of a decent home.**

5.71 Similarly, this site, like most economic sites will score negatively when assessed against the economic indicators because it will result in building and development as well as an increase in traffic travelling to and from the site and increased emissions from industrial activity. All these things mean that the site is negative in terms of environmental indicators. Negative environmental indicators may be mitigated though Key Site Requirements which require the retention of trees and hedgerows and the use of SuDS for example. These mitigation measures are true for this site in question but also for all potential economic sites which will have potential negative environmental effects. Historic Environment Division (HED) have raised some concern that the proximity of this site to Drumglass House will mean that an economic zoning here would have a detrimental effect on the setting of this grade 2 listed building however given the separation distances, intervening vegetation and topography it is likely that any negative effect will be minor in nature.

5.72 The site scores positively against the economic indicators because of the creation of jobs and the contribution this will make to economic growth and the ability to attract inward investment. The zoning of this site as economic land will have a significantly positive effect on **SA/SEA 19 Employment.** In terms of the effect on **SA/SEA 22 Efficient Patterns of Movement** the site will have both a positive and negative effect because it is located both close to existing industry and therefore would see increased efficiency as well as also being close to road junctions which are already under pressure according to Transport NI and

therefore, would mean traffic congestion in the immediate locality might be increased by such a zoning at this site.

SITE B – Cookstown (Carland) Road, Dungannon

5.73 The Table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Dungannon	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
3: Site C –	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	-

SA/SEA Findings including any significant negative effects

- 5.74** There have been no significant negative effects identified and this site scores similarly to Site A in so far as it scores positively for the usual social indicators such as **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing, SA/SEA 3 Education and Skills** and **SA/SEA 4 Opportunity of a decent home**. Likewise, the zoning of this site for economic use would have negative environmental effects such as impact on biodiversity, flooding, impact on air quality and on the historic environment. In relation to this specific site, NED have advised that part of the site is home to significant earth science features and that this will mean there would be a negative effect on the environment as a result of the imposition of an economic zoning. In order to counteract the negative environmental effects, some mitigation measures may include Key Site Requirements which require the retention of trees and hedgerows and the use of SuDS in order to lessen the potential impact on flooding.
- 5.75** The zoning of this site as economic land will have a significantly positive effect on **SA/SEA 19 Employment**. In terms of the effect on **SA/SEA 22 Efficient Patterns of Movement** the site will have both a positive and negative effect because it is located both close to existing industry and therefore would see increased efficiency as well as also being close to road junctions which are already under pressure according to Transport NI and therefore, would mean traffic congestion in the immediate locality might be increased by such a zoning at this site.

SITE C - Granville Road

5.76 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Dungannon	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
4: Site D – Granville Road	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	-

SA/SEA Findings including any significant negative effects

- 5.77** Significant negatives have been identified in relation to **SA/SEA 13 Historic Environment** and **SA/SEA 15 Flood risk**. This is due to the existence of a Rath (SMR TYR 54:13) which has a relationship with other elements of the historic landscape, including a possible Crannog site located in the lake immediately to the east. The significant negative for flood risk is due to part of the site being located within DfI Rivers Strategic Flood Map. Mitigation against the impacts on historic environment may be difficult but mitigation for the negative flood effects may be secured by an appropriate flood risk assessment and encouragement of the use of SuDS.
- 5.78** In relation to the other indicators, this site scores in a similar way to the other candidates in so far as positive effects have been identified for social and economic indicators, with a significant positive effect being identified for **SA/SEA 19 Employment**. All the environmental indicators are scored as negative (including the two significant negative effects outlined above). A dual scoring is also recorded for this site in relation to **SA/SEA 22 Efficient Movement Patterns** because the site is both located close to existing industry as well as close to road junctions which are already under a degree of pressure in terms of traffic volumes. Mitigation for the minor negative environmental effects might include measures such as KSR's requiring retention of vegetation and a buffer zone being implemented close to the lake.

SITE D - Killyman Road, Dungannon

5.79 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Dungannon	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
5: Site E - Killyman Road, Dungannon – opposite Moy Park Factory	+	+	+	+	0	N/R	N/R	-	-	-	-	-	0	-	-	-	-	+	++	+	+	-

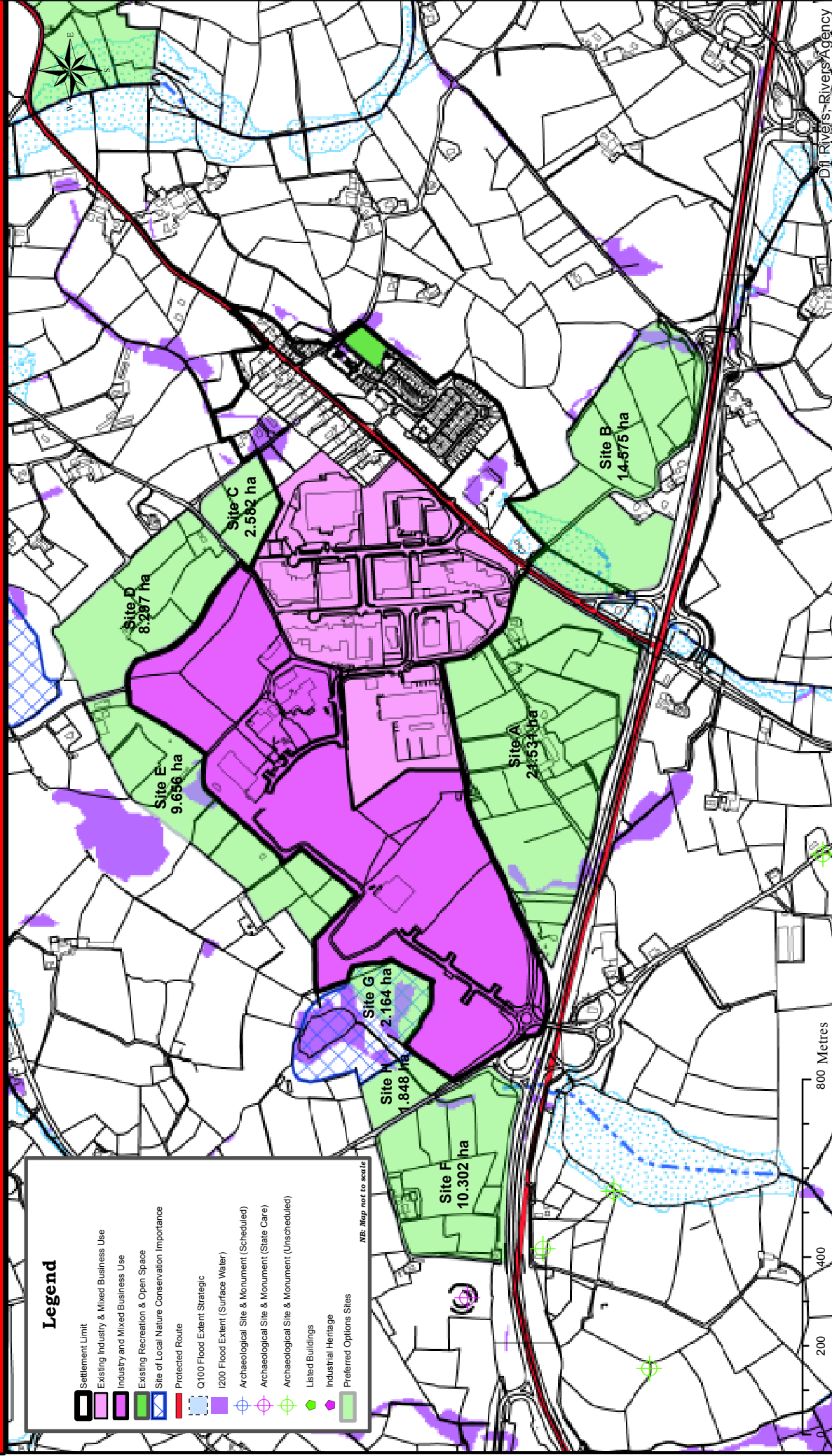
SA/SEA Findings including any significant negative effects

- 5.80** A significant negative effect has been identified in relation to **SA/SEA 15 Flood risk** due to part of the site being located in both the strategic and the hazard flood plain according to DfI Rivers data. This may be mitigated against via a Flood Risk Assessment and encouragement of the use of SuDS. Like the rest of the candidate sites there is a significant positive effect identified for **SA/SEA 19 Employment**.
- 5.81** In relation to the other indicators, this site scores in a similar way to the other candidates in so far as positive effects have been identified for social and economic indicators, with a significant positive effect being identified for **SA/SEA 19 Employment**. All the environmental indicators are scored as negative (including the two significant negative effects outlined above). A dual scoring is also recorded for this site in relation to **SA/SEA 22 Efficient Movement Patterns** because the site is both located close to existing industry as well as close to road junctions which are already under a degree of pressure in terms of traffic volumes. Mitigation for the minor negative environmental effects might include measures such as KSR's requiring retention of vegetation.

GRANVILLE

5.82 The sites are listed below and their location are shown on Map overleaf;

- (i) SITE A - Granville Road, Granville, Dungannon (21.5 Ha) **H 769 604**
- (ii) SITE B - Granville Road, Granville, Dungannon (14.6 Ha) **H 775 602**
- (iii) SITE C – Eskragh Road, Granville, Dungannon (2.6 Ha) **H 774 610**
- (iv) SITE D – Eskragh Road / Ballyygawley Road, Granville (8.3 Ha) **H 772 612**
- (v) SITE E – Ballygawley Road, Granville (9.7 Ha) **H 772 612**
- (vi) SITE F - Killyliss Road, Granville (10.3 Ha) **H 759 606**
- (vii) SITE G - Killyliss Road, Granville (2.2 Ha) **H 763 607**
- (viii) SITE H - Killyliss Road, Granville (1.8 Ha) **H 761 607**



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SITE A - Granville Road, Granville, Dungannon

5.83 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
1: Site A – Granville Road, Granville, Dungannon Grid Ref: H 769 604 Site size (Ha): 21.5 ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	0	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

- 5.84** A significant negative effect was identified in relation to **SA/SEA 12 Landscapes and Townscapes** because the site contains a prominent drumlin feature and is highly visible from the A4 to the immediate south. Mitigation measures in relation to this significant negative effect might include removing the most prominent part of the site from the proposed zoning to soften visual impact.
- 5.85** This site and all of the candidate sites at Granville have positive effects identified in relation to **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing, SA/SEA 3 Education and Skills** and **SA/SEA 4 Opportunity for a Decent Home**. The zoning of any economic sites will create jobs and likely increase spending power thus targeting poverty and increasing the possibility of access to the housing market. These things will also have positive effects on health and wellbeing and on increasing the skill level of the local population. A dual scoring however has been allocated against **SA/SEA 2 and SA/SEA 4** given the presence of an existing dwelling in the westerly corner of the site. As there is potential for the zoning of this site for industry to have a negative effect on the amenity of this property a minor negative has also been scored. Mitigation of these likely impacts could be achieved through the use of key site requirements such as an appropriate separation distance and introduction of a planted landscaped buffer.
- 5.86** All candidate sites will have positive effects on all of the economic indicators, primarily **SA/SEA objective 19 Employment** for which a significant positive effect has been identified for all sites, given the potential for each site to directly address the need for employment. All other economic indicators are identified as being positive because of the potential for all the sites to increase the attractiveness of the area to potential inward investment and increase economic growth as well as encouraging efficient movement by virtue of being located close to existing industry.
- 5.87** In terms of environmental indicators, this site scores a significant negative for **SA/SEA objective 12 Landscape and townscape** as discussed above and adverse impacts are also identified for the majority of the environmental

indicators. The rest of the adverse environmental impacts are caused by the fact that any economic development will result in building work leading to loss of soil resources, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change.

- 5.88** Furthermore, whilst this site may appear at first glance as a natural extension to the existing industrial estate there are difficulties in accessing parts of the site, particularly the northern section. Due to existing development it is unlikely that access could be gained through the industrial estate and access via Eskragh Road is also constrained by the width of the road and existing development. The only reasonable means of access to the northern portion of the site therefore is via the existing road to the south west of the site. This narrow road is lined with mature hedgerows on either side and the necessary road improvements would likely result in the loss of this locally important landscape feature. Mitigation for this and the other environmental effects referenced might include the use of KSR's to ensure retention of vegetation, introduction of buffer landscape, adequate separation distances from existing properties, encouragement of the use of SuDS as well as the retention and integration of existing blocks of woodland where this can be achieved sustainably.

SITE B - Granville Road, Granville, Dungannon

5.89 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
2: Site B – Granville Road, Granville, Dungannon Grid Ref: H 775 602 Site size (Ha): 14.6 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	0	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

- 5.90** There are two significant negative effects which have been identified. One is **SA/SEA 12 Landscape and Townscape** and the other is **SA/SEA 15 Flood risk**. The former is identified because the topography of the site coupled with the proximity of the main road would mean that economic development on this site would have a significant impact on the landscape. Mitigation measures for such an effect may be achieved through KSR's which require buffer planting to be carried out or the retention of existing hedgerows. The second significant negative impact comes about as a result of the western part of the site being located within a floodplain as defined by DFI's Strategic Flood Maps. Mitigation measures for such an effect may be achieved through the encouragement of SuDS or by the carrying out of a flood risk assessment (FRA) and / or drainage assessment (DA).
- 5.91** As has been mentioned, the site will have two significant negative environmental effects and adverse impacts are also identified for the rest of the environmental indicators except for **SA/SEA 13 Historic Environment** which is scored as a neutral due to the apparent lack of historic assets in the vicinity. The rest of the adverse environmental impacts are caused by the fact that any economic development will result in building work leading to loss of soil resources, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change. As part of their consultation response DfI Roads suggested that the scoring of this site in terms of accessibility for pedestrians is poor and whilst the public footpath does terminate a considerable distance from the site there would appear to be potential for a new footway within the sizeable roadside verge. Potential mitigation measures for these negative effects will be the same as the other candidate sites nearby including the use of KSR's to ensure retention of vegetation, encouragement of the use of SuDS. It is also noted that NI Water's site-specific comments have identified that a substantial sized water main traverses the site.
- 5.92** This site possesses inherent difficulties in terms of flooding, the requirement for a buffer to protect residential amenity and the likely significant impact on the

landscape. In light of these facts and given the necessity to impose KSR's to overcome these issues may actually render this site as impractical to carry forward as an option. Therefore, this site is unlikely to be taken forward to the second stage assessments.

SITE C - Eskragh Road, Granville, Dungannon

5.93 The table below summarises the SA/SEA Appraisal scoring for this site

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
3: Site C – Eskragh Road, Granville, Dungannon Grid Ref: H 774610 Site size (Ha): 2.6 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	0	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

- 5.94** There are no significant negative effects identified from this candidate site. The economic and social effects are the same as the rest of the Granville candidate sites in that they are mostly positive due to the creation of employment and associated economic and social benefits such as improved health and wellbeing, access to houses, and reduced levels of poverty, as well as the increased attraction to potential sources of inward investment. Like all the sites nearby, there is a significant positive effect in relation to **SA/SEA 19 Employment** due to the ability of such sites to directly create new jobs if zoned for economic development.
- 5.95** All environmental effects are negative apart from a neutral effect which has been identified regarding the impact on the historic environment and this is based on the comments received from HED. The rest of the adverse environmental impacts are caused by the fact that any economic development will result in building work leading to loss of soil resources, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change. There are potential difficulties in relation to gaining vehicular access to this site. The obvious means of access, through the industrial estate, is constrained by the location of an existing electrical substation. Should access be gained from Eskragh Road it is envisaged that significant infrastructural improvements will be required to alleviate the access issues. Potential mitigation measures for these negative effects will be the same as the other candidate sites nearby including the use of KSR's to ensure retention of vegetation, encouragement of the use of SuDS.

SITE D - Eskragh Road / Ballygawley Road, Granville

5.96 The table below summarises the SA/SEA Appraisal scoring for this site

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
4: Site D – Eskragh Road / Ballygawley Road, Granville, Dungannon Grid Ref: H 772 612 Site size (Ha): 8.3 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	0	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

- 5.97** A significant negative effect has been identified from this candidate site against **SA/SEA 12 Landscapes & Townscapes** as this site has steeply sloping topography. In order to develop this site for economic development it is envisaged that significant earthworks would be required to facilitate such development and the impact of these works would likely have a detrimental effect on the landscape character. The economic and social effects are the same as the rest of the Granville candidate sites in that they are mostly positive due to the creation of employment and associated economic and social benefits such as improved health and wellbeing, access to houses, and reduced levels of poverty, as well as the increased attraction to potential sources of inward investment. Like all the sites nearby, there is a significant positive effect in relation to **SA/SEA 19 Employment** due to the ability of such sites to directly create new jobs if zoned for economic development.
- 5.98** All environmental effects are negative apart from a neutral effect which has been identified regarding the impact on flood risk and is due to the fact that the site is not located in any flood plain or area of surface flooding. The rest of the adverse environmental impacts are caused by the fact that any economic development will result in building work leading to loss of soil resources, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change. Potential mitigation measures for these negative effects will be the same as the other candidate sites nearby and will include KSR's requiring retention of trees, buffer planting and the use of SuDs.

SITE E - Ballygawley Road, Granville

5.99 The table below summarises the SA/SEA Appraisal scoring for this site

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
5: Site E - Ballygawley Road, Granville, Dungannon Grid Ref: H 772 612 Site size (Ha): 9.7 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

- 5.100** There are no significant negative effects identified for this site. In the same way as the other candidate sites in Granville, the economic and social effects have been identified as being positive due to the creation of employment and associated economic and social benefits such as improved health and wellbeing, access to houses, and reduced levels of poverty, as well as the increased attraction to potential sources of inward investment. A dual scoring however has been allocated against **SA/SEA 2 Health & Wellbeing** and **SA/SEA 4 Opportunity of decent home** given the presence of an existing dwelling located centrally in the site. As there is potential for the zoning of this site for industry to have a negative effect on the amenity of this property a minor negative has also been scored. Mitigation of these likely impacts could be achieved through the use of key site requirements such as an appropriate separation distance and introduction of a planted landscaped buffer.
- 5.101** A significant positive has been identified in relation to **SA/SEA 19 Employment** due to the ability of such sites to directly create new jobs if zoned for economic development. All of the environmental effects have been identified as being negative because of the fact that any economic development will result in building work leading to loss of soil resources, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change. A portion of priority habitat (Fen) has been identified centrally within the site. Potential mitigation measures for these negative effects will be the same as the other candidate sites nearby and will include KSR's requiring retention of fenland, buffer planting and the use of SuDS.

SITE F - Killyliss Road, Granville

5.102 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
6: Site F - Killyliss Road, Granville, Dungannon Grid Ref: H 759 606 Site size (Ha): 10.3 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

5.103 A significant negative effect has been identified in relation to **SA/SEA 13 Historic Environment** as a result of concerns raised by HED about the level of impact which zoning this site for economic purposes would have on Killyliss Rath, which is a state care monument. The remainder of the environmental indicators are scored as having minor negative effects due to the necessary building work leading to loss of soil resources, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change. Potential mitigation measures for these negative effects will be the same as the other candidate sites nearby and will include KSR's requiring retention of trees, buffer planting and the use of SuDS or the submission of drainage assessment and flood risk assessment.

5.104 In the same way as the other candidate sites in Granville, the economic and social effects have been identified as being positive due to the creation of employment and associated economic and social benefits such as improved health and wellbeing, access to houses, and reduced levels of poverty, as well as the increased attraction to potential sources of inward investment. A significant positive has been identified in relation to **SA/SEA 19 Employment** due to the ability of such sites to directly create new jobs if zoned for economic development. Mitigation for the minor negative environmental effects might include measures such as KSR's requiring retention of vegetation and a buffer zone being implemented close to Killyliss Rath.

SITE G - Killyliss Road, Granville

5.105 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
7: Site G - Killyliss Road, Granville, Dungannon Grid Ref: H 763 607 Site size (Ha): 2.2 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

- 5.106** One significant negative effect has been identified in relation to **SA/SEA 11 Conserve Biodiversity**. This has been identified because the site is located within the Black Lough, Cormullagh SLNCI and concerns have been expressed by NED that an economic zoning on this site could lead to a loss of habitat to the extent that they are in opposition to zoning of this site. There are also adverse effects identified in relation to the remaining environmental indicators due to the inevitable building work which will lead to loss of soil resources and increased flood risk, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change. HED have also expressed concern that development of this site could have a negative effect on the setting of ancient activity on the site as well as on archaeological remains. Potential mitigation measures for these negative effects might include the encouragement of the use of SuDS or the imposition of KSR's requiring the carrying out of an archaeological assessment in order to address concerns over harm being caused to archaeological remains.
- 5.107** In the same way as the other candidate sites in Granville, the economic and social effects have been identified as being positive due to the creation of employment and associated economic and social benefits such as improved health and wellbeing, access to houses, and reduced levels of poverty, as well as the increased attraction to potential sources of inward investment. A significant positive has been identified in relation to **SA/SEA 19 Employment** due to the ability of such sites to directly create new jobs if zoned for economic development.

SITE H - Killyliss Road, Granville

5.108 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Granville	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
8: Site H - Killyliss Road, Granville, Dungannon Grid Ref: H 761 607 Site size (Ha): 1.8 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

- 5.109** There are no significant negative effects identified. There are minor adverse effects identified in relation to all environmental indicators due to the inevitable building work which will lead to loss of soil resources and increased surface water flood risk, damage to biodiversity and impact upon water quality as well as increases in traffic generation, waste from factories and emissions from factories which will impact on air quality and on climate change. The impact on local landscape will be negative but to a lesser extent than some other sites given the proximity of the site to existing industry and the limited public views. HED have also expressed concern that development of this site could have a negative effect on the setting of ancient activity on the site as well as on archaeological remains. Potential mitigation measures for these negative effects might include the encouragement of the use of SuDS or the imposition of KSR's requiring the carrying out of an archaeological assessment in order to address concerns over harm being caused to archaeological remains.
- 5.110** In the same way as the other candidate sites in Granville, the economic and social effects have been identified as being positive due to the creation of employment and associated economic and social benefits such as improved health and wellbeing, access to houses, and reduced levels of poverty, as well as the increased attraction to potential sources of inward investment. A significant positive has been identified in relation to **SA/SEA 19 Employment** due to the ability of such sites to directly create new jobs if zoned for economic development.

ECONOMIC CANDIDATE SITES

Second Stage Assessments

Reasons for Selecting Preferred Options

- 5.111** Having considered the candidate sites against the various indicators, the following sites have been chosen to be brought forward within the Plan Strategy as an interim supply of economic land in order to meet the immediate need for industrial land to serve the town of Dungannon. Consideration has been given to some of the major negative scorings which have been identified in the first stage assessments and in some cases, changes have been made to the proposed sites in order to reduce the impact of these sites and to enable them to be brought forward.

GRANVILLE

- 5.112** The sites chosen to be brought forward are named below and their location shown in the map overleaf;

D ECON 1 – (SITE A) - Granville Road, Granville, Dungannon (H 769 604)

D ECON 5 – (SITE C) – Eskragh Road, Granville, Dungannon (H 774 610)

D ECON 4 – (SITE E) – Ballygawley Road, Granville, Dungannon (H 772 612)

D ECON 2 – (SITE F) - Killyliss Road, Granville, Dungannon (H 759 606)

D ECON 3 – (SITE H) - Killyliss Road, Granville, Dungannon (H 761 607)



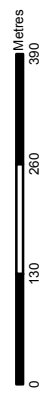
Legend

Map 1.2: Granville Economic Development Zones

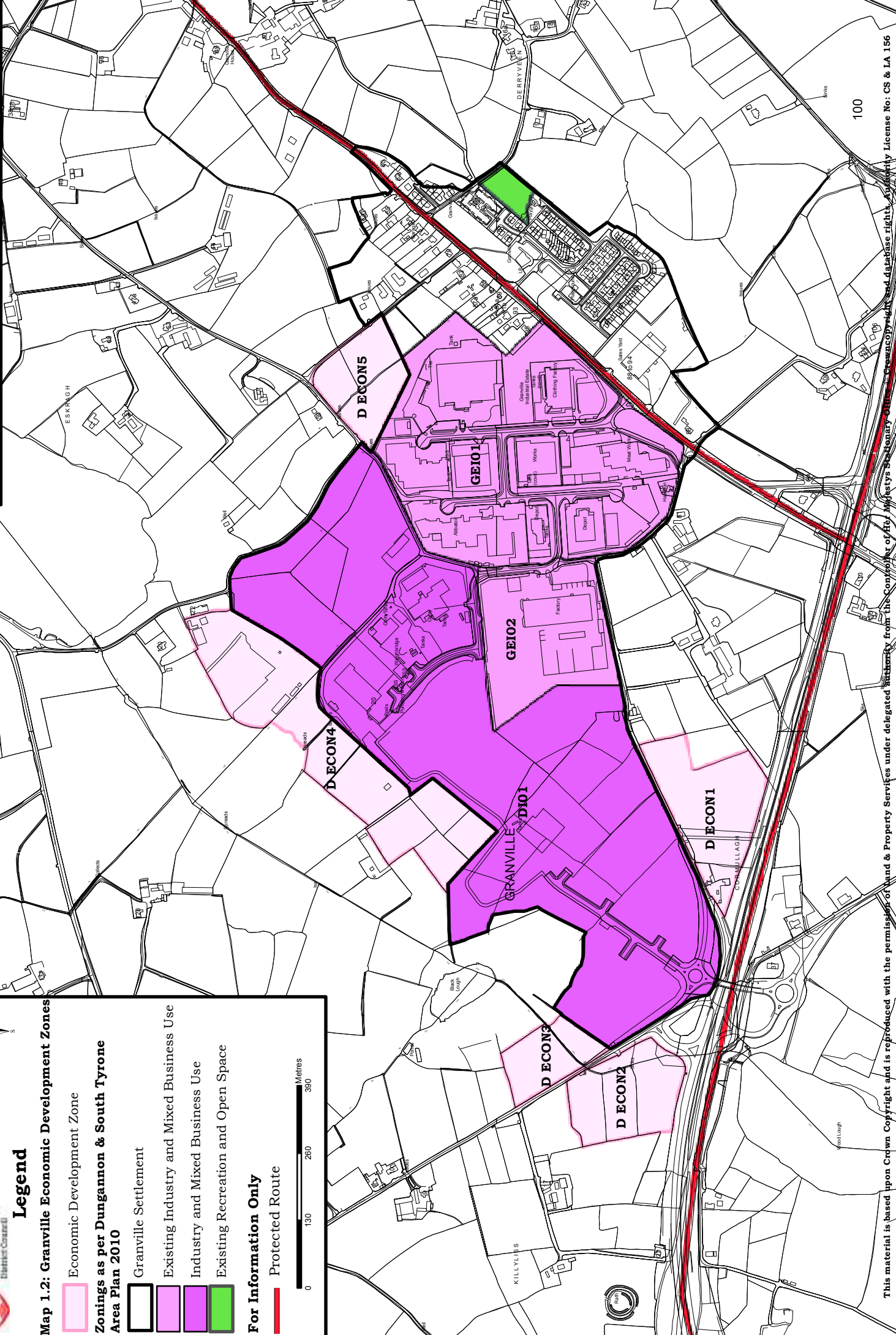
- Economic Development Zone
- Zonings as per Dungannon & South Tyrone Area Plan 2010**
- Granville Settlement
- Existing Industry and Mixed Business Use
- Industry and Mixed Business Use
- Existing Recreation and Open Space

For Information Only

Protected Route



Granville Economic Development Zones



D ECON 1 – (SITE A) - Granville Road, Granville, Dungannon

5.113 The table below summarises the SA/SEA Appraisal scoring for this site after changes made to the site following the initial scoring.

Economic Sites – Granville - Preferred Option	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
1: Site A – Granville Road, Granville, Dungannon Grid Ref: H 769 604 Site size (Ha): 21.5 ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	0	-	-	-	-	+	+	+	+	+

SA/SEA Findings and any Significant Negative Impacts

5.114 As a result of the lessening of the size of the site, the most prominent part of the site is no longer proposed as an economic zoning and therefore, the significant negative visual impact has been downgraded to a minor negative impact. Mitigation against this minor negative effect may be achieved via KSR's requiring the retention of existing vegetation and buffer planting, where this is deemed to be necessary. The remaining scoring is similar for this site with negative impacts being identified for environmental indicators.

5.115 The site will continue to have positive social effects due to its potential to create jobs and increase spending power thus targeting social exclusion and poverty and increase people's quality of life and ability to access housing. Likewise, the site has positive economic effects with a significant positive effect identified in relation to **SA/SEA 19 Employment**.

D ECON 2 – (SITE F) - Killyliss Road, Granville, Dungannon

5.116 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Sites – Granville - Preferred Option	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
6: Site F - Killyliss Road, Granville, Dungannon Grid Ref: H 759 606 Site size (Ha): 10.3 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	+	+	+	+

5.117 This site has been reduced in size since the initial consideration. During the initial consideration, a major negative was identified for **SA/SEA 13 Historic Environment** given the sites close proximity to Killyliss Rath, which is a state care monument. This has been taken into consideration and accordingly the size of the site has been reduced significantly with the land to the west removed

from the proposed zoning so that the impact on this monument is lessened to a minor negative.

- 5.118** There are minor negative impacts identified for environmental indicators whilst the site will continue to have positive social effects due to its potential to create jobs and increase spending power thus targeting social exclusion and poverty and increase people's quality of life and ability to access housing. Likewise, the site has positive economic effects with a significant positive effect identified in relation to **SA/SEA 19 Employment**.

D ECON 3 – (SITE H) - Killyliss Road, Granville, Dungannon

- 5.119** The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Sites – Granville - Preferred Option	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
8: Site H - Killyliss Road, Granville, Dungannon Grid Ref: H 761 607 Site size (Ha): 1.8 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	+

- 5.120** This site has been carried through unchanged from the initial scoring and therefore the scoring for the site remains the same. There are negative impacts identified for environmental indicators including a negative for **SA/SEA 13 Historic Environment** due to the proximity of ancient lakeside settlement sites.

- 5.121** The site will continue to have positive social effects due to its potential to create jobs and increase spending power thus targeting social exclusion and poverty and increase people's quality of life and ability to access housing. Likewise the site has positive economic effects with a significant positive effect identified in relation to **SA/SEA 19 Employment**.

- 5.122** As explained above these sites have been identified to address an immediate need for economic zonings within the Dungannon area as an interim measure. Provision of this supply does not intend to replace further consideration of economic development zonings to meet needs across the total lifetime of the Plan, as this is an issue for the Local Policies Plan.

D ECON 4– (SITE E) - Ballygawley Road, Granville, Dungannon

5.123 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Sites – Granville - Preferred Option	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
5: Site E – Ballygawley Road, Granville, Dungannon Grid Ref: H 772 612 Site size (Ha): 9.7 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	+

5.124 This site has been carried through unchanged from the initial scoring and therefore the scoring for the site remains the same. There are negative impacts identified for environmental indicators including a negative for **SA/SEA 13 Historic Environment** due to the proximity of ancient lakeside settlement sites.

5.125 The site will continue to have positive social effects due to its potential to create jobs and increase spending power thus targeting social exclusion and poverty and increase people's quality of life and ability to access housing. Likewise, the site has positive economic effects with a significant positive effect identified in relation to **SA/SEA 19 Employment**.

D ECON 5 – (SITE C) - Eskragh Road, Granville, Dungannon

5.126 The table below summarises the SA/SEA Appraisal scoring for this site;

Economic Sites – Granville - Preferred Option	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
3: Site C – Eskragh Road, Granville, Dungannon Grid Ref: H 774610 Site size (Ha): 2.6 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	0	-	-	-	-	+	++	+	+	+

5.127 This site has been carried through unchanged from the initial scoring and therefore the scoring for the site remains the same. Negative impacts have been identified for environmental indicators apart from **SA/SEA 13 Historic Environment** due to the lack of historic assets.

5.128 The site will continue to have positive social effects due to its potential to create jobs and increase spending power thus targeting social exclusion and poverty and increase people's quality of life and ability to access housing. Likewise, the site has positive economic effects with a significant positive effect identified in relation to **SA/SEA 19 Employment**.

DUNGANNON

5.129 The following sites have been chosen to be brought forward and their location is shown on map overleaf;

- (i) **D ECON 6** - (SITE A) – Coalisland Road / Cookstown Road (Carland Road), Dungannon (H799 641)
- (ii) **D ECON 7** - (SITE B) – Cookstown (Carland) Road, Dungannon (H794 642)

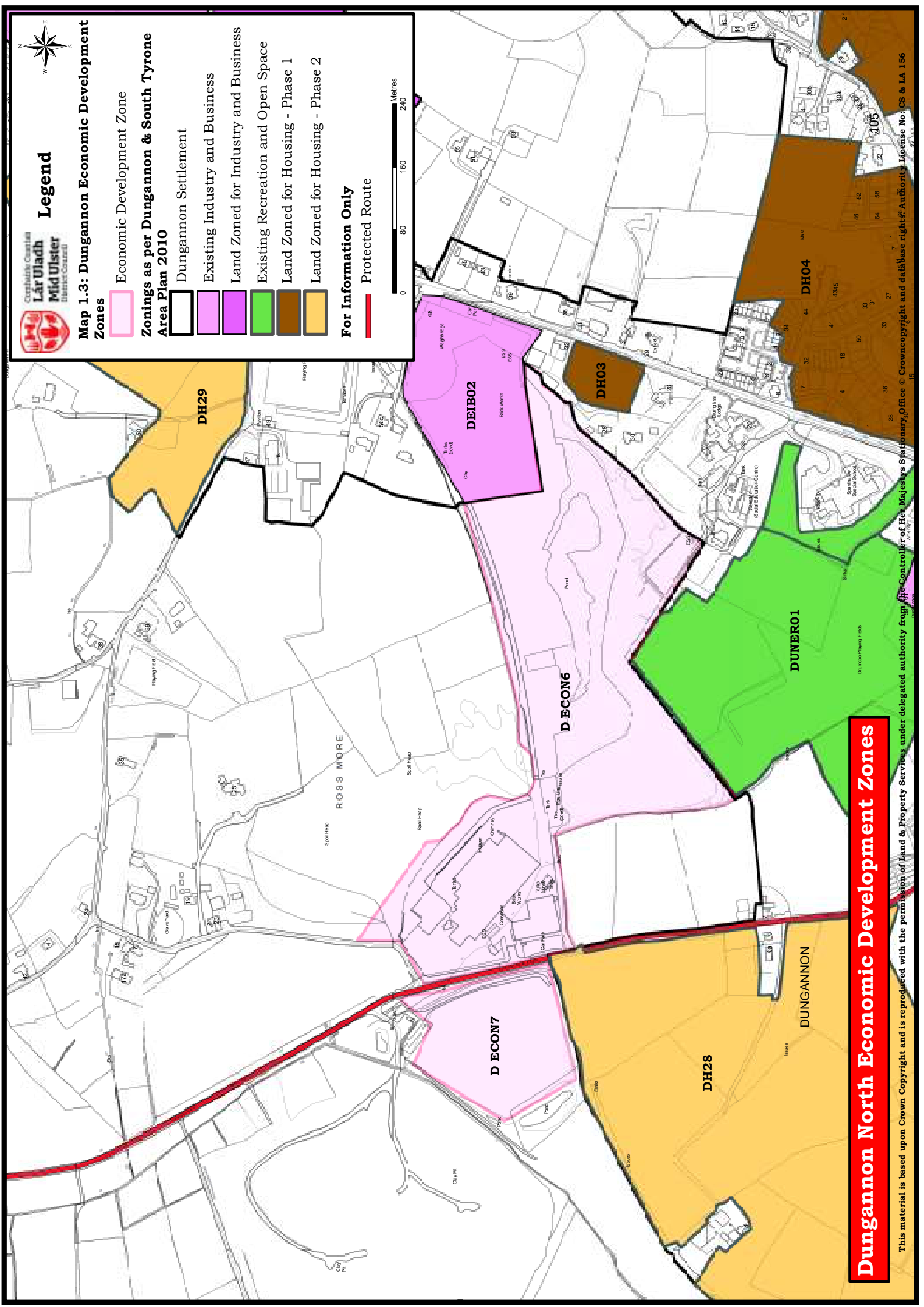


Legend

Map 1.3: Dungannon Economic Development Zones

- Economic Development Zone
- Zonings as per Dungannon & South Tyrone Area Plan 2010
- Dungannon Settlement
- Existing Industry and Business
- Land Zoned for Industry and Business
- Existing Recreation and Open Space
- Land Zoned for Housing - Phase 1
- Land Zoned for Housing - Phase 2

For Information Only
Protected Route



Dungannon North Economic Development Zones

D ECON 6 - (SITE A) - Coalisland Road / Carland Road, Dungannon

5.130 This site has been carried through unchanged from the initial scoring and therefore the scoring for the site remains the same.

Economic Sites – Dungannon - Preferred Option	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
1: Site A – Coalisland Road / Carland Road, Dungannon Grid Ref: H 799 641 Site size (Ha): 14.9 Ha	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	-

5.131 This site has been brought through unchanged from the initial consideration and therefore the scoring for this site remains the same. There are negative environmental effects identified such as increased traffic congestion, reduction in air quality, harm to biodiversity and landscape quality as well as damage to soil resources and water quality. Negative impacts on biodiversity and landscape may be mitigated by employing KSR's requiring retention of existing trees, hedgerows and woodland areas within and around the site, a full ecological assessment of the site and retention of the body of water within the site. Mitigation for impacts on water quality could include the encouragement of the use of SuDS. A KSR requiring access from the A 29 Cookstown Road with infrastructure improvements to the carriageway along with a new footway/cycle provision to the nearest/pedestrian cycle link could go some way to alleviating concerns about traffic congestion and impacts on air quality.

5.132 The site will continue to have positive social effects due to its potential to create jobs and increase spending power thus targeting social exclusion and poverty and increase people's quality of life and ability to access housing. Likewise, the site has positive economic effects with a significant positive effect identified in relation to **SA/SEA 19 Employment**. Whilst accessibility of the site has been described as "good", its location close to a number of road junctions, which are currently experiencing peak congestion, means that there are both negative and positive effects identified for **SA/SEA 22 Efficient Movement Patterns**.

D ECON 7 - (SITE B) – Cookstown (Carland) Road, Dungannon

5.133 The Table below summarises the SA/SEA Appraisal scoring for this site;

Economic Candidate Sites – Dungannon	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
3: Site C –	+	+	+	+	0	N/R	N/R	-	-	-	-	-	-	-	-	-	-	+	++	+	+	+

SA/SEA Findings including any significant negative effects

5.134 This site has been brought through unchanged from the initial consideration and therefore the scoring for this site remains the same. There have been no significant negative effects identified. It generally scores positively against the social SA/SEA objectives. Conversely the zoning of this site for economic use would have minor negative environmental effects such as impact on biodiversity, impact on air quality and on the historic environment.

5.135 In relation to this specific site, NED initially advised that part of the site is on Derraghadoan Pit Earth Science Review Site, however following in-house investigations, Lafarge Ireland Limited has indicated that the mineral deposits in this site (Site B) have been worked out by the company and the resource exhausted. This information has now been forwarded to the DAERA and DfE (Geological Survey of Northern Ireland) for their records and it is therefore considered that this issue is no longer a constraint to developing this site.

5.136 The zoning of this site as economic land will have a significantly positive effect on **SA/SEA 19 Employment**. In terms of the effect on **SA/SEA 22 Efficient Patterns of Movement** the site will have both a positive and negative effect because it is located both close to existing industry and therefore would see increased efficiency as well as also being close to road junctions which are already under pressure according to DfI Roads and therefore, would mean traffic congestion in the immediate locality might be increased by such a zoning at this site. DfI Roads has also indicated that cycle and pedestrian infrastructure to this site is poor and that infrastructural improvements are required.

5.137 In order to counteract the likely minor negative environmental effects, some mitigation measures may include Key Site Requirements which require the retention of trees and hedgerows and the use of SuDS in order to lessen the potential impact on flooding. Given the ongoing extraction by Lafarge Ireland Ltd. to the immediate north of the site it is considered that a land stability survey may be required as a Key Site Requirement in order to ensure that these works

will not have a detrimental impact on the stability of D ECON 7 (Site B). A Key Site Requirement should require provision for sewage, drainage, including surface water flooding, and appropriate access, cycle and walkways. Given the location of existing Phase 2 Housing Zoning land to the immediate south of Site B it is considered that a landscaped buffer is required along the southern boundary to protect residential amenity.

Opportunity Site for Recreation with Supporting Economic Mixed Use Development - Coalisland

5.138 The local town of Coalisland is important as it is a residential centre and for a focus for providing employment. It is not seen as a key centre for growth as it does not offer the range of services and facilities found in the three main towns. Accordingly on zoning economic development land the primary aim is to provide opportunity for expansion clustered around existing provision or to provide economic activities on publically owned land. Therefore the Plan Strategy proposes this opportunity site at Coalisland to identify an economic opportunity site in Coalisland.

5.139 In the POP the Coalisland former clay works site was identified as an opportunity site for recreation with supporting economic mixed-use development and the extent of the site was identified on a map. The topic of an opportunity site in Coalisland was assessed in the Interim SA/SEA Report. There are no changes to the proposed opportunity site and therefore the same reasonable alternative will be assessed.

Reasons for selecting alternatives

5.140 The Plan Strategy has brought forward the below Preferred Approach;

- (i) The Introduction of an Opportunity Site for Recreation and Economic Development in Coalisland.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Special Policy Area (SPA) - Coalisland		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns	
SPA - Coalisland	Introduction of Special Policy Area for Recreation and Economic Development in Coalisland (PA)	+	+	+	+	0	+	0	-	-	-	-	-	0	-	-	-	-	-	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.141 This approach can bring minor positive effects on **SA/SEA objectives 1 'Poverty & Social Exclusion', 2 'Health & Wellbeing', 3 'Education & Skills' and 4 'Opportunity of Decent Home'**, as it facilitates employment creation,

increased wages and a better quality of life. There is likely to be a negative impact on **SA/SEA objective 6 'Sense of Community'** as any potential development could impact on the Site of Local Nature Conservation Importance and this area may be utilised by the local community for walking or cycling. There is likely to be minor negative impacts on the majority of the environmental objectives as any proposed development can bring increased traffic, more pollution, and negative impact on the landscape and biodiversity. **SA/SEA objective 13 'Historic Environment'** has a neutral impact as there are no existing historic or cultural assets on the site. Significant positive effects have been identified on **SA/SEA objective 21 'Inward Investment'** through the provision of adequate amount of economic and recreational development land locally for Coalisland.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.142** There are no reasonable alternatives for addressing the issue of special policy area in Coalisland. The former clay works site has been identified as a potential site for a special policy area. This approach scored positively socially and economically but had minor negative impacts on the majority of the environmental objectives. LA09/2016/1307/F is the extant planning permission at the site and planning conditions will act as mitigation measures for the negative impacts on wildlife, biodiversity and the landscape. This approach aligns with SPF 3 to consolidate the role of the local towns of Coalisland and Maghera as service centres for their hinterlands providing appropriate development opportunities for housing, employment and leisure activities, in keeping with the scale and character of these settlements.
- 5.143** The former high school site at Maghera is within the settlement limits of Maghera and has not been considered at this stage but rather will be considered at the Local Policies Plan stage.

Rural Industrial Policy Areas (RIPAs) - Strategic Approach

- 5.144** Mid Ulster has a higher prevalence of rural entrepreneurship and of self-employment than the Northern Ireland average. There is also a predominantly rural population with 40% of households located in the countryside (Mid Ulster Preferred Options Paper 2016). The main issue is how to facilitate and support this entrepreneurial spirit and contribute to the aims of sustainable development. A more flexible approach to economic development in the countryside is one of the proposals to deal with the issue. This approach would take account of the specific nature of the district which is characterised by a frequent occurrence of rural industry. One of the measures advocated in the POP was the designation of Rural Industry Policy Areas. A RIPA is not a zoning and is a clustering of existing economic activity. RIPAs are not intended to be a zoning and nor is its extent to be treated as a settlement limit.
- 5.145** Within the POP no reasonable alternatives were proposed to Rural Industrial Policy Areas and the topic was discussed under the broader Economic Development policy. This general policy identified two reasonable alternatives to either adopt the existing policy or a more flexible approach tailored to Mid Ulster, which included rural industrial policy areas. Therefore, the topic of RIPAs was not assessed individually in the Interim SA/SEA Report but rather within the wider assessment of economic development policy. The strategic option to bring forward RIPA designations is assessed below.

Reasons for selecting alternatives

- 5.146** The purpose of a RIPA designation is to protect and consolidate existing strategic areas of rural industrial uses and contain them within set limits whereby large scale expansion would not be permitted.

It is considered that there is one policy approach for dealing with issue of Rural Industrial Policy Areas;

- (i) Introduction of Rural Industrial Policy Areas (RIPA's).

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Rural Industrial Policy Areas (RIPAs)		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
RIPAs	Designation of Rural Industrial Policy Areas (PA)	+	0	+	+	N/R	0	0	N/R	-	-	-	?	?	?	?	-	-	+	+	+	+	+

SA/SEA Findings including any significant negative effects

- 5.147** This approach can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Education and Skills’ and 4 ‘Opportunity of Decent Home’**. Safeguarding identified employment sites can facilitate the creation of new jobs and potential to develop new work skills in a range of employment sectors. This can bring steady and secure incomes and more opportunities in the housing market.
- 5.148** There are uncertain effects on **SA/SEA objectives 12 ‘Landscape and Townscape’, 13 ‘Historic Environment’, 14 ‘Climate Change’, 15 ‘Flood Risk’**. The impact is likely to depend on the nature, location and scale of each individual RIPA and the extent to which it is already developed and the level of scope for further development.
- 5.149** There is likely to be minor positive effects on all the economic objectives as the careful siting of RIPA's can help safeguard existing employment and create a range of further employment/investment opportunities at strategic rural locations within the district.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.150** The designation of Rural Industrial Policy Areas is an approach to manage the issue of economic development in the countryside. This approach would be tailored to the rural nature of Mid Ulster District and the high occurrence of rural industry. This will protect and consolidate existing areas of rural industry and contain set limits whereby large scale expansion would not be permitted. This is reflected in the positive scoring for the economic objectives. Should further candidate RIPA's be brought forward in the future they will need to meet criteria before being considered acceptable which can help avoid or mitigate against potential negative effects on for example biodiversity or neighbouring amenity. The individual RIPA sites at Tullyvannon and Desertcreat, which have been brought forward in the Plan Strategy, have been assessed below.

Individual Rural Industrial Policy Area (RIPA) Sites

5.151 Within the POP no reasonable alternatives were proposed on candidate sites for RIPAs and the areas were discussed under the topic of Economic Development. Candidate RIPA sites were not assessed individually in the Interim SA/SEA Report. The SA/SEA Report therefore has assessed both of the proposed individual RIPA sites and these are set out below.

Reasons for selecting alternatives

5.152 The proposed strategic RIPA's sites considered to be of strategic importance to the district and therefore brought forward within the Plan Strategy are:

- The area of existing industry at Tullyvannon (Killeeshil). This site was previously referred to in the POP as the '*Sandvik Site*'.
- The site at Desertcreat, near Cookstown, the home of the Fire Service Training Centre.

5.153 The POP had also listed a number of other potential sites and other potential sites were suggested via public representation however these are considered to be less strategic in nature and as such have not been included within the Plan Strategy.

5.154 The sites listed above are considered strategic because of a number of factors not least that their size and scale is beyond what could normally be expected of typical rural industry in Mid Ulster. The products manufactured at the Sandvik site are of regional, national and international importance. In addition, it is also considered important that this site, as well as the Desertcreat site, are not only located in close proximity to major transport corridors but are actually located adjacent to some of the main arterial roads which run through our district.

5.155 It is important to note that the area of existing industry near the settlement of Creagh, which was suggested in the POP as a potential RIPA, has now been removed. The overriding reason for the removal of the site at Creagh as a RIPA is the fact that a considerable part of the site and land to the east (which is the most obvious area for industrial expansion) lies below the Q100 flood level, thus making it floodplain. The expansion of this site within the floodplain would clearly be contrary to planning policy and therefore has not been included within the Plan Strategy.

Tullyvannon (Killeeshil) Rural Industrial Policy Area

5.156 The POP highlighted the land around the Sandvik factory as a potential Rural Industrial Policy Area given the scale of existing development at this site. The site is dominated by existing industry with Sandvik who make quarrying equipment, Acheson and Glover making concrete products and a Northstone depot. Work is ongoing on the northern portion of the site on an in-vessel composting facility for Northway. The name of this potential RIPA site has been

revised to Tullyvannon (Killeeshil) within the Plan Strategy. Therefore, the below approach is being brought forward by the Plan Strategy;

- (ii) Proposed strategic Rural Industrial Policy Area at Tullyvannon (Killeeshil).

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Proposed Strategic Rural Industrial Policy Areas (RIPAs)		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Sandvik	Strategic Rural Industrial Policy Area (PA)	+	+	+	+	N/R	+	N/R	-	-	-	-	0	0	-	-	-	-	++	+	+	++	+

SA/SEA Findings including any significant negative effects

- 5.157** The approach to include the Tullvannon site as a RIPA can bring minor positive effects on the majority of the social objectives apart from ‘crime’ and ‘accessibility to services’ where there is no relationship. The proposed RIPA at Tullvannon has the potential to facilitate job creation and development of education/skills in the expansion of existing and creation of new industry. This can bring improved wages, a higher standard of living and more opportunities to access the housing market. Overall this can create a sense of community as the approach is facilitating jobs for those who may want to live and work in the local community.
- 5.158** There is likely to be a negative impact on the majority of the environmental objectives as the expansion of existing and new industry in the countryside has the potential to bring more traffic, waste, increased emissions and flooding. It is acknowledged there are good accessibility links to the site which may lead to reduced travel times which could mitigate the effects of increased emissions. In terms of flooding, the designation of an RIPA can facilitate the expansion of industry which may increase surface run off and discharge to watercourses.
- 5.159** The likely neutral impacts on landscape/townscape and historical environment are because the site is characterised by existing industrial development in the immediate vicinity as well as the wider context. Whilst acknowledging the RIPA designation will facilitate expansion onto undeveloped lands, the landscape character has already been eroded by existing developed and further development within the RIPA designation is unlikely to cause detrimental / negative impacts.

5.160 This approach is likely to have significant positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’ and 21 ‘Inward Investment’** as this approach facilitates creation of new and expansion of existing industry, which will create employment, attract investment and stimulate economic growth of the local economy.

Reasons for selecting preferred option and consideration of any mitigation measures

5.161 Tullvannon has been chosen as a proposed strategic Rural Industrial Policy Area and this is reflected in the significant positive scoring for sustainable growth and investment. The site is approximately 35 hectares in area and has well established and on-going large scale industry. The site includes Sandvik who make quarrying equipment, Acheson and Glover making concrete products and work ongoing on the northern portion of the site for Northway (M/2014/0567/F). The industry located at the site is world class in terms of the range of products and the geographical spread of their distribution. There are also efficient patterns of movement as it is located adjacent to the main A4 Belfast – Enniskillen –Sligo transport corridor.

Desertcreat Rural Industrial Policy Area

5.162 The POP did not highlight Desertcreat as a RIPA but it is considered as a potential strategic RIPA due to the recent planning permission on the site for major development and the construction works on site have now commenced. Therefore the below approach is being brought forward within the Plan Strategy;

(i) Proposed strategic Rural Industrial Policy Area at Desertcreat.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Proposed Strategic Rural Industrial Policy Areas (RIPAs)		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Desertcreat	Strategic Rural Industrial Policy Area (PA)	+	+	+	+	N/R	+	N/R	-	-	-	-	-	-	-	-	-	-	++	+	+	++	+

SA/SEA Findings including any significant negative effects

- 5.163** This approach to include Desertcreat as a RIPA site can bring minor positive effects on the majority of the social objectives apart from 'crime' and 'accessibility to services' where there is no relationship. The site at Desertcreat has the potential to facilitate job creation in less traditional industries such as associated research and development uses which may become more common in the future. This can bring improved wages, a higher standard of living and more opportunities to access the housing market. Overall this can create a sense of community as the approach is facilitating jobs for those who may want to live and work in the local community.
- 5.164** There is likely to be a negative impact on all the environmental objectives as new industrial development in the countryside has the potential to bring more traffic, waste, increased emissions, flooding. Also this can have a negative impact on biodiversity, landscape and the historic environment. The site at Desertcreat is a large expansive site of drumlin type landscape but there is vegetation around the site mitigating against any negative impact on visual amenity.
- 5.165** This approach is likely to have significant positive effects on **SA/SEA objectives 18 'Sustainable Growth' and 21 'Inward Investment'** as this approach facilitates new industry, which will create employment, attract investment and stimulate economic growth of the local economy. There is also likely to be efficient movement patterns at the site as it has direct access to the A29 North-South corridor.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.166** Desertcreat has been chosen as a proposed strategic Rural Industrial Policy Area and this is reflected in the significant positive scoring for sustainable growth and investment. There is currently no existing industry at the site but planning approvals I/2012/0240/F and LA09/2017/0439/F have been granted for a joint services training college. These approvals point to the suitability of the site for less traditional economic uses which may be more common in the future.

SUSTAINABILITY APPRAISAL FINDINGS FOR POLICY OPTIONS

General Principles Policy

5.167 Within the POP no reasonable alternatives were proposed on the topic of general principles policy as any alternative would not be consistent with the strategic policy and the core principles of the SPPS. This topic was not assessed in the Interim SA/SEA Report and therefore has been assessed as part of the options brought forward within the Plan Strategy.

Reasons for selecting alternatives

5.168 The SPPS states that the guiding principle in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm. Mid Ulster's strategy in relation to General Planning policy incorporates the regional strategic core planning principles which are:

- Improving Health and Wellbeing;
- Creating and Enhancing Shared Space;
- Supporting Sustainable Economic Growth;
- Supporting Good Design and Positive Place Making; and
- Preserving and Improving the Built and Natural Environment

5.169 Mid Ulster Plan Strategy has brought forward the general policy highlighted below against which all proposed development will be assessed based upon the guiding principles of the SPPS. The detailed criteria within this policy are not repeated in individual policies in the Plan;

- (i) Introduction of 'General Principles Policy' related to all development proposals under the following sub headings (a) Amenity, (b) Nature and Scale of Development, (c) Siting Design and external appearance, (d) Advertisement, (e) Access Road layout and Parking Provision (f) Meeting needs of people with Mobility Difficulties, (g) Other infrastructural requirements, (h) Landscape Character, (I) Biodiversity, (j) Planning Gain and Developer Contribution.

5.170 The policy approach has been considered and appraised and the overall effects are summarised in the table below.

General Principles		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
General Principles	Introduction of 'General Principles Policy' related to all development proposals (PA)	+	++	+	++	+	+	++	++	+	+	++	++	+	++	+	+	+	+	+	+	+	+

SA/SEA Findings including any significant negative effects

- 5.171** This approach can bring significant positive effects on **SA/SEA objectives 2 'Health and Wellbeing', 4 'Opportunity of Decent Home' and 7 'Accessibility to Key Services'**. There is likely to be an assessment of social objectives such as protection of amenity from noise, odour, and loss of sunlight; access/parking provision; and needs of those with mobility/disability requirements. This option can bring significant positive effects on **SA/SEA objectives 11 'Biodiversity' and 12 'Landscapes and Townscapes'** as there is an emphasis on biodiversity enhancement and maintaining the landscape character. This approach can also likely have minor positive effects on **SA/SEA objectives 18 'Sustainable Growth' and 19 'Employment'** due to the tailored fibre optic provision requirement for housing developments over 25 units.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.172** There are no reasonable alternatives to this approach as any alternative would not be consistent with the strategic policy and the core principles of the SPPS. The preferred approach will have significantly positive social and environmental benefits and will reconfigure a suite of current policies into one simplified planning policy. The approach to this policy is therefore set within the context of the SPPS which states that sustainable development should be granted permission unless material considerations indicate otherwise. This approach also tailors general planning policy which allows for balanced decision making in the integration of a variety of complex social, economic, environmental and other matters that are in the long term public interest.

Preferred Approach: Adoption of Policy GP 1 – General Principles Planning Policy

Housing in Settlements - Policy Summary

- 5.173** There has been a fundamental change to the Housing policy since the publication of the POP. The POP and the Interim Report contained a broad assessment of a number of proposed housing policies, such as measures to fix housing densities, ensure extensions/alterations are subordinate to dwellings, set fixed separation distances, a requirement for a detailed landscape strategy and a Design and Access Statement. Following consideration of representations to the POP some of these proposed policies have dropped away and others have become stand-alone policies in their own right.

Protection of Land Zoned for Housing

Reasons for selecting alternatives

- 5.174** The aim of the SPPS in relation to Housing is to facilitate an adequate and available supply of quality housing to meet the needs of everyone. It is important that zoned housing land is safeguarded and not lost to other forms of development. The Local Development Plan process is the main vehicle for assessing future housing land requirements and managing growth to achieve sustainable patterns of residential development. Land has been zoned either as Phase 1 or Phase 2 within the Cookstown and Dungannon Area Plans, whereas the Magherafelt Area Plan has not phased zoned housing land.
- 5.175** In order to ensure a sufficient and adequate supply of housing land the POP suggested two policy approaches for dealing with the Protection of Land for Housing and these considered below;
- (i) Adopt the existing Housing Zonings policy approach contained within the existing area plans and PPS 12 – Social Housing.
 - (ii) Reconfigure existing policies contained in existing area plans and PPS 12, without fundamental amendments.

Each policy approach has been considered and appraised and the overall effects are summarised in the table below.

Housing		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Protection of Land for Housing	Current policy approach under transitional arrangement (RA)	++	+	N/R	++	0	+	+	+	-	-	-	-	?	+	-	-	-	+	+	+	+	+
	Reconfigure existing policy (PA)	++	+	N/R	++	0	+	+	+	-	-	-	-	?	+	-	-	-	+	+	+	+	+

SA/SEA findings including any significant negative effects

- 5.176** No significant negative impacts are anticipated from either approach. As the substance of both policy approaches are essentially the same, so are their likely effects. Given the importance of having an adequate supply of suitable housing land available throughout the life of the plan to cater for the needs of the population it follows that both approaches are likely to have significant positive impact on **SA/SEA 1 Poverty and Social Inclusion** and **SA/SEA 4 Opportunity to live in a Decent Home**. The SA/SEA appraisal indicates that under both approaches there will be minor positive impacts against **SA/SEA 2 Health and Wellbeing**, **SA/SEA 6 Sense of Community** and **SA/SEA 7 Access to Key Services**, as the considered selection of zoned land and their protection against inappropriate development can ensure positive impacts in relation to meeting the needs of local communities.
- 5.177** As both approaches seek to protect land for the purposes of providing additional housing over the plan period they perform poorly environmentally, with potential for negative effects on **SA/SEA 9 Water Quality**, **10 Air Quality**, **11 Biodiversity**, **12 Landscapes and Townscapes**, **15 Flood Risk**, **16 Waste and Non renewables** and **17 Land Quality**. Both approaches are considered to have a dual positive and negative impact on **SA/SEA 8 Effect of traffic**. Whilst the appropriate choice of housing land, near to existing facilities, can have a positive impact on reducing the need for private car journeys, it is also recognised that any new housing development may result in an increase in car based travel. An uncertain effect has been allocated against **SA/SEA 13 Historic Environment** as although it is considered that the effects may potentially be negative, the overall impact will depend on the nature, scale and location of the development.
- 5.178** It is anticipated that both approaches will have a minor positive effect on **SA/SEA 18 Encourage Sustainable Economic Growth**, **19 Employment**

Creation, 20 Economic Performance, 21 Inward Investment and 22 Efficient Movement Patterns, reflecting the importance of the construction industry in achieving sustainable development and in creating jobs.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.179** It is noted that no significant environmental effects have been identified from either approach. There are some minor negatives associated with both approaches in relation to the environmental objectives however these may be avoided by adhering to relevant Key Site Requirements, and the sequential approach to the release of phase 2 land. Further potential for mitigation through continuously monitoring and/or reviewing of housing delivery throughout the plan period and through policy encouragement for sustainable forms of transport such as walking and cycling. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to reconfigure and tailor existing policy. Under this approach there is an amalgamation of a number of existing plan policies and the social housing exception contained within PPS 12 - HS 2.
- 5.180** The Preferred Approach however would allow for an exception for social housing within Phase 2 land whereas current policy would consider Phase 2 land as rural land. The implications of these changes in terms of this amalgamation are considered to be minimal however it will offer a slightly greater degree of flexibility in terms of social housing provision and health, education and community uses. This approach also accords with objectives of the SPPS and the LDP objective to 'provide for 11,000 new homes by 2030 in a range of housing capable of meeting the needs of families, the elderly and disabled, and single people, at locations accessible to community services, leisure and recreational facilities, for those people with and without a car.'

Preferred Approach: Option (ii) Adoption of Policy HOU1 – Protection of Land Zoned for Housing.

Quality Residential Development

Reasons for selecting alternatives

- 5.181** The aim of the SPPS in relation to Housing is to facilitate an adequate and available supply of quality housing to meet the needs of everyone. The SPPS requires that planning authorities deliver increased housing density without town cramming, particularly in town centres and other locations that benefit from high accessibility to public transport facilities. It also states that within established residential areas it is imperative that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

In order to achieve good design in all new housing developments the plan Strategy has suggested two policy approaches for dealing with the Quality Residential Environments;

- (i) Adopt the current policy approach detailed in PPS 7 (including Addendum) PPS 12 and PPS 8 relating to the residential environment.
- (ii) Reconfigure existing policies contained in PPS 7 and PPS 12 without fundamental amendments.

Both policy approaches have been considered and appraised and the overall effects are summarised in the table below.

Housing		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Quality Residential Development	Current policy approach under transitional arrangement (RA)	+	+	0	+	+	+	+	-	-	-	-	-	?	-	-	-	-	+	+	+	+	+
	Reconfigure existing policy (PA)	+	++	0	++	+	+	+	-	-	-	-	-	?	-	-	-	-	+	+	+	+	+

SA/SEA findings including any significant negative effects

5.182 No significant negative impacts are anticipated from either approach. As the substance of both policy approaches are essentially the same, so are their likely effects. It is considered that both approaches will have a positive impact on the social SA/SEA objectives generally. However given that the reconfigured policy approach requires all proposals to demonstrate that it will create a sense of place, avoid town cramming and provide adequate public and private open space (as per Creating Places guidance), with additional clarification on separation distances, it is considered this approach will have a significant positive impact on **SA/SEA objectives 2 ‘Health and Wellbeing’** and **SA/SEA 4 ‘Opportunity of decent home’**.

5.183 Whilst both approaches seek to avoid town cramming, and require developments to respect the character of the local area taking account of settlement patterns, urban grain and design of existing properties. It is acknowledged that new development, particularly if greenfield land is required, has potential to impact negatively across almost all the environmental SA/SEA objectives. The only exception for both approaches is an uncertain impact on **SA/SEA 13 ‘Historic Environment’** as both could be potentially negative but largely depends on the nature scale and location of development and how this policy and related policies linked to Built Heritage are applied. Current policy requires archaeological and built heritage features to be identified and where

appropriate be protected and incorporated into the design and layout of the overall development in a suitable manner. This approach can ensure negative impacts are avoided, mitigated, and in some cases enhanced.

- 5.184** It is anticipated that both approaches will have a minor positive effect on **SA/SEA 18 Encourage Sustainable Economic Growth, 19 Employment Creation, 20 Economic Performance, 21 Inward Investment and 22 Efficient Movement Patterns** reflecting the importance of the construction industry in achieving sustainable development and in creating jobs.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.185** It is noted that no significant environmental effects have been identified from either approach. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to reconfigure and tailor existing policy. Under this approach there is an amalgamation of a number of existing plan policies and elements of existing guidance – ‘Creating Places’. Approach 2 through the requirement of the protection and integration of landscape features and provision of private and public open space, or the submission of a landscape strategy can indirectly provide mitigation in term of impacts on landscapes and soils. Approach 2 will also likely result in higher quality residential developments through the greater use of Design and Access Statements.

Preferred Approach: Option (ii) Adoption of Policy HOU2 – Quality Residential Development.

Residential Extensions

- 5.186** Within the POP no reasonable alternatives were proposed and the policy on residential extensions contained within the POP aligns with the current policy in PPS 7 Addendum Residential Extensions and Alterations. Therefore, the topic of residential extensions was not assessed individually in the Interim SA/SEA Report but rather within the wider assessment of housing policy. At the Interim Stage it was decided to amalgamate assessments of policies which had numerous elements. As the LDP progressed and as more detailed policies were developed from the broader policies of the POP the Environment Report will therefore assess each policy individually.

Reasons for selecting alternatives

- 5.187** It is considered that there are two policy approaches for dealing with the issue of residential extensions;

- (i) Adopt existing policy contained in PPS7 Addendum Residential Extensions and Alterations.

- (ii) Reconfigure existing policy wording without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

	Housing	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
		0	+	N/R	+	0	0	0	0	0	0	0	+	?	0	0	0	0	+	0	0	0	0
Residential Extensions	Current policy approach under transitional arrangement (RA)	0	+	N/R	+	0	0	0	0	0	0	0	+	?	0	0	0	0	+	0	0	0	0
	Reconfigure existing policy (PA)	0	+	N/R	+	0	0	0	0	0	0	0	+	?	0	0	0	0	+	0	0	0	0

SA/SEA Findings including any significant negative effects

- 5.188** No significant negative effects are anticipated from either of the suggested approaches. Both approaches are similar and this is reflected in the sustainability scoring above. It is worth noting that both options can bring minor positive effects on **SA/SEA objectives 2 ‘Health and Wellbeing’ and 4 ‘Opportunity of Decent Home’** as they are facilitating opportunities to extend the home whether that is to provide for the needs of a growing family or the needs of older family members. This can lead to improved health and well-being and quality of life. Both approaches are likely to have neutral impacts on the majority of the environmental objectives. In contrast **SA/SEA objective 11 ‘Landscapes and Townscapes’** can bring minor positive effects as the policy requires the scale, massing, external materials are subordinate and sympathetic to the existing property. Also there is likely to be minimal impacts on the economic objectives apart from **SA/SEA objective 18 ‘Sustainable Growth’** which can bring minor positive effects as both approaches are facilitating small scale development within the construction sector.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.189** In line with other plan policy approaches, the preferred option (Approach 2) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. This approach scores positively socially and economically reflecting the importance of providing opportunities to extend the home to meet the needs of a growing family or older family members. Mitigation measures for any extension or alteration to the home are reflected in the policy in scale, massing and design of the proposal and no harmful impact on neighbouring amenity and private open space.

Preferred Approach: Option (ii) Adoption of Policy HOU3 – Residential Extensions.

Conversion of Existing Buildings to Flats, Apartments or Houses in Multiple Occupation (HMO)

5.190 Within the POP no reasonable alternatives were proposed on conversion of existing buildings to flats and HMO's and the topic was discussed under the general theme of 'Meeting the needs of all' within the topic of Housing in Settlements. This general policy identified the need to achieve balanced communities with access to a wide variety of house types, size and tenure. Therefore, the topic of HMO was not assessed individually in the Interim SA/SEA Report but rather within the wider assessment of housing policy. At the Interim Stage it was decided to amalgamate assessments of policies which had numerous elements. As the LDP progressed and as more detailed policies have developed from the broader policies of the POP the SA/SEA Report has therefore assessed this policy individually.

Reasons for selecting alternatives

5.191 it is considered that there are two policy approaches for dealing with the issue of conversion of existing buildings to flats, apartments or houses in multiple occupation;

- (i) Adopt existing policy in LC 2 in PPS 7 Addendum 'Safeguarding the Character of Residential areas'.
- (ii) Reconfigure existing policy wording without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Conversion of existing buildings to flats or HMOs	Housing	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
		Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)	Current policy approach under transitional arrangement (RA)	Reconfigure existing policy (PA)
		+	+	N/R	+	0	+	+	+	-	+	0	-	?	+	0	-	0	+	+	+	0	+
		+	+	N/R	+	0	+	+	+	-	+	0	-	?	+	0	-	0	+	+	+	0	+

SA/SEA Findings including any significant negative effects

5.192 No significant negative effects are anticipated from either of the suggested approaches. Both approaches are similar and this is reflected in the sustainability scoring above. It is worth noting that both options can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 4 ‘Opportunity of a decent home’, 6 ‘Sense of Community’ and 7 ‘Accessibility to Key Services’**. Both options are making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities. There is likely to be both minor positive and negative effects on **SA/SEA objectives 8 ‘Effect of traffic’ and 10 ‘Air Quality’** as by providing accommodation in areas where there may be greater accessibility to sustainable modes of transport, however increased housing density could lead to increased traffic congestion in central urban areas.

5.193 Both approaches are likely to have minor negative effects on **SA/SEA objectives 9 ‘Water Quality’, 12 ‘Landscapes and Townscapes’ and 16 ‘Waste’** as more households can bring increased water consumption and waste and a cumulative effect on the appearance of the townscape which may have architectural merit. Both approaches can bring minor positive effects on the majority of the economic objectives as they are supporting urban regeneration and facilitating housing accommodation that suits varying housing needs including that of migrant workers.

Reasons for selecting preferred option and consideration of any mitigation measures

5.194 In line with other plan policy approaches, the preferred option (Approach 2) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. This approach scores positively socially and economically reflecting

the importance of providing opportunities to meet the varied housing needs of the whole community and creating balanced communities. This is particularly relevant in Dungannon where there has been a high demand for the conversion of buildings to smaller units and houses in multiple occupancy due to the large migrant population.

Preferred Approach: Option (ii) Adoption of Policy HOU4 – Conversion of Existing Buildings to Flats, Apartments or Houses in Multiple Occupation.

Travellers Accommodation

- 5.195** The POP suggested that there was no current traveller accommodation need identified for Mid Ulster and that the matter would be subject to continual review. It stated that should a future need arise for traveller Accommodation then a policy would be brought forward at a later stage. Therefore, the topic of Traveller Accommodation was not assessed within the SA/SEA Interim Report. During consideration of the POP responses which highlighted that whilst there may not be a current need for such accommodation, the LDP should include the relevant policy from PPS12 which states that exceptionally, and without a requirement to demonstrate need, a single family traveller transit site or serviced site may be permitted in the countryside.

Reasons for selecting alternatives

- 5.196** In light of the comments received to the POP and taking account of the comments of the SPPS, Mid Ulster's Plan Strategy proposes two reasonable alternatives when it comes to addressing the topic of Traveller Accommodation;
- (i) Adopt the current policy approach under transitional arrangements i.e. Apply current operational policy detailed in HS 3 – Travellers Accommodation of PPS 12 Housing in Settlements and contained within the SPPS (P.75)
 - (ii) Reconfigure existing policy HS 3 of PPS 12, without fundamental amendments.

Each policy approach has been considered and appraised and the overall effects are summarised in the table below.

Travellers Accommodation	Housing	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
		Current policy approach under transitional arrangement (RA)	+	+	N/R	++	0	+	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0
		Reconfigure existing policy (PA)	+	+	N/R	++	0	+	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0

SA/SEA findings including any significant negative effects

- 5.197** No significant negative impacts are anticipated from either approach. As the substance of both policy approaches are essentially the same, so are their likely effects. Given the importance of having an adequate supply of suitable accommodation to cater for all members of our society it follows that both approaches are likely to have minor positive impacts on **SA/SEA 1 Poverty and Social Inclusion**, **SA/SEA 2 Health & Wellbeing** and **SA/SEA 6 Sense of Community**. The SA/SEA appraisal indicates that under both approaches there will be significant positive impacts against **SA/SEA 4 Opportunity to live in a Decent Home** as this policy seeks to ensure accommodation is provided to meet the distinctive needs of travellers.
- 5.198** It is anticipated that both approaches will have broadly neutral impacts against the majority of the environmental objectives however a minor negative impact is envisaged against SA/SEA 12 Landscape and Townscape. Any potential negative impacts of these approaches could be mitigated through the considered selection of suitable sites. Similar to other assessments within this report where any new development is possible it is considered to result in a minor negative impact against **SA/SEA 16 Waste** due to a potential increase in household units and therefore waste production generated by future residents.
- 5.199** An uncertain effect has been allocated against **SA/SEA 13 Historic Environment** as although it is considered that the effects may potentially be negative, the overall impact will depend on the nature, scale and location of the development. It is anticipated that both approaches will have neutral impacts against all of the economic objectives.

Reasons for selecting preferred option

- 5.200** It is noted that no significant environmental effects have been identified from either approach. There are some minor negatives associated with both approaches in relation to the environmental objectives however these may be

avoided through considered selection of suitable sites. Further potential for mitigation through the application of criterion based policy which stipulates that adequate landscaping is provided and that development is compatible with existing and proposed buildings in the area paying particular regard to environmental amenity.

5.201 In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to reconfigure and tailor existing policy. Under this approach there is an amalgamation of a number of existing plan policies and the Travellers Accommodation exception contained within PPS 12 - HS 3. The implications of these changes in terms of this amalgamation are considered to be minimal. This approach also accords with objectives of the SPPS and the LDP objective to 'provide for 11,000 new homes by 2030 in a range of housing capable of meeting the needs of families, the elderly and disabled, and single people, at locations accessible to community services, leisure and recreational facilities, for those people with and without a car.' It also directly addresses the acknowledged need for a serviced travellers site as identified by NIHE.

Preferred Approach: Option (ii) Adoption of Policy TH1 – Travellers Accommodation

Housing in the Countryside

Reasons for selecting alternatives

5.202 Mid Ulster District has a geographically dispersed population with 40% of our households living in the open countryside and has the smallest urban based population in Northern Ireland (Mid Ulster Preferred Option Paper 2016). The key issue is to recognise the predominantly rural nature of the population and the desire to live in the countryside close to family attachments and within their local community but minimise impact on the rural character. According to the SPPS the aim is to manage development in a manner which strikes a balance between the protection of the environment from inappropriate development while supporting and sustaining rural communities. This SPPS has a policy approach based on clustering, consolidating and grouping new development with existing established buildings and the re-use of previously used buildings.

General Policy

5.203 The POP suggested no reasonable alternatives as the SPPS clearly sets out the policy approach for the location, siting and design of proposed development in the countryside. This policy is reinforced through existing rural design guidance in the form of Building on Tradition.

In light of this it is considered that there is only one policy approach for dealing with issue of general policy;

- (i) Amalgamate existing general policy related to all residential development in the countryside under the following sub headings; a) Cluster, consolidate and Group b) Integration, c) Respect rural character, d) Avoid urban Sprawl, e) Appropriate design.

Table below summarises the SA/SEA appraisal scores for above suggested approach.

Sustainable Development in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
General Policy	Amalgamate existing General Policy related to all residential development in the countryside (PA)	+	+	N/R	+	N/R	+	0	0	0	0	+	+	+	0	0	0	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.204 This approach can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Opportunity of decent home' and 6 'Sense of Community'**, as it facilitates vital and vibrant rural communities. There are minor positive effects on **SA/SEA objectives 11 'Biodiversity', 12 'Landscapes', 13 'Historic Environment' and 17 'Land Quality'**. It also recognises the environmental value of the countryside as it includes several criteria to manage residential development including ensuring that all such developments integrate with their settings, respect the rural character, avoid contributing to urban sprawl or mar the distinction between a settlement and the surrounding countryside and be of appropriate design in terms of height, scale, architectural detail and finishes. This approach can bring minor positive effects on all the environmental objectives except **SA/SEA objective 22 'Efficient Movement Patterns'** which can bring more car journeys to facilities in the urban areas. Economically this approach can contribute to the regeneration of the rural community by facilitating more people to live in the countryside who may use local shops and participate in community organisations.

Reasons for selecting preferred option and consideration of any mitigation measures

5.205 It is noted that no significant environmental effects have been identified from this approach. In line with the overall approach of the LDP, the preferred approach is to adopt the proposed General Principles policy i.e. to amalgamate existing general principles into one over-arching policy. This approach avoids repetitive policy relating to clustering, consolidating and rural character being repeated in every other housing in the countryside policy.

Preferred Approach: Adoption of Policy CT1 – General Policy

Dwellings in the Countryside

5.206 Within the POP no reasonable alternatives were proposed for the individual policies relating to dwellings in the countryside as the topic was discussed under the general theme of 'Single Dwelling in the Countryside'. The Interim SA/SEA Report assessed 3 options:

- (i) Planning Strategy for Rural Northern Ireland
- (ii) Status Quo PPS 21
- (iii) Accord with the SPPS and tailor to Mid Ulster

5.207 In the Interim SA/SEA Report option (i) – which proposed a return to the Planning Strategy for Rural Northern Ireland was assessed. Following an assessment of this option at the Interim SA/SEA stage it was concluded not to be a reasonable alternative as it scored poorly against the SA/SEA framework,

with a number of significant negative scorings and it has therefore not been brought forward in the Plan Strategy.

5.208 Two reasonable alternatives were identified at that stage for the general policy approach which were to either adopt the existing policy approach or a more flexible approach tailored to Mid Ulster. This was a general assessment of potential strategic approaches to addressing Housing in the Countryside and therefore did not provide an assessment of individual elements of this overall policy topic e.g. dwelling in an existing non-farm cluster or dwelling infilling a small gap site etc. Therefore, in order to provide a detailed assessment of each element of this wide policy, the policy has been broken down into its various elements and these have been assessed individually below.

Dwelling in an Existing Non - Farm Cluster

Reasons for selecting alternatives

5.209 it is considered that there are two policy approaches for dealing with issue of dwelling in an existing non-farm cluster;

- (i) Adopt existing policy contained in Policy CTY 2a of PPS 21 and SPPS. This approach can provide an opportunity for an additional dwelling, providing it is sited as part of a cluster of 4 or more buildings, at a focal point such as a community building or a cross-roads.
- (ii) Reconfigure existing policy wording with the following amendments:
 - Removal of criteria requiring that cluster of development must comprise of at least 3 dwellings.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Dwelling in an existing Non-Farm Cluster	Adopt existing policy (RA)	+	+	N/R	+	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-
	Reconfigure existing policy (PA)	+	+	N/R	+	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative effects

- 5.210** The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 4 ‘Opportunity of decent home’ and 6 ‘Sense of Community’**. It promotes more opportunities to live within the rural community, assists in preventing social isolation and facilitates those who may want to live nearer to family attachments. This approach can bring minor negative effects on all the environmental objectives as a new dwelling in the countryside can bring more car journeys, more air pollution and greater impact on climate change, a negative impact on existing wildlife habitats and the rural landscape. In terms of **SA/SEA objective 13 ‘Historic Environment’** as it depends on how the relevant policies such as archaeology are applied. There are minor positive effects on all the economic objectives except **SA/SEA objective 22 ‘Efficient Movement Patterns’** which can bring more car journeys to facilities in the urban areas. Economically this approach can contribute to the regeneration of the rural community by facilitating more people to live in the countryside who may use local shops and participate in community organisations.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.211** In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. Approach (ii) is less prescriptive than the current approach as there is the removal of criteria requiring that cluster of development must comprise of at least 3 dwellings. This may provide additional opportunities for a new dwelling in the countryside but still align with the SPPS principles to cluster and consolidate with existing buildings. This approach scores positively socially and reflects the importance of providing opportunities to live in the countryside to sustain vibrant rural communities and be close to family attachments.

Preferred Approach: Option (ii) Adoption of Policy CT2 (a) – Dwelling in an Existing Non-Farm Cluster.

Dwelling infilling a small gap site

Reasons for selecting alternatives

- 5.212** It is considered that there are two policy approaches for dealing with issue of dwelling infilling a small gap site;
- (i) Adopt existing policy contained in Policy CTY 8 in PPS 21 and SPPS. This approach allows for the development of up to 2 dwellings in a substantial and continuous built up frontage (this is a line of 3 or more buildings along a road frontage).

(ii) Reconfigure existing policy wording with the following amendments:

- Removal of a) the term "substantial and continuously built up frontage".
- Exceptionally the potential for a small infill site between 2 dwellings has been introduced.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Infill Site	Adopt existing policy (RA)	+	+	N/A	+	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-
	Reconfigure existing policy (PA)	+	+	N/A	+	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative effects

5.213 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 4 'Opportunity of decent home' and 6 'Sense of Community'**. It promotes more opportunities to live within the rural community, assists in preventing social isolation and facilitates those who may want to live nearer to family attachments. This approach can bring minor negative effects on all the environmental objectives as a new dwelling in the countryside can bring more car journeys, more air pollution and greater impact on climate change, a negative impact on existing wildlife habitats and the rural landscape. In terms of **SA/SEA objective 13 'Historic Environment'** as it depends on how the relevant policies such as archaeology are applied. There are minor positive effects on all the economic objectives except **SA/SEA objective 22 'Efficient Movement Patterns'** which can bring more car journeys to facilities in the urban areas. Economically this approach can contribute to the regeneration of the rural community by facilitating more people to live in the countryside who may use local shops and participate in community organisations.

Reasons for selecting preferred option and consideration of any mitigation measures

5.214 In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. This approach facilitates a dwelling in a gap site between 2 dwellings in exceptional circumstances, which can provide additional opportunities for a new dwelling in the countryside. This still aligns with the SPPS principles to cluster and consolidate with existing buildings. This approach scores positively socially and economically and reflects the importance of providing opportunities to live in the countryside to sustain vibrant rural communities and be close to family attachments.

Preferred Approach: Option (ii) Adoption of Policy CT2 (b) – Dwelling infilling a small gap site.

Replacement Dwelling

Reasons for selecting alternatives

5.215 It is considered that there are two policy approaches for dealing with issue of replacement dwellings;

- (i) Adopt existing policy contained in Policy CTY 3 in PPS 21 and SPPS.
- (ii) Reconfigure existing policy wording with the following amendments:
 - Removal of the "important contribution to heritage, appearance or character of the locality" test.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: inward investment	SA/SEA 22: Efficient movement patterns
Replacement Dwelling	Adopt existing policy (RA)	+	+	N/R	+	0	+	-	-	-	-	-	-	-	-	-	-	-	+	+	+	+	-
	Reconfigure existing policy (PA)	+	+	N/R	+	0	+	-	-	-	-	-	-	-	-	-	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative effects

5.216 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 4 'Opportunity of decent home' and 6 'Sense of Community'**. It promotes more opportunities to live within the rural

community, assists in preventing social isolation and facilitates those who may want to live nearer to family attachments. This approach can bring minor negative effects on all the environmental objectives as a new dwelling in the countryside can bring more car journeys, more air pollution and greater impact on climate change, a negative impact on existing wildlife habitats and the rural landscape. There are minor positive effects on all the economic objectives except **SA/SEA objective 22 'Efficient Movement Patterns'** which will likely bring more car journeys to facilities in the urban areas. Economically this approach can contribute to the regeneration of the rural community by facilitating more people to live in the countryside who may use local shops and participate in community organisations.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.217** In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. This approach scores positively socially and economically reflecting the importance of providing opportunities to live in the countryside to sustain vibrant rural communities and be close to family attachments. This approach is less prescriptive as does not provide a long list of criteria that have to be met to replace a dwelling. Replacing existing buildings is a more sustainable option, as the infrastructure such as access and drainage is already in place, and planting may already be in place that will aid the integration of the dwelling in the countryside.

Preferred Approach: Option (ii) Adoption of Policy CT2 (c) – Replacement Dwelling.

Conversion / Re-use of Existing Buildings for Residential Use

Reasons for selecting alternatives

- 5.218** It is considered that there are two policy approaches for dealing with issue of conversion / re-use of existing buildings for residential use;

(i) Adopt existing policy as contained in Policy CTY 4 in PPS 21 and SPPS. This approach facilitates the sympathetic conversion and re-use of a range of older buildings such as former school houses or churches, but does not include “steel framed” buildings such as agricultural sheds, for use as a single dwelling.

(ii) Reconfigure existing policy wording without fundamental amendments.

The SA/SEA appraisal scores for above suggested approaches are summarised below.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Conversion/Reuse	Adopt existing policy (RA)	+	+	+	+	0	+	-	-	-	-	+	+	+	+	-	-	+	+	+	+	+	-
	Reconfigure existing policy (PA)	+	+	+	+	0	+	-	-	-	-	+	+	+	+	-	-	+	+	+	+	+	-

SA/SEA Findings including any significant negative effects

5.219 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing and 6 ‘Sense of Community’**. This is facilitating greater opportunities for people to live within the rural community and possibly near to family ties, thus reducing social isolation. Both approaches are identified as having minor negative impacts on the majority of the environmental objectives. There are however positive impacts on **SA/SEA objectives 12 ‘Landscape and Townscape’ and 13 ‘Historic Environment**. The re-use and sympathetic conversion of these older buildings can be a sustainable approach to development while retaining habitats of protected species such as bats and swifts. Both approaches are likely to have minor positive economic effects on **SA/SEA objectives 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’ and 21 ‘Investment’** as they are facilitating employment in the conversion and renovation and by providing homes in the rural area. This contributes to regeneration and strong vibrant rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

5.220 In line with other plan policy approaches, the preferred option (Approach 2) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. The re-use and conversion of buildings for residential use is seen as being a sustainable approach to development in the countryside i.e. to re-use rather than demolish an existing building and replace it with a new build. This will ensure the preservation and enhancement of the built heritage and the rural landscape. Conversion of an existing building would also utilise existing

services such as access and drainage which would lessen the negative impact on rural amenity and landscape character.

Preferred Approach: Option (ii) Adoption of Policy CT2 (d) – Conversion/Re-use of Existing Buildings for Residential Use.

Dwelling on a Farm

Reasons for selecting alternatives

5.221 It is considered that there are two policy approaches for dealing with issue of dwelling on a farm;

- (i) Adopt existing policy contained in Policy CTY 10 in PPS 21 and SPPS.
- (ii) Reconfigure existing policy wording with the following amendments:

- Removal of criteria that access to the dwelling should be from an existing lane.
- The new building should be clustered with a group of buildings and only where there are health and safety reasons or verifiable plans to expand the farm business will consideration be given to a site which is visually linked to the farm.
- Only in exceptional circumstances will a site be considered not visually linked to a farm group, where the house is to provide for a retiring farmer to allow for the disposal of the farm or where significant environmental benefits have been demonstrated by the applicant.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Dwelling on a Farm	Adopt existing policy (RA)	+	+	+	+	0	+	-	+	-	+	-	-	?	+	-	-	-	+	+	+	+	+
	Reconfigure existing policy (PA)	+	+	+	+	0	+	-	+	-	+	-	-	?	+	-	-	-	+	+	+	+	+

SA/SEA Findings including any significant negative effects

5.222 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on the **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 3, ‘Education and Skills’, 6 ‘Sense of Community’ and 4 ‘Opportunity for a Decent Home’**. They promote more opportunities for farmers to live on the family farm and continue to live within their communities. This assists in preventing social isolation and develop their agricultural skills. There are uncertain effects on **SA/SEA objective 13 ‘Historic Environment’** as it depends on how the relevant policies such as archaeology are applied. Both approaches can bring minor positive and minor negative effects on the **SA/SEA objectives 8 ‘Effect of traffic’, 10 ‘Air Quality’ and 14 ‘Climate Change’**. There could be less journeys as the farmer can be located adjacent to the farm businesses reducing the need to travel, however any new dwelling can bring more car journeys from the increasing number of rural dwellers. There are minor positive effects on all the economic objectives. Agriculture is a major employer within Mid Ulster and both approaches ensure they are provided with an opportunity to erect a dwelling in order to sustain and grow their businesses.

Reasons for selecting preferred option and consideration of any mitigation measures

5.223 In line with other plan policy approaches, the preferred option (Approach 2) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. Approach 2 scores positively socially and reflects the importance of providing opportunities for the farming community to erect a dwelling on their farms in sustaining vibrant rural communities. The preferred approach also scores positively economically and this demonstrates how important it is that

farmers are provided with an opportunity to erect a dwelling so family members continue to live and work on the farm. In approach 2 there is the removal of the requirement to use an existing lane for the new dwelling as this is overly restrictive and has the potential to cause difficulties with 3rd parties and mortgage lenders.

Preferred Approach: Option (ii) Adoption of Policy CT2 (e) – Dwelling on a Farm.

Dwelling in a Farm Cluster

5.224 Within Mid Ulster there is a significant farming community with 4090 active farms registered (DAERA the Agricultural Census in Northern Ireland 2016). The key issue is how best to facilitate agriculture to ensure sustainable growth while maintaining vibrant rural communities. According to the SPPS the policy objectives for the countryside are to manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community and conserve the landscape. This SPPS has a policy approach based on clustering, consolidating and grouping new development with existing established buildings and the re-use of previously used buildings.

Reasons for selecting alternatives

5.225 Therefore the Plan Strategy proposes a new policy to address the above circumstances and to reflect the importance of agriculture in Mid Ulster;

- (i) Introduction of new Policy for Dwelling in a Farm Cluster. This approach facilitates the development of a site located within a farm cluster where the farm is not active and permission has not been obtained in the last 10 years. A dwelling can be absorbed through rounding off and consolidation of will not significantly alter the character. The existing farm cluster must comprise 3 or more substantial buildings on the farm and bounded by a building on at least 2 sides.

The below table summarises the SA/SEA appraisal scores for above suggested approach.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Dwelling in a Farm Cluster	Policy CT 2 (f) Dwelling in a Farm Cluster (PA)	+	+	+	+	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative effects

- 5.226** This approach can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills', 4 'Opportunity of decent home' and 6 'Sense of Community'**. It promotes more opportunities to live within the rural community, assists in preventing social isolation and facilitates those who may want to live nearer to family attachments. This approach can bring minor negative effects on all the environmental objectives as a new dwelling in the countryside can bring more car journeys, more air pollution and greater impact on climate change, a negative impact on existing wildlife habitats and the rural landscape. In terms of **SA/SEA objective 13 'Historic Environment'** as it depends on how the relevant policies such as archaeology are applied.
- 5.227** There are minor positive effects on all the economic objectives except **SA/SEA objective 22 'Efficient Movement Patterns'** which can bring more car journeys to facilities in the urban areas. Economically this approach can contribute to the regeneration of the rural community by facilitating more people to live in the countryside who may use local shops and participate in community organisations.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.228** This approach is a new policy introduced to provide additional circumstances for obtaining a dwelling in the countryside. It was developed to reflect the rural nature of the Mid Ulster population as 70.84% live in a rural area (Mid Ulster Preferred Options Paper 2016). This approach scores positively socially and reflects the importance of providing opportunities to live in the countryside to sustain vibrant rural communities and be close to family attachments. It can also provide opportunities for siblings or sons/daughters of existing farmers to live in the countryside who may want to be involved. Even though there are negative environmental impacts with any new dwelling in the countryside this approach aims to mitigate the impact through clustering and consolidating with existing buildings.

Preferred Approach: Adoption of Policy CT2 (f) – Dwelling in a Farm Cluster.

Dwelling to meet Personal and Domestic Circumstances

Reasons for selecting alternatives

- 5.229** It is considered that there are two policy approaches for dealing with issue of dwelling to meet personal and domestic circumstances;
- (i) Adopt existing policy contained in Policy CTY 6 in PPS 21 and SPPS. This approach facilitates where the personal and domestic circumstances are so compelling that a new dwelling is required i.e. for a carer or someone being cared for. The applicant will need to

demonstrate why an extension to the current dwelling is not an appropriate option. In such cases the applicant will be expected to provide sufficient information to allow a proper assessment of each specific case.

(ii) Reconfigure existing policy wording without fundamental amendments

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Personal and Domestic Circumstances	Adopt existing policy (RA)	++	++	N/R	+	+	+	+	+	-	+	-	-	?	+	-	-	-	+	+	+	+	-
	Reconfigure existing policy (PA)	++	++	N/R	+	+	+	+	+	-	+	-	-	?	+	-	-	-	+	+	+	+	+

SA/SEA Findings including any significant negative effects

5.230 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring significant positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’** and **2 ‘Health and Wellbeing’**. This policy facilitates people needing care to live in their local community, close to family ties and not have to move away to urban areas for medical care. This may reduce feeling of loneliness, social isolation and improve mental wellbeing. Both approaches are likely to minor positive and negative effects on environmental **SA/SEA objectives 7 ‘Accessibility to Services’, 8 ‘Effect of traffic’, 10 ‘Air Quality’** and **14 ‘Climate Change’**. There could be less reliance on professional care and travelling to and from hospitals etc. as the carer is living nearby. However as there is more dwellings in the countryside there is the potential for more car journeys and more air pollution. Both approaches have also been identified as having minor negative effects on **SA/SEA objectives 9 ‘Water Quality’, 11 ‘Biodiversity’, 12 ‘Landscape’** and **16 ‘Waste’**. Any increase in the number of dwellings in the countryside can bring loss of biodiversity, increased water consumption and waste and negative impact on the landscape.

There are minor positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’ and 21 ‘Inward Investment’** as this approach can bring additional employment opportunities through the construction of new dwellings and this contributes to regeneration and strong, vibrant rural communities. **SA/SEA objective 22 ‘Efficient Movement Patterns’** can bring positive and negative effects. Again there may be less travelling from healthcare professionals but more development in the countryside may also mean more car journeys.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.231** In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. This approach contributes to SFG13 of the RDS (2035) which has an objective to sustain rural communities living in smaller settlements and open countryside.

Preferred Approach: Option (ii) Adoption of Policy CT2 (g) – Dwelling to Meet Personal and Domestic Circumstances.

Dwelling for a Carer or Someone Availing of Care

- 5.232** There is an increasing need to provide dwellings for a carer or someone availing of care within Mid Ulster. Within the District just over 10% of the population rely on a degree of care and maximum travel times to an A&E hospital was 50.39 minutes and 15.22 minutes to a GP premises (Mid Ulster Preferred Options Paper 2016). Therefore, we must cater for the needs of the carers of the elderly and disabled by accommodating development which allows people to remain within their own communities. The SPSS has an objective to manage growth to achieve appropriate and sustainable patterns of development which will support a vibrant rural community. In light of the above therefore the Plan Strategy proposes to bring forward a new policy to address the issue of carers or those availing of care.

Reasons for selecting alternatives

- 5.233** In light of the above therefore the Plan Strategy proposes to bring forward a new policy to address the issue of carers or those availing of care;
- (i) Introduction of new Policy for Dwelling for a Carer or someone availing of care. This approach recognises that there are many instances where someone caring or availing of care need family members living next door to them to care for them. Provision is made for an extension to an existing dwelling or change of use of an existing building within the curtilage to form a separate residential unit.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Carers	Introduction of Policy on Dwelling for a Carer or someone availing of care (PA)	++	++	N/R	+	+	+	-	+	-	+	-	+	?	+	-	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative effects

- 5.234** This approach can bring significant positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’** and **2 ‘Health and Wellbeing’** as this will reduce feelings of social isolation for carers and those needing care. There are both positive and negative effects on **SA/SEA objectives 7 ‘Accessibility to Key Services’**, **8 ‘Traffic’**, **10 ‘Air Quality’**, **12 ‘Landscape and Townscape’** and **14 ‘Climate Change’**. There may be less travelling from healthcare professionals and this will reduce the number of car journeys and consequently reduced air pollution. The policy provides for an extension to an existing dwelling and conversions to outbuildings so they will be no new single dwellings constructed, hence reducing the impact on the landscape. However, the negative effects are that there may be more development in the countryside so more water consumption, more journeys, more pollution, and negative impact on waste and flooding. In terms of **SA/SEA objective 13 ‘Historic Environment’**, this can bring uncertain effects as there is no evidence to measure the impact on traditional rural buildings.
- 5.235** There are minor positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’**, **19 ‘Employment’**, **20 ‘Economic Performance’** and **21 ‘Inward Investment’** as this approach can bring additional employment opportunities through the conversion of older buildings, construction of extensions and this contributes to regeneration and strong, vibrant rural communities. **SA/SEA objective 22 ‘Efficient Movement Patterns’** can bring positive and negative effects. Again there may be less travelling from healthcare professionals but more development in the countryside may also mean more car journeys.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.236** This approach is a new policy introduced because within Mid Ulster just over 10% of the population rely on a degree of care and maximum travel times to an A&E hospital was 50.39 minutes and 15.22 minutes to a GP premises (Mid Ulster Preferred Options Paper 2016). This is to cater for the needs of the elderly and disabled by accommodating development which allows people to remain within their own communities. Overall this will contribute to sustaining a

strong vibrant rural community. Therefore, the policy ensures compliance with the SPPS to cluster, consolidate and group new development. This sustainable approach facilitates new development which can benefit from the utilisation of existing services such as access or drainage.

Preferred Approach: Adoption of Policy CT2 (h) – Dwelling for a Carer or someone Availing of Care.

Dwelling for a Business Enterprise

Reasons for selecting alternatives

5.237 An aspect of the Mid Ulster economy is the high prevalence of rural entrepreneurship and this coincides with the predominantly rural population. Mid Ulster District has a geographically dispersed population with 40% of our households living in the open countryside and has the smallest urban based population in Northern Ireland. The issue is to facilitate and support this entrepreneurial spirit but in accordance with sustainable growth. According to the SPPS the policy objectives for the countryside are to manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community and conserve the landscape. This SPPS has a policy approach based on clustering, consolidating and grouping new development with existing established buildings and the re-use of previously used buildings.

5.238 It is considered that there are two policy approaches for dealing with issue of dwelling for a Business Enterprise;

(i) Adopt existing policy contained in Policy CTY 7 in PPS 21 and SPPS.

(ii) Reconfigure existing policy wording with the following amendments:

- Inclusion of test where the business has been established minimum 6 years and is operating from a building of not less than 150.sqm floorspace.

The SA/SEA appraisal scores for above suggested approaches are summarised below.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Dwelling for a Business Enterprise	Adopt existing policy (RA)	+	+	N/R	+	+	+	0	+	-	+	-	-	?	+	-	-	-	+	+	+	+	+
	Reconfigure existing policy (PA)	+	+	N/R	+	+	+	0	+	-	+	-	-	?	+	-	-	-	+	+	+	+	+

SA/SEA Findings including any significant negative effects

5.239 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 4 ‘Opportunity of decent home’, 5 ‘Reduce crime’ and 6 ‘Sense of Community’**. Both are facilitating more opportunities for business owners to live in close proximity to their businesses for security reasons which can reduce crime. As both approaches are facilitating more dwellings in the countryside there are likely to be minor negative effects on environmental objectives such as **9 ‘Water Quality’, 11 ‘Biodiversity’, 12 ‘Landscapes’, 15 ‘Flood Risk’, 16 ‘Waste’ and 17 ‘Land Quality’**. More dwellings can bring more waste, more surface run off, impact on wildlife and negative impact on the rural character.

5.240 There are likely to be positive and negative effects on **SA/SEA objectives 8 ‘Traffic’, 10 ‘Air Quality’, 14 ‘Climate Change’ and 22 ‘Efficient Movement Patterns’**, as there may be less car journeys as people will be living nearer to their place of work but any increase in the number of dwellings in the countryside is likely to increase traffic generation and emissions. There are minor positive effects on all the economic objectives. Both approaches facilitate sustaining rural businesses and this is particularly important in Mid Ulster which has a predominantly rural pollution with high levels of rural entrepreneurship.

Reasons for selecting preferred option and consideration of any mitigation measures

5.241 In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. Approach (ii) is similar to current policy but there is the inclusion of a test where the business has been established minimum 6 years and is operating from a building of not less than 150.sqm floorspace. Inclusion of this

additional criteria is to ensure there is sufficient information to demonstrate that a dwelling is needed at an established business and avoid a proliferation of new dwellings at rural businesses. This approach would fit with the plan objectives to create vital and vibrant rural communities and the need to recognise the importance of self-employment and home working, particularly in rural areas.

Preferred Approach: Option (ii) Adoption of Policy CT2 (i) – Dwelling for a Business Enterprise.

Dwelling for Holder of Commercial Fishing Licence

- 5.242** This is a new policy that was not considered in the POP or the Interim SA/SEA Report. This policy evolved in recognition of the importance of the commercial fishing industry to Mid Ulster.

Reasons for selecting alternatives

- 5.243** Fishing activity on Lough Neagh is dominated by long established commercial fishing which is controlled by the Lough Neagh Fishermen's Co-operative Society. The Lough Neagh eel fishery alone is worth approximately £3.2m to the NI rural economy and supports over 300 families along the Lough Shore. There is currently no provision within existing regional policy, either the SPPS or PPS 21 for a dwelling for a holder of commercial fishing licence. There is a need to align with our plan objectives to provide for vital and vibrant rural communities whilst protecting the countryside and to promote diversity in the range of jobs recognising the importance of employment in the primary, secondary and tertiary sectors.
- 5.244** It is considered that there are proposed two approaches for dealing with issue of dwelling for holder of commercial fishing licence;

- (i) A land-based designation approach for a dwelling for holder of commercial fishing licence and associated policy. The proposed SCA and any floodplain areas along the shoreline will be excluded from this new designated area.
- (ii) Identify a Dispersed Rural Community (DRC) area wherein a dwelling for holder of commercial fishing licence can be accommodated. This DRC area would enable dwellings to be accommodated within it and will equally apply to others who meet the existing DRC criteria i.e. where an applicant makes a substantial economic or social contribution to that community.

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside- Dwellings in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Dwelling for a Fisherman	A land based designation approach (PA)	+	+	+	+	0	+	-	0	0	0	-	-	?	0	?	-	-	+	+	+	+	-
	Identify a Dispersed Rural Community where dwellings for fishermen can be accommodated (RA)	+	+	+	+	0	+	0	0	0	0	-	-	?	0	?	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative effects

- 5.245** The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 3 ‘Education and Skills’, 4 ‘Opportunity of decent home’ and 5 ‘Sense of Community’**. They promote more opportunities for those holders of a commercial fishing licence to live within the lough shore area close to family attachments and local community. This is also facilitating the continuation of traditional fishing skills that are passed down through the generations. Approach (i) is likely to have a minor negative effect on **SA/SEA objective 7 ‘Accessibility to key services’** as it will not address the provision of services needed for the rural population.
- 5.246** Both approaches are likely to have minor negative effects on **SA/SEA objectives 11 ‘Biodiversity’ and 12 ‘Landscapes and Townscapes’** as new development will lead to the loss of greenfield sites and wildlife habitats. There is likely to be a neutral impact on **SA/SEA objectives 8 ‘Effect of traffic’, 10 ‘Air Quality’ and 14 ‘Climate Change’** as both approaches can bring more efficient journey times to the place of work at the lough shore. Both approaches are likely to have minor positive effects on **SA/SEA objectives 18 ‘Sustainable growth’, 19 ‘Employment’, 20 ‘Economic Performance’ and 21 ‘Inward Investment’**. They can facilitate growth in the Mid Ulster fishing industry by creating jobs and associated investment to the Lough Shore area. It can also ensure the Lough Shore area remains a vibrant community and aids regeneration of this area.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.247** This is a new policy introduced because many of those who hold commercial fishing licences do not come from a farming background but are from families who are long standing residents within the villages and smaller settlements of the Lough Shore. There is a need to provide dwellings for those involved in commercial fishing to sustain this industry and have vibrant rural communities

around the Lough Shore. It is considered that fishing is an important economic activity specific to the Mid Ulster District (particularly eel fishing).

- 5.248** The land based designation approach is the most appropriate approach which will facilitate new dwellings for those involved in the fishing industry. Approach 2 was discounted as the Lough Shore area is not considered to be a remote area and already has existing road linkages, therefore would not meet the criteria for a DRC. Additionally, the identification of this area as a DRC may potentially result in an excessive number of dwellings which could have potential negative environmental impacts upon Lough Neagh and its environs.

Preferred Approach: Option (i) Adoption of Policy CT2 (J) – Dwelling for Holder of Commercial Fishing Licence.

Social and Affordable Housing in the Countryside

- 5.249** The POP suggested no reasonable alternatives to this topic, as given the strategic policy direction provided by the SPPS, it was considered that no other reasonable alternatives to this topic exist. Due to an oversight this topic was not assessed individually in the Interim SA/SEA Report however, and it has been assessed for the Plan Strategy below, alongside a reconfiguration of the policy with the removal of the cap on the total number of dwellings permissible under this policy.

Reasons for selecting alternatives

- 5.250** It is considered that there are two policy approaches for dealing with issue of social and affordable housing in the countryside;

- (i) Adopt existing policy contained in Policy CTY 5 in PPS 21 and SPPS.
- (ii) Reconfigure existing policy wording with the following amendments:

- Removal of cap on total number of dwellings permissible.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Social and Affordable Housing in the Countryside	Adopt existing policy (RA)	+	+	+	++	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-
	Reconfigure existing policy (PA)	+	+	+	++	0	+	-	-	-	-	-	-	?	-	-	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative effects

- 5.251** The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social exclusion’, 2 ‘Health and Wellbeing’, 3 ‘Education and Skills’ and 5 ‘Sense of Community’**. They provide greater opportunities for those on low incomes or may not be able to afford their own home to live in the countryside, and this is reflected in the major positive effect on **SA/SEA objective 4 ‘Opportunity of decent home’**. Overall this contributes to sustaining vibrant rural communities.
- 5.252** This approach can bring minor negative effects on all the environmental objectives as a new dwelling in the countryside can bring more car journeys, more air pollution and greater impact on climate change, a negative impact on existing wildlife habitats and the rural landscape. In terms of **SA/SEA objective 13 ‘Historic Environment’** as it depends on how the relevant policies such as archaeology are applied. There are minor positive effects on all the economic objectives except **SA/SEA objective 22 ‘Efficient Movement Patterns’** which can bring more car journeys to facilities in the urban areas. Economically this approach can contribute to the regeneration of the rural community by facilitating more people to live in the countryside who may use local shops and participate in community organisations.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.253** In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. Both approaches provide more opportunities to live in the rural area for those who may not have a farm or the means to build/renovate a single dwelling in the countryside. However, Approach (ii) removes the cap on the total number of dwellings permissible which is a more flexible option, as over the plan period it is often difficult to quantify the long term need within a village or small settlement. The positive social scoring reflects the importance of

providing opportunities to live in the countryside to sustain vibrant rural communities and be close to family attachments.

Preferred Approach: Option (ii) Adoption of Policy CT3 – Social and Affordable Housing in the Countryside.

Dispersed Rural Communities (DRCs) - Policy Approach

5.254 The assessment of potential strategic approaches to addressing Dispersed Rural Communities suggested that Mid Ulster should bring forward the existing DRC's in the Plan Strategy, alongside an accompanying policy. The DRC policy was not assessed within the Interim Report and therefore an assessment of the options for the DRC policy to be brought forward within the Plan Strategy has been included below.

5.255 It is considered that there are two policy approaches for dealing with issue of the Dispersed Rural Communities;

- (i) Adopt existing policy contained in CTY 2 in PPS 21 and policy within
 - Broughderg and Davagh Upper DRC in Cookstown Area Plan 2010
 - Carntogher DRC and Sixtowns DRC in Magherafelt Area Plan 2015
- (ii) Reconfigure and Amalgamate existing policy wording with the following amendments:
 - A single dwelling in a DRC will conform with the plan where the applicant can demonstrate they will make a substantial economic and social contribution to that community. In such cases an occupancy condition will be attached.

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Dispersed Rural Communities	Adopt existing policy and extant area plans (RA)	+	+	0	+	+	+	-	-	-	-	-	-	-	-	-	-	-	+	+	++	+	-
	Reconfigure and Amalgamate existing policy with the following amendment- applicant can demonstrate social and economic contribution and occupancy condition (PA)	+	+	0	+	+	+	-	-	-	-	-	-	-	-	-	-	-	+	+	++	+	-

SA/SEA Findings including any significant negative effects

- 5.256** Both approaches are likely to have minor positive effects on the majority of the social objectives as they are facilitating development in areas that display symptoms of economic and social disadvantage. This can sustain the community in these rural areas where there is a strong sense of identity and often there is a focal point for the community such as a community centre or sports club. Approach (ii) has significant positive effects on **SA/SEA 4 ‘Opportunity of Decent Home’** and **6 ‘Sense of Community’** as this approach is providing further opportunities for single dwellings particularly for those applicants who already make a substantial economic or social contribution to the community.
- 5.257** Both approaches may have minor negative effects on all the environmental objectives as more residential/economic development can bring more car journeys, more air pollution and greater impact on climate change, a negative impact on existing wildlife habitats and the rural landscape.
- 5.258** Both approaches can bring minor positive effects on **SA/SEA 18 ‘Sustainable Growth’**, **19 ‘Employment’** and **21 ‘Inward Investment’** as they are facilitating residential and economic development and promoting sustainable growth in these remote and disadvantaged areas. Both options are likely to have significant positive effects on **SA/SEA 20 ‘Economic Performance and Regeneration’** as promoting tourism and community facilities is helping to sustain the rural community and improve the disparity between these and settlements.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.259** In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. Approach (ii) has significant positives socially and economically and this is reflected in the SA/SEA scoring. A new criteria and also a mitigation measure for approach (ii) is that for a single dwelling in a DRC the applicant must demonstrate they will make a substantial economic or social contribution to the community and in such cases an occupancy condition will be attached. The dwelling is also required to cluster with existing buildings. This is to ensure there is not a proliferation of new dwellings in the DRC from those who are not specifically contributing to the local community. The point is that these areas are built up around a focal point and have a strong sense of identity.

Preferred Approach: Option (ii) Adoption of Policy CT4 – Dispersed Rural Communities.

Temporary Caravans/Mobile Homes

- 5.260** The POP suggested two reasonable alternatives on the subject of Temporary Caravans/Mobile Homes. The reasonable alternatives assessed in the Interim SA/SEA Report were to adopt current policy approach or adopt a more relaxed approach in terms of siting.

Reasons for selecting alternatives

- 5.261** It is considered that there are two policy approaches for dealing with issue of temporary caravans/mobile homes;

(i) Adopt existing policy contained in Policy CTY 9 in PPS 21 and SPPS. This approach facilitates the siting of a caravan or mobile home for 3 years pending the development of a dwelling or for personal and domestic circumstances.

(ii) Reconfigure existing policy wording without fundamental amendments.

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Sustainable Development in the Countryside		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Temporary Caravans/ Mobile Homes	Adopt existing policy (RA)	0	0	0	+	0	+	0	-	-	-	0	-	0	0	0	-	0	+	0	0	0	0
	Reconfigure existing policy (PA)	0	0	0	+	0	+	0	-	-	-	0	-	0	0	0	-	0	+	0	0	0	0

SA/SEA Findings including any significant negative effects

5.262 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 4 ‘Opportunity of decent home’** and **6 ‘Sense of Community’**, as they are facilitating residential accommodation for those constructing dwellings in the countryside. This is facilitating more people to live in the countryside and sustaining vibrant rural communities. There are minor negative effects on the environmental objectives such as **SA/SEA objective 8 ‘Effect of traffic’**, **9 ‘Water Quality’**, **10 ‘Air Quality’**, **12 ‘Landscapes’** and **16 ‘Waste’**. A new dwelling in the countryside can bring more car journeys, more air pollution, more waste and a negative impact on the landscape. Both approaches are likely to have a minor positive effect on **SA/SEA objective 18 ‘Sustainable Growth’** as they are facilitating the development of new homes.

Reasons for selecting preferred option and consideration of any mitigation measures

5.263 In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. This approach scores positively socially and economically reflecting the importance of providing opportunities to live in the countryside to sustain vibrant rural communities and be close to family attachments.

Preferred Approach: Option (ii) Adoption of Policy CT5 – Temporary Residential Caravans/Mobile Homes.

Health Education & Community Uses

5.264 Each of the three existing Area Plans contain a policy relating to community uses. As these policies are varied and relate to the 3 legacy districts of Dungannon, Cookstown and Magherafelt it would not provide a consistent approach to retain these going forward. It is considered that there are no other reasonable alternatives for this topic and therefore only one policy approach has been suggested in the POP.

Reasons for selecting alternatives

5.265 The SPPS states that while the planning system cannot directly create policy for health and education, it can play an active part in improving the health and wellbeing of people and communities. The LDP seeks to addresses these matters through other topics such as Housing in Settlements, Open Space, Economic Development and General Policy. Over the life of the Plan the need for community uses such as Halls, Crèches or Youth Clubs and the availability of associated funding can be difficult to predict. The plan therefore needs to have an appropriate policy to allow community facilities to be developed in urban areas regardless of Plan zonings.

5.266 It is considered that there are no alternative options for this topic and therefore only one policy approach has been assessed.

- (i) Reconfigure and amalgamate existing plan policies without fundamental amendments.

The table below provides a summary of the SA/SEA appraisal scoring for the suggested policy approach.

Health and Education & Community Uses		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Community Uses	Community Uses Policy (PA)	+	++	+	N/R	+	++	+	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+

SA/SEA scores for Community Uses Policy

SA/SEA findings including any significant negative effects

5.267 The appraisal shows that this policy is likely to have significant positive effects in terms of **SA/SEA 2 Health wellbeing** and **SA/SEA 6 Sense of Community**. It recognises the importance of community infrastructure and the changing circumstances that determine the requirement of land to meet the needs of the community. It can also potentially have positive effects on **SA/SEA 1 Poverty & Social Exclusion**, **SA/SEA 3 Education and Skills** **SA/SEA 5 Reduce**

Crime and SA/SEA 7 Accessibility to Key Services. Minor economic benefits are also anticipated, with all economic objectives (**SA/SEA 18 to 22**) scoring positively. The impacts on environmental objectives (**SA/SEA 8 to 21**) are likely to be minimal.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.268** There are no reasonable alternatives for addressing the issue of Community Uses. Facilitating adequate community infrastructure is an essential part of the LDP process when planning for a growing population. The proposed policy provides for community zonings in the Local Policies Plan and is also flexible enough to address unforeseen demand for community facilities over the lifetime of the plan. The proposed approach accords with the plan objective 'To facilitate the development of new community facilities at locations accessible to the communities they serve, through a variety of modes of transportation in accordance with the community plan'.

Preferred Approach: Adoption of Policy COY 1 – Community Uses.

Urban Design

5.269 In relation to the topic of Urban Design the POP suggested a number of key issues to be addressed. These were;

- Establish an effective approach to building heights;
- Encourage materials and detailing that are reflective of Mid Ulster;
- Address and manage the development of our public realm;

The POP suggested the introduction of a new policies to address all of the above issues and allow for better quality design. Individual policies to address these issues were put forward in the POP. Following consideration of the comments received at the POP consultation stage it is now considered more appropriate to address all of the above issues under one policy.

5.270 The Interim SA/SEA considered that there were two reasonable alternatives to deal with this topic. The first was to retain existing policies (PPS 7, PPS 12 and PPS 4) and the second was to introduce a new policy to deal specifically with Urban Design. It is now considered however that the first alternative was incorrect and should not have formed part of the assessment, as there is no existing stand-alone urban design policy. Therefore, as the proposed Urban Design policy brought forward within the Plan Strategy is a completely new policy, it should be assessed on its own.

Reasons for selecting alternatives

5.271 The topic of Urban Design is discussed and considered in planning guidance but is not widely covered in strategic policy. Therefore, Mid Ulster District Council considers this issue to be a matter for inclusion within the new LDP. Regional policy promotes high quality design to ensure that town centres provide sustainable, attractive, accessible and safe environments and these aims are relevant to a number of Mid Ulster's Plan objectives.

5.272 It is considered that there is one policy approach for dealing with the topic of Urban Design. This is;

- (i) Reconfigure and tailor existing guidance to the needs of Mid Ulster, with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design and Access Statement.

The below table summarises the SA/SEA appraisal scoring of the above suggested approach.

Urban Design		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Urban Design Policy	Adopt new policy (PA)	+	++	N/R	+	+	++	+	+	+	+	+	++	+	+	+	0	0	++	++	++	++	+

SA/SEA scores for Urban Design Policy.

SA/SEA findings including any significant negative effects

- 5.273** No significant negative effects are anticipated from this approach. This approach seeks to improve urban design which will enhance the attractiveness of our urban environments it is envisaged to have positive impacts across most of the social SA/SEA objectives such as **SA/SEA objective 1 ‘Poverty and Social Exclusion’**, **SA/SEA objective 4 ‘Opportunity of a decent home’**, **SA/SEA 5 ‘Reduce Crime’** and **SA/SEA 7 ‘Accessibility to key services’**. This approach can also bring a number of significant positive effects to key social objectives such as **SA/SEA 2 ‘Health and Wellbeing’** and **SA/SEA 6 ‘Sense of Community’** as it introduces an emphasis on better linkage of housing with green and blue infrastructure, schools, community facilities and public transport.
- 5.274** This approach is envisaged to broadly have a positive effect on the environmental objectives **SA/SEA objective 8 ‘Effect of traffic’**, **SA/SEA 9 ‘Water quality’**, **SA/SEA 10 ‘Air Quality’**, **SA/SEA 11 ‘Conserve biodiversity’**, **13 Historic Environment**, **14 Climate Change** and **15 Flood Risk**. This approach will likely have significant positive effects on **SA/SEA 12 ‘landscape and townscape’**, in that by introducing greater certainty as to what type of development is appropriate to Mid Ulster it will likely ensure that new development is respectful of and appropriate to its context.
- 5.275** This approach promotes good design and it is anticipated that it will have either a significant positive or minor positive effect on all of the economic objectives **SA/SEA 18 Encourage Sustainable Economic Growth**, **SA/SEA 19 Employment Creation**, **SA/SEA 20 Economic Performance**, **SA/SEA 21 Inward Investment** and **SA/SEA 22 Efficient Movement Patterns**. It is anticipated that good quality design and attractive townscapes can play an active role in encouraging economic investment to Mid Ulster. Some significant positive impacts are envisaged, particularly in the long term, as a design criteria that addresses all types of development in urban areas can bring greater certainty and consistency in design making. There is therefore potential for

greater benefits in the long term, as good design can have a positive influence in attracting business investment.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.276** It is noted that no significant environmental effects have been identified from this approach. The preferred approach is to introduce a new Urban Design policy to address issues such as building heights, public realm considerations and urban design context. This approach is considered to be a more holistic approach to urban design and can potentially be more positive given the greater emphasis on ecosystem services and linkages with existing green and blue infrastructure for all types of urban development. This is expressed in suggested policy related to public realm schemes and building heights, as well as specific design guidance that is reflective of local circumstances.

Preferred Approach: Adoption of Policy UD 1 – Urban Design.

Open Space, Recreation and Leisure - Strategic Approach

5.277 The POP suggested three reasonable alternatives on open space, recreation and leisure and there are no changes to the topic in the assessment in the Interim SA/SEA Report. It is still considered that there are three reasonable alternatives to the approach to Open Space, Recreation and Leisure and therefore the same three reasonable alternatives have been assessed in this report.

Reasons for selecting alternatives

5.278 Within Mid Ulster there is adequate provision for informal and passive recreation facilities and indoor recreation and leisure facilities. Mid Ulster is also well served by play pitch provision but the projected growth in population by the end of the plan period will mean 46 pitches are needed throughout the District. Based on figures provided by Sport NI, if we make use of school facilities we will be in a position to exceed the minimum requirement by approximately 10 pitches. The dual use of education facilities is therefore a key consideration. The main issue is children's play park provision in Dungannon and particularly Magherafelt. The smaller towns, Coalisland and Maghera have children's play areas, however they are not easily accessed by all, particularly on foot. The SPPS advocates the protection of existing open space and states that all new open space should be accessible to all sections of our society and where they are provided in the countryside, should not impact negatively on the amenity of existing residents. The SPPS also states that the Council should take account of the provision of open space such as children's play areas.

5.279 It is considered that there are three policy approaches for dealing with issue of Open Space, Recreation and Leisure;

- (i) Adopt zonings in 3 extant area plans.
- (ii) Plan intervention. Zone land for pitches and children's play and reserve sites for leisure development.
- (iii) Balanced Approach. Protect existing open space and zone for new open spaces or indoor leisure where the Council is financially committed to acquiring the land.

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Strategic Approach - Open Space & Recreation		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Open Space & Recreation	Adopt zonings in 3 extant area plans (RA)	0	-	0	-	N/R	+	-	0	+	+	+	+	+	+	+	N/R	+	+	+	+	+	0
	Plan Intervention. Zone land for pitches and children's play and reserve sites for leisure development (RA)	0	+	0	0	N/R	+	+	+	+	+	+	+	+	+	+	N/R	+	+	+	+	+	0
	Balanced approach. Protect existing open space and zone for new open spaces where there is already a Council financial commitment (PA)	0	++	0	+	N/R	+	+	+	+	+	+	+	+	+	+	N/R	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.280 In terms of **SA/SEA objectives 2 'Health and Wellbeing' and 7 'Accessibility to key services'** Approach (i) can bring minor negative effects, as the population continues to grow this approach may not address the identified shortage in children's play parks. This would limit opportunities for children to undertake outdoor exercise and improve physical and mental health. Approaches (ii) and particularly Approach (iii) do address this issue of a shortage of play parks. All 3 approaches are likely to have minor positive effects on all the environmental objectives as they are protecting green and blue infrastructure which allows biodiversity to thrive and acts as a 'green lungs' absorbing pollutants, thus helping air quality. All approaches can bring minor positive effects on the majority of the economic objectives such as **SA/SEA Objectives 18 'Sustainable Growth', 19 'Employment', 20 'Economic Performance' and 21 'Inward Investment'**. This can facilitate employment creation and investment in the sport and leisure industry. However, Approach (ii) is likely to have minor negative effects as the potential benefits may be limited due to potential difficulties in land acquisition.

Reasons for selecting preferred option and consideration of any mitigation measures

5.281 Approach (i) is not a sustainable option in the longer term as it does not address the lack of children's play park provision in Dungannon and Magherafelt. This is reflected in the minor negative scoring of the social objectives compared to

Approaches (ii) and (iii). Approach (ii) is an idealistic option as the Council would have to be able to buy land at alternative development market value, thus if such zonings aren't underpinned by a programme for providing facilities this would result in planning blight and it is unlikely that any such policy would satisfactorily withstand challenge. Approach (iii) is the preferred option and this is reflected in the minor positive scoring for the social, environmental and economic objectives. This approach has a significant positive scoring for health and wellbeing as it addresses the lack of provision of children's play parks within the District. There would also not be a shortfall in play pitch provision given the desire for dual use of education facilities.

Preferred Approach: Option (iii) - Protect existing open space and zone for new open spaces or indoor leisure where the Council is financially committed to acquiring the land.

Open Space, Recreation and Leisure - Policy Approach

5.282 The POP suggested a number of new open space policies to address open space, recreation and leisure. These open space policies covered the following sub topics;

- (i) Protection against the loss of open space
- (ii) Protection of river corridors
- (iii) Outdoor Sport and Recreation
- (iv) Indoor Sport and Intensive Outdoor Sports Facilities

Rather than an individual assessment, the Interim SA/SEA Report contained a broad assessment of the impact of all of the above proposed open space policies.

5.283 The Plan Strategy proposes to take forward the same four policies to cover the above topics however now each policy has been assessed individually. When assessing each of the four open space policies it is considered that there are three general options available for each, these are;

- (i) Adopt existing Policy
- (ii) Tailored to a more flexible policy approach
- (iii) Tailored to be a strengthened policy approach

The assessment for each of the four open space policies are summarised below.

Protection of Open Space

Reasons for selecting alternatives

5.284 Open Space contributes positively to the character, attractiveness and vitality of our towns, villages and settlements and is key to our health and wellbeing. It also provides a buffer zone between existing land uses, helps reduce flood risk and provides “green lungs” which will assist in meeting objectives regarding air quality. The main issue is that there is growing public concern at the loss of open space and once lost such land becomes lost forever. The SPPS advocates the protection of existing open space and states that all new open space should be accessible to all sections of our society and where they are provided in the countryside, should not impact negatively on the amenity of existing residents.

5.285 It is considered that there are three policy approaches for dealing with issue of Protection of Open Space;

- (i) Adopt existing policy OS 1 'Protection of Open Space' in PPS 8 Open Space, Sport and Outdoor Recreation and SPPS. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision with cap of 2 hectares or less.

- (ii) Reconfigure existing policy wording. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less.
- (iii) Reconfigure existing policy wording. Exceptions are where it brings substantial community benefit AND has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less. Compensation for the loss of open space would also form part of this option.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Open Space & Recreation		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: inward investment	SA/SEA 22: Efficient movement patterns
Protection of Open Space	Adopt existing policy (RA)	0	+	0	0	0	+	0	0	0	+	+	+	+	+	+	N/R	+	+	+	+	+	N/R
	Reconfigure existing policy. Exceptions are based on either community benefit or no significant impact on open space provision with removal of cap (RA)	0	+	0	0	0	+	0	0	0	+	-	-	+	+	+	N/R	+	+	+	+	+	N/R
	Reconfigure existing policy. Exceptions are based on community benefit and no significant impact on open space provision with removal of cap. Provision of compensation. (PA)	0	+	0	0	0	+	0	0	0	+	+	+	+	+	+	N/R	+	+	+	+	+	N/R

SA/SEA Findings including any significant negative effects

5.286 All of the 3 approaches can bring minor positive effects on **SA/SEA objectives 2 'Health and Wellbeing'** and **6 'Sense of Community'** as they protect open space from redevelopment which are important areas for undertaking exercise and outdoor sport/recreation. This can assist in creating a sense of civic pride and cross community relations. All approaches are likely to have minor positive effects on the majority of the environmental objectives as they are protecting green and blue infrastructure which allows biodiversity to thrive and acts as a

'green lungs' absorbing pollutants, thus helping air quality. Approach (ii) however is likely to have minor negative impacts on **SA/SEA objectives 11 'Biodiversity'** and **12 'Landscapes and Townscapes'** as removing the 2 hectare cap without any requirement for compensatory measures may lead to more development. Open Spaces can have habitats for a wide variety of flora and fauna. All approaches can bring minor positive effects on the majority of the economic objectives such as **SA/SEA Objectives 18 'Sustainable Growth', 19 'Employment', 20 'Economic Performance' and 21 'Inward Investment'**. This can facilitate employment creation and investment in the sport and leisure industry.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.287** Approach (iii) is considered the most sustainable way to deal with the issue of protection of open space in Mid Ulster and is the preferred option. Approach (i) is considered overly restrictive for Mid Ulster, it would not necessarily meet local circumstances. Approach (ii) is a more flexible policy approach and is similar to Approach (i) except there is removal of the cap. Whilst the existing policy caps aim to protect open space and sports pitches they may in effect stifle potentially acceptable development particularly in sites / areas where there is / or potentially is a surplus of such provision. This approach is also in line with the SPPS and less prescriptive than existing policy.
- 5.288** Approach (iii) is a strengthened approach and combines the two exceptions where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of the open space and (not or) where it is demonstrated that the loss of open space will have no significant detrimental impact on open space provision, amenity, character or biodiversity of an area. Additionally, this approach requests compensation in all development proposals when open space will be lost unlike at present where it's only requested by PPS 8 whereby it's demonstrated that the loss of open space will have no significant detrimental impact. While it takes account of the RDS, SPPS and sustainability objectives it also allows for development on its individual merits where it accords with the general planning principles. This is important in Mid Ulster in order to cater for the local circumstances of the district.

Preferred Approach: Option (iii) Adoption of Policy OS 1 – Protection of Open Space.

Protection of River Corridors

5.289 This is a new policy and no reasonable alternatives were suggested in the POP. The policy was not assessed individually in the Interim SA/SEA Report but as part of a general assessment of open space as stated previously, therefore an individual assessment is included below.

Reasons for selecting alternatives

5.290 It is suggested that there is only one policy approach for dealing with issue of Protection of River Corridors;

- (i) Introduction of new Policy on Protection of River Corridors. This policy applies to the following main rivers: Ballinderry; Moyola; Blackwater; Bann and Owenkillew. This approach has to meet all the following criteria to provide a Biodiversity strip of at least 10m from edge of river; public access and recreation provision; no adverse impact on nature conservation; not compromise natural flooding regime; and not prejudice an existing or future opportunity to provide a riverside walk.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Open Space & Recreation		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Protection of River Corridors	Introduction of policy on River Corridors (PA)	0	+	N/R	N/R	N/R	+	N/R	0	+	+	++	++	+	+	+	N/R	+	+	+	+	+	N/R

SA/SEA Findings including any significant negative effects

5.291 This approach can bring minor positive effects on **SA/SEA objectives 2 ‘Health and Wellbeing’** and **6 ‘Sense of Community’** as this option facilitates protecting river corridors which have passive recreational purposes and general public amenity. The river banks can be used for walking and cycle-ways and water sports can be enjoyed on the river. This contributes to improving physical and mental wellbeing. Evidence suggests that exercise can reduce a number of health problems. The protection of the natural environment can also create a sense of pride in the local area. This approach is likely to have significant positive effects on **SA/SEA objectives 11 ‘Biodiversity’** and **12 ‘Landscapes and Townscapes’** as this option recognises that river corridors serve an

important function as places of outdoor sport and recreation but that this should not be at the expense of the visual amenity or wildlife and flora and fauna. There is a 10m biodiversity strip from the edge of the river and this provides a continuous green link. There is likely to be minor positive effects on the majority of the economic objectives such as sustainable growth, investment and regeneration. Protecting river corridors can facilitate opportunities for sport and outdoor recreation and this can increase visitor numbers to Mid Ulster and contribute to economic growth.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.292** This is a new policy introduced within Mid Ulster as it acknowledges the public's use, enjoyment and appreciation of rivers and their banks has increased greatly in recent years, for passive recreational purposes, nature conservation interest and general amenity. This approach protects our main rivers which offer opportunities for sport and outdoor recreation and this can contribute to sustained economic growth and increasing visitor numbers to Mid Ulster District.

Preferred Approach: Adoption of Policy OS 2 – Protection of River Corridors.

Outdoor Sport and Recreation

Reasons for selecting alternatives

- 5.293** Much of the outdoor sports facilities in Mid Ulster are provided by the local community and clubs such as GAA, soccer and rugby clubs etc. who can't normally afford to buy land within settlements. Furthermore, there are times when outdoor sports facilities are not always good neighbours when they are noise generating or floodlit. Therefore, a key issue for the new LDP is how we facilitate these groups when such facilities often have an urban base but more often have a rural catchment. The SPPS facilitates appropriate outdoor recreational activities in the countryside that do not negatively impact on the amenity of existing residents.
- 5.294** It is suggested that there are three policy approaches for dealing with issue of Outdoor Sport and Recreation;
- (i) Adopt existing policy in PPS 8 (Policies OS 3, OS 5, OS 6 and OS 7) and SPPS.
 - (ii) Reconfigure and Amalgamate existing policy wording.
 - (iii) Reconfigure and Amalgamate existing policy wording with the following amendments:
 - Proposal to zone land within Local Development Plan to meet all future need.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Open Space & Recreation		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Outdoor Sport and Recreation	Adopt existing policy (RA)	0	+	0	N/R	N/R	+	N/R	0	0	0	?	?	?	0	0	0	?	+	+	+	+	0
	Reconfigure and Amalgamate existing policy. (PA)	0	+	0	N/R	N/R	+	N/R	0	0	0	?	?	?	0	0	0	?	+	+	+	+	0
	Reconfigure and Amalgamate existing policy. Zone land within local development plan to meet all future need. (RA)	0	-	0	N/R	N/R	-	N/R	0	0	0	?	?	?	0	0	0	?	-	-	-	-	0

SA/SEA Findings including any significant negative effects

- 5.295** The differences in Approaches (i) and (ii) are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 2 ‘Health and Wellbeing’** and **6 ‘Sense of Community’** as this facilitates outdoor recreation activities in the countryside such as hill walking, cycling, mountain biking etc. It also permits development of facilities ancillary to water sports such as jetties and slipways. This will provide opportunities to Mid Ulster residents to improve their physical and mental health through various activities. Evidence suggests that exercise can reduce a number of health problems. This approach can also contribute to vibrant rural communities and a sense of civic pride. Conversely approach (iii) may have minor negative effects on the aforementioned objectives as it will likely reduce the variety of places for people to participate in outdoor activities.
- 5.296** All 3 approaches can have uncertain effects on **SA/SEA objectives 11 ‘Biodiversity’, 12 ‘Landscapes and Townscapes’** and **13 ‘Historic Environment’** as the impact would be on a case by case basis and would depend upon the type of development. Approaches (i) and (ii) can bring minor positive effects on the majority of the economic objectives as it is facilitating further employment opportunities and investment and sustaining vibrant rural communities. In contrast Approach (iii) may have minor negative effects on the economic objectives as this may not meet the rural needs of Mid Ulster District as it may not provide opportunities for outdoor sport and recreation in the countryside. Investment in businesses would also be restricted to the zoned land.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.297** In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. Approach (iii) is not a sustainable option as it does not meet the changing needs of rural population and SPF 6 of the Plan Strategy to accommodate development that supports the vitality and viability of rural communities. The preferred approach fits more with the rural nature of the Mid Ulster population and is tailored to providing outdoor sport and recreation facilities in the countryside close to where to community ties.

Preferred Approach: Option (ii) Adoption of Policy OS 3 – Outdoor Sport and Recreation.

Indoor Sport and Intensive Outdoor Sports Facilities

Reasons for selecting alternatives

- 5.298** The main issue in Mid Ulster is that rural based clubs and societies require small scale indoor facilities in the rural area and it is the provision of these that the LDP in particular will need to be able to cater for. According to the SPPS intensive sports facilities shall be located within settlements in order to maximise the use of existing infrastructure.
- 5.299** It is suggested that there are 3 policy approaches for dealing with issue of Indoor Sport and Intensive Outdoor Sports Facilities;
- (i) Adopt existing policy in PPS 8 (Policy OS 4) and SPPS.
 - (ii) Reconfigure existing policy wording. Exception where small scale facilities could be developed outside villages and small settlements or part of a farm diversification or tourism project or re-use of an existing locally important building.
 - (iii) Reconfigure existing policy wording. Remove all exceptions and only allow indoor facilities and stadia within settlement limits.

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Open Space & Recreation		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Indoor Sport and Intensive Outdoor Sports Facilities	Adopt existing policy (RA)	0	+	0	N/R	N/R	-	+	0	0	0	-	-	?	0	0	0	0	+	+	+	+	0
	Reconfigure existing policy. Small scale facilities could be developed outside villages and small settlements (PA)	0	+	0	N/R	N/R	+	+	0	0	0	-	-	?	0	0	0	0	+	+	++	+	0
	Reconfigure existing policy. Remove all exceptions and only allow indoor facilities and stadia within settlement limits. (RA)	0	+	0	N/R	N/R	-	+	0	0	0	-	-	?	0	0	0	0	+	+	+	+	0

SA/SEA Findings including any significant negative effects

- 5.300** The differences in the 3 approaches are minimal and this is reflected in their sustainability scorings above. All approaches can bring minor positive and negative effects on **SA/SEA objective 2 ‘Health and Wellbeing’** as the options may provide opportunities for exercise and improving physical and mental health. However, the location of indoor facilities can be contentious and attract large number of people particularly in the evenings and weekends. They can also generate increased noise levels, operate long hours, attract a large number of vehicle movements and can require large car parking areas. Specific problems may also arise where floodlighting is proposed.
- 5.301** All approaches can bring minor negative impacts on **SA/SEA objectives 11 ‘Biodiversity’** and **12 ‘Landscapes and Townscapes’** as any development irrespective of its location can have an impact on wildlife, flora and fauna and the landscape. There is likely to be minimal impact on the remaining environmental objectives. All approaches are likely to have minor positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’** and **21 ‘Inward Investment’**, as they are facilitating employment creation in the sport and leisure industry and also the recreational tourism industry. Approaches (i) and (iii) are likely to have minor negative effects on the afore-mentioned objectives as they do not take account of the predominantly rural population in Mid Ulster. Approach (ii) has a significant positive effect on **SA/SEA objective 20 ‘Economic Performance’** as it reflects the tradition of sports clubs in the rural area and these are often a

hub for the community. Thus this approach is sustaining vibrant rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

5.302 Approach (ii) is the preferred option as it aligns with the overall objective of the LDP to reconfigure existing policy and this approach is tailored to the rural nature of the Mid Ulster. Within the District there is also a predominance of rural clubs and societies that require indoor and intensive outdoor sports facilities. This is reflected in the significant positive scoring for regeneration objective and minor positive for the remainder of the economic objectives. Approaches (i) and (iii) are less sustainable options as by only allowing indoor facilities within settlements this does not reflect the rural nature and needs of Mid Ulster.

Preferred Approach: Option (ii) Adoption of Policy OS 4 – Indoor Sport and Intensive Outdoor Sports Facilities.

Economic Development - Policy Approach

5.303 The POP suggested two reasonable alternatives to all of the wider policy approaches to economic development which were:

- (i) Adopt existing policy
- (ii) More flexible approach tailored to Mid Ulster

The Interim SA/SEA Report therefore did not contain assessments of individual economic policies. This Interim SA/SEA Report contained a general assessment of potential policy approaches to addressing economic development and therefore did not provide an appraisal of the individual elements of this overall policy topic i.e. economic development in settlements, economic development in the countryside, protection of zoned land and development incompatible with economic development uses. This Report will therefore assess each of these policies individually.

Economic Development in Settlements

Reasons for selecting alternatives

5.304 In relation to economic development in settlements, two potential approaches have been identified;

- (i) Adopt existing policy in PED 1 of PPS 4 together with the SPPS
- (ii) Adopt existing policy in PED 1 of PPS 4 together with the SPPS with an amendment which would see the removal of the floor space cap for small settlements.

The table below summarises the SA/SEA appraisal scoring for each of these approaches

Economic Development		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Economic Development in Settlements	Current policy approach under transitional arrangement (RA)	+	+	+	+	+	+	+	-	-	-	-	-	-	-	-	-	-	+	+	+	+	+
	Reconfigure existing policy (PA)	+	+	+	+	+	+	+	-	-	-	-	-	-	-	-	-	-	+	+	+	+	+

SA/SEA Findings including any significant negative impacts

5.305 Both approaches are similar in terms of potential effects across all indicators with the only difference being that approach (ii) will have more significant positive effects on some economic indicators. Both approaches will have

positive effects on all the social indicators because they will contribute to job creation and this will lead to less poverty and increased access to housing, improved health and wellbeing and better access to housing as well as increased skills and education. Conversely, both approaches will be negative in terms of the environmental indicators because they facilitation of economic development will mean that there will be increased building, traffic levels, waste generation and emissions.

- 5.306** The only difference in the effects identified between both approaches comes through the economic indicators where approach (ii) was identified as having significant positive effects in relation **SA/SEA 18 Sustainable Growth, SA/SEA 19 Employment, SA/SEA 20 Economic Performance** and **SA/SEA 21 Inward Investment** due to the amendment to policy which sees the removal of the 200 sq. metre floor space restriction as part of this approach.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.307** Approach (ii) is the preferred approach because it represents a shortening and simplification of policy. It does not have a floor space restriction on new businesses in small settlements or villages and this is in line with the SPPS which instead of a floor space cap states that development must be of an appropriate scale and character. This approach has also been identified as having a more significant economic effect than the alternative approach of retaining existing policy. The preferred approach will be more tailored to the needs of Mid Ulster and will respond better to the trend of local entrepreneurship in the rural area and small settlements.

Preferred Approach: Option (ii) Adoption of Policy ECON 1 – Economic Development in Settlements.

Economic Development in the Countryside.

Reasons for selecting alternatives

- 5.308** In relation to economic development in the countryside, two potential approaches have been identified;
- (i) Current policy approach i.e. PED 2, 3, 4, 5, 6 of PPS 4
 - (ii) Reconfigure existing policy contained in PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS with the following amendments.

- Introduction of small workshop accommodation.

- Removal of Exceptional Circumstances for the expansion outside of the curtilage of an economic development use.
- Removal of Sequential Test for development of a small community enterprise.
- For existing quarries favourable consideration is given to a related industry cement/concrete works or glass manufacture.

The table below summarises the SA/SEA appraisal scoring for each of these approaches

Economic Development		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Economic Development in the Countryside	Current policy approach under transitional arrangement (RA)	+	+	+	+	+	+	-	-	-	-	-	-	-	-	-	-	-	+	+	+	+	+
	Reconfigure existing policy (PA)	+	+	+	+	+	++	-	-	-	-	-	-	-	-	-	-	-	+	++	+	++	+

SA/SEA Findings Including any Significant Negative Impacts

5.309 Neither approach has been identified as having any significant negative impacts. Both approaches are identified as having positive effects on economic indicators with approach (ii) scores significantly positive in most of those economic indicators such as **SA/SEA 18 Sustainable Growth, SA/SEA 19 Employment, SA/SEA 20 Economic Performance** and **SA/SEA 21 Inward Investment**. This is due to the amendments to the policy will mean that it is tailored to suit the bespoke needs of Mid Ulster which is characterised by self-employment, entrepreneurship and homeworking or workshop style development and will be more suitable to enabling similar style development in the future. The positive economic effects of both approaches mean that both approaches have similarly positive social effects due to increased wealth, spending power and skill levels. In particular the facilitation of local businesses in the countryside, where appropriate, will have a significantly positive effect on **SA/SEA 6 Sense of Community** because it will enable people to live and work in the areas where they live.

5.310 However, with this specific policy, there is also one negative social impact recorded in relation **SA/SEA 7 Accessibility of Services** which will be slightly reduced if more jobs are located in the countryside as will be enabled by either of these approaches. Both approaches are identified as having negative effects in relation to environmental indicators because the facilitation of more economic development in the countryside will mean more building which has potential to

be harmful to landscapes, create more traffic, produce more waste and cause harm to biodiversity.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.311** The preferred approach will have significantly positive economic benefits and will also simplify a suite of current policies into one simplified planning policy which will afford more clarity and certainty to developers. The preferred approach will help to sustain and encourage rural communities in Mid Ulster who are characterised by a high level of self-employment and workshop style development / homeworking. This will be achieved while also ensuring that development does not harm the environment and is in keeping with the character of the area. In this regard, the approach is in keeping with the SPPS.

Preferred Approach: Option (ii) Adoption of Policy ECON 2 – Economic Development in the Countryside.

Protection of Zoned Land and Existing Economic Development Sites.

Reasons for selecting alternatives

- 5.312** In relation to protection of zoned or existing economic land in the countryside, two potential approaches have been identified;
- (i) Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 7) applied together with the SPPS.
 - (ii) Reconfigure existing policy contained in PPS 4 (Policy PED 7) applied together with the SPPS with the following amendments:
 - The loss of zoned land should have important community and employment benefits.

The table below summarises the SA/SEA appraisal scoring for each of these approaches

Economic Development		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Protection of Zoned Land and Existing Economic Development Sites	Current policy approach under transitional arrangement (RA)	+	+	+	+	+	+	+	-	-	-	-	-	-	-	-	-	-	+	+	+	+	+
	Reconfigure existing policy (PA)	+	+	+	+	+	+	+	-	-	-	-	-	-	-	-	-	-	+	+	+	+	+

SA/SEA Findings including any significant negative impacts

- 5.313** Neither approach had any significant negative impacts identified. Generally, both approaches are positive in economic and social terms because they will protect land in order to ensure there is enough land for future economic development which will create jobs, increase spending, attract investment and this will also have knock on social effects such as decreased levels of poverty, more access to housing, improved levels of skill and education and associated improved health and wellbeing. Both approaches will have a negative effect in terms of environmental impacts as they will both essentially facilitate economic development which will increase traffic generation, have potential to harm air and water quality and increase waste generation.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.314** The effects of both approaches which have been identified are broadly similar. In line with the approach throughout the LDP, the preferred approach will reconfigure and simplify existing planning policy and will also introduce the possibility of development being permitted on existing or zoned economic land where there are important community or employment benefits.

Preferred Approach: Option (ii) Adoption of Policy ECON 3 – Protection of Zoned Land and Existing Economic Development Sites.

Development Incompatible with Economic Development Uses

Reasons for selecting alternatives

- 5.315** In relation to protection of existing industry from incompatible development, two potential approaches have been identified;
- (i) Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 8) applied together with the SPPS
 - (ii) Reconfigure existing policy contained in PPS 4 (Policy PED 8) applied together with the SPPS without any fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of these approaches

Development Incompatible with Economic Development Uses	Economic Development																						
		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Development Incompatible with Economic Development Uses	Current policy approach under transitional arrangement (RA)	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+
	Reconfigure existing policy (PA)	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+

SA/SEA Findings including any significant negative impacts

- 5.316** No negative effects were identified for either approach. Both approaches will involve the protection of existing economic development and the jobs which they generate. This will have positive obvious effects on economic indicators such as **SA/SEA 19 Employment**, **SA/SEA 21 Inward Investment** and **SA/SEA 18 Sustainable Growth**. This will generate positive social effects as well with the economic benefits being translated into social benefits such as reduction in poverty, retention of skill levels and improved health and wellbeing.
- 5.317** Neither approach will have any impact on the environmental indicators because the main concern of both approaches is not the nature of development which takes place but rather the nature of development close to existing economic development and whether this is acceptable or not. Therefore, there will be minimal impact on the environment.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.318** The effects of both approaches which have been identified are broadly similar. In line with the approach throughout the LDP, the preferred approach will reconfigure and simplify existing planning policy.

Preferred Approach: Option (ii) Adoption of Policy ECON 4 – Development Incompatible with Economic Development Uses.

Retailing, Offices and Town Centres - Strategic Approach

5.319 No reasonable alternatives were identified in the POP as ‘town centre first’ is the only approach which aligns with the SPPS. Accordingly, this was the only approach assessed in the Interim SA/SEA Report. The Interim SA/SEA report contained a general assessment of strategic approaches to addressing retailing, offices and town centres and therefore did not provide an assessment of individual elements of this overall policy topic i.e. development within town centres, neighbourhood shops etc. This report has therefore assessed the overall strategic approach to the topic of retailing and also each of the proposed individual retail policies. The assessment of the individual retail policies follow the overarching strategic assessment below.

Reasons for selecting alternatives

5.320 The SPPS advocates a town centre first approach in terms of retail and other town centre uses such as community uses, leisure activities and business as well as also advocating the protection and enhancement of the diversity of town centre uses appropriate to their role and function. The SPPS also states there should be a sequential approach to the identification of retail and main town centres uses, and this should be informed by robust and up to date evidence.

5.321 It is considered that there are two strategic approaches for dealing with the issue of Retailing, Offices and Town Centres and these are set out below;

- (i) Adopt existing policy ‘Town Centre First’ approach as contained in the SPPS and retain existing primary retail cores as designated in extant area plans within Cookstown, Dungannon, Magherafelt and Maghera.
- (ii) Adopt existing policy ‘Town Centre First’ approach as contained in the SPPS, tailored to reflect the retail hierarchy for Mid Ulster and including definition of primary retail cores within in each town centre i.e., Cookstown, Magherafelt, Dungannon, Maghera and Coalisland.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Strategic Approach - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Retailing, Offices and Town Centres	Adopt existing policy in SPPS and existing primary retail cores in the 3 extant area plans (RA)	+	+	0	0	0	+	+	+	0	+	0	+	?	+	0	0	+	++	++	++	+	+
	Adopt current approach 'Town Centre First' tailored to reflect the retail hierarchy for Mid Ulster (PA)	+	+	0	0	0	+	+	+	0	+	0	+	?	+	0	0	+	++	++	++	+	+

SA/SEA Findings including any significant negative effects

- 5.322** The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 6 'Sense of Community' and 7 'Accessibility to Key Services'**. Town centres are important places for people to shop, access local services, socialise and give people a sense of community. This can also improve health and wellbeing by encouraging people to walk and cycle more to facilities within the town centre.
- 5.323** Both approaches are likely to have minor positive effects on the majority of the environmental objectives as this may encourage more use of sustainable travel and reducing car journeys. This can have a positive impact on emissions that affect air quality and climate change indicators.
- 5.324** Both approaches are likely to have significant positive effects on **SA/SEA objectives 18 'Sustainable Growth', 19 'Employment' and 20 'Economic Performance'**. Approach (ii) can ensure there is a consistent approach to Primary Retail Cores across the 3 main towns and this may regenerate town centres, create jobs and sustain vibrant town centres.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.325** The two approaches identified for the strategic approach to retailing score very similarly in terms of their impact on the various indicators. Both options align with the SPPS to adopt a town centre first approach for retail and main town centre uses. In this context there are no other reasonable alternatives to the strategic approach to retail. Approach (ii) is the preferred option as it proposes bringing forward revised primary retail cores for Dungannon, Cookstown, Magherafelt, Maghera and introducing a new one in Coalisland. This would

address any inconsistencies in primary retail cores that currently exist in the three extant area plans.

Preferred Approach: Option (ii) Adoption of existing 'Town Centre First' approach as contained in the SPPS, tailored to reflect the retail hierarchy for Mid Ulster and including definition of primary retail cores within in each town centre

Development within Town Centres

5.326 It is considered that there are two approaches for dealing with issue of Development within Town Centres;

- (i) Adopt existing policy in the SPPS.
- (ii) Reconfigure and provide clarification on existing policy wording without fundamental amendments. This approach provides clarification of what 'main town centres uses' are such as cultural and community facilities, leisure, entertainment, housing and businesses.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Policy - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Development within Town Centres	Adopt existing policy in SPPS (RA)	+	+	0	0	0	+	+	+	0	+	0	0	?	+	+	0	+	++	+	+	+	+
	Reconfigure and existing policy without fundamental amendments (PA)	+	+	0	0	0	+	+	+	0	+	0	0	?	+	+	0	+	++	+	+	+	+

SA/SEA Findings including any significant negative effects

5.327 Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 6 'Sense of Community' and 7 'Accessibility to Key Services'**. Town centres are important places for people to shop, access local services, socialise and give people a sense of community. These approaches can improve health and wellbeing by encouraging people to walk and cycle more to facilities within the town centre.

5.328 These approaches are likely to have minor positive effects on the majority of the environmental objectives as this may encourage more use of sustainable travel and reducing car journeys to retail outlets on the edge/outside of the town centre. This can have a positive impact on emissions that affect air quality and climate change indicators.

5.329 Both approaches are likely to have significant positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’** and also minor positive effects on **SA/SEA 19 ‘Employment’ and 20 ‘Economic Performance’**. They can create employment opportunities and increase footfall. The town centre is already the focus of investment and facilitating development will improve the vitality and viability of this area.

Reasons for selecting preferred option and consideration of any mitigation measures

5.330 Approach (ii) is the preferred option as it aligns with the SPPS to adopt a town centre first approach for retail and main town centre uses. This option provides clarification on the definition of main town centres which may provide more certainty to prospective developers. This approach will have a significant economic effect, as by focussing retail development in Mid Ulster town centres, this will increase the visual attractiveness of the areas and will lead to increased footfall thus improving the vitality and viability of the town centre.

Preferred Approach: Option (ii) Adoption of Policy RE 1 – Development within Town Centres.

Retention of Shop Units in the Primary Retail Core

5.331 With the introduction of the SPPS, Planning Policy Statement 5 – Retailing and Town Centres, was cancelled. It is suggested that there is currently a policy lacuna on the subject and there is therefore a need to bring forward a new policy to address it. It is suggested that there is only one policy approach for dealing with issue of Retention of Shop Units in the Primary Retail Core;

- (i) Introduction of Policy on Retention of Shop Units in the Primary Retail Core.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Policy - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Retention of Shop Units in the Primary Retail Core	Introduction of Policy on Retention of Shop Units in the Primary Retail Core (PA)	+	+	0	0	0	+	+	+	0	+	0	0	?	+	+	0	+	++	+	+	+	+

SA/SEA Findings including any significant negative effects

- 5.332** This approach can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 6 ‘Sense of Community’ and 7 ‘Accessibility to Key Services’**. Primary retail cores have a concentration of retail within them which can increase footfall to the overall town centre. Town centres are important places for people to shop, access local services, socialise and give people a sense of community. This can improve health and wellbeing by encouraging people to walk and cycle more to facilities within the town centre.
- 5.333** This approach is likely to have minor positive effects on the majority of the environmental objectives as this may encourage more use of sustainable travel and reducing car journeys to retail outlets on the edge/outside of the town centre. This can have a positive impact on emissions that affect air quality and climate change indicators.
- 5.334** This approach is likely to have significant positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’, 19 ‘Employment’ and 20 ‘Economic Performance’**. This can create employment opportunities and increase footfall. The primary retail core is already the focus of investment and facilitating development will improve the vitality and viability of this area and the overall town centre.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.335** This preferred approach addresses the planning policy lacuna in the SPPS and ensures there is protection of retail units within the primary retail core (PRC). It also acknowledges the importance of protecting ground floor units within the PRC as an accumulation of blank facades can have a negative impact on the visual attractiveness and contribute to reduced footfall in the PRC. But the policy also acknowledges that non-retail uses can make a significant contribution to town centres and a “blanket ban” is unnecessary. This approach will have a significant economic effect, as by focussing retail development in

Mid Ulster primary retail cores this will increase the visual attractiveness of the areas, lead to increased footfall and improve the vitality of the town centre.

Preferred Approach: Option (ii) Adoption of Policy RE 2 – Retention of Shop Units in the Primary Retail Core.

Office Development within the Town Centre

Reasons for selecting alternatives

5.336 It is envisaged that economic growth across Mid Ulster and Northern Ireland as a whole, in the coming years will increasingly be based in the office and IT sectors. The main issue in Mid Ulster is that the town centres have not fully embraced office type development. Also there may be a need for smaller office development located in district or local centres and Class B1 development such as research centre or call centre.

5.337 It is suggested that there are two policy approaches for dealing with issue of office development within the town centre;

- (i) Adopt existing policy in PED 1 of PPS4 for Offices and Business Uses (Class A1 & A2) and IC 16 and IC 17 in Planning Strategy for Rural Northern Ireland together with the SPPS.
- (ii) Reconfigure and amalgamate existing policy wording without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Policy - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Office Development within Town Centres	Adopt existing policy in PPS4 for Offices and Planning Strategy for Rural Northern Ireland together with the SPPS (RA)	+	+	0	0	0	+	+	+	0	+	0	0	?	+	+	0	+	++	+	+	+	+
	Reconfigure and amalgamate existing policy in relation to Office development within the Town Centre (PA)	+	+	0	0	0	+	+	+	0	+	0	0	+	+	0	+	++	+	+	+	+	+

SA/SEA Findings including any significant negative effects

- 5.338** Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 6 'Sense of Community' and 7 'Accessibility to Key Services'**. Office development associated with financial, professional, administration or other kinds of services can make a significant contribution to the vitality and viability of the town centre. This can create employment opportunities, increasing incomes and encourage sustainable transport links to local services within the town centres. Thriving town centres are places where the local community can meet and take a sense of pride in the area.
- 5.339** Both approaches are likely to have minor positive effects on the majority of the environmental objectives as they promote office based development within town centres where sustainable transport links are generally good, thereby reducing the need to travel by car. This can have a positive impact on emissions that affect air quality and climate change indicators.
- 5.340** Both approaches are likely to have significant positive effects on **SA/SEA objectives 18 'Sustainable Growth'** as this can create employment opportunities and increase footfall. The town centre is already the focus of investment and facilitating office development will improve the vitality and viability of this area.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.341** The effects of both approaches which have been identified are broadly similar. In line with the approach throughout the LDP, the preferred approach will reconfigure and amalgamate existing planning policy.

Preferred Approach: Option (ii) Adoption of Policy RE 3 – Office Development within the Town Centre.

Development Outside Town Centres; Retail and Main Town Centre

Reasons for selecting alternatives

- 5.342** According to the SPSS all applications for retail or town centre type developments above a threshold of 1000 sq. metres gross external area which are not proposed in a town centre and are not in accordance with the LDP should be required to undertake a full assessment of retail impact as well as need. In preparing a LDP councils will have flexibility to set an appropriate threshold for their area, above which all applications for such development should be accompanied by an assessment of retail impact and need. This

threshold can be up to, but must not exceed 2500 sq. metres gross external area.

5.343 It is considered that there are two policy approaches for dealing with issue of Development outside Town Centres; Retail and Main Town Centre Uses;

(i) Adopt existing policy in the SPPS.

(ii) Reconfigure existing policy wording with the following amendments: Any development over 100 sq. metres net floor area will require an assessment of available/alternative sites including any land at edge of centre locations as well as a justification in terms of the market they propose to serve.

The SA/SEA appraisal scores for above suggested approaches are summarised below.

Policy - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Development outside Town Centres	Adopt existing policy in SPPS (RA)	+	+	0	0	0	0	-	-	0	-	?	?	?	-	0	0	?	+	+	+	+	-
	Reconfigure existing policy in SPPS (PA)	+	+	0	0	0	0	-	-	0	-	?	?	?	-	0	0	?	+	+	+	+	+

SA/SEA Findings including any significant negative effects

5.344 Both approaches are similar and this is reflected in the sustainability scorings above. Both options can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’** and **2 ‘Health and Wellbeing’** as they provide positive socio-economic benefits such as employment, raising incomes and potential higher standards of living. Overall this contributes to positive mental wellbeing. Both approaches are likely to have a minor negative impact on **SA/SEA objective 7 ‘Accessibility to Key Services’** as development outside of town centres is less accessible to those without cars and limited access to public transport.

5.345 Both approaches can bring minor negative effects on **SA/SEA objectives 8 ‘Effect of traffic’**, **10 ‘Air Quality’** and **14 ‘Climate Change’**. Out of town retail developments may encourage more car journeys and less use of sustainable transport such as public transport, walking and cycling. There is likely to be uncertain effects on **SA/SEA objectives 11 ‘Biodiversity’**, **12 ‘Landscapes and Townscapes’**. Development can range from 100 to above 1000 sq. metres and the location can vary from edge of town centre to out of centre.

- 5.346** Both approaches are likely to have minor positive effects on **SA/SEA objectives 18, 19, 20 and 21** as they are facilitating retail and main town centre uses development which can encourage economic growth in Mid Ulster and provide jobs. Option (ii) is considered to have a minor positive impact on **SA/SEA 22** as it will ensure a consistent approach to all proposals.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.347** The effects of both approaches which have been identified are broadly similar. In line with the approach throughout the LDP, the preferred approach will reconfigure existing planning policy. Approach (ii) is the preferred option as it is felt this is the most sustainable option and this is reflected in the positive social and economic scorings. This option includes new criteria that any development above 1000 sq. metres should be accompanied by a Traffic Impact Assessment and this is a mitigation measure to ensure the impact of extra traffic is alleviated against to reduce the impact on amenity.
- 5.348** There is also a new criterion that any development over 100 sq metres net floor area will require an assessment of available/alternative sites including any edge of centre locations. This assessment may involve consideration of properties which are available for rent or purchase in the relevant areas, as well as providing evidence that a particular retail need is being addressed. This is a mitigation measure to protect the Mid Ulster retail strategy approach of a town centres first approach. Retail and other uses such as leisure, recreation and cultural activity should be encouraged to be located within town centres to contribute to sustaining their viability and vitality.

Preferred Approach: Option (ii) Adoption of Policy RE 4 – Retail and Main Town Centre Uses Outside of Town Centres.

Neighbourhood Shops

Reasons for selecting alternatives

- 5.349** According to the SPSS planning authorities should retain and consolidate existing district and local centres as a focus for local everyday shopping and ensure their role is complimentary to the role and function of the town centre.

It is considered that they are two policy approaches for dealing with issue of neighbourhood shops;

- (i) Adopt existing policy in SPSS.
- (ii) Reconfigure existing policy in SPSS with the following amendments:
Inclusion of criteria that the net floor area does not exceed 100 sq. metres and does not conflict with the character or amenities of a residential area.

Table below summarises the SA/SEA appraisal scores for above suggested approaches.

Policy - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Neighbourhood Shops	Adopt existing policy in SPPS (RA)	+	+	0	0	0	0	+	+	0	0	0	0	?	0	0	0	0	+	+	+	+	+
	Reconfigure existing policy in SPPS (PA)	+	+	0	0	0	0	+	+	0	0	0	0	?	0	0	0	0	+	+	+	+	+

SA/SEA Findings including any significant negative effects

5.350 Both approaches can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’ and 7 ‘Accessibility to Key Services’**. There is provision for small scale shops close to where people live so this has greater potential to meet the daily needs of elderly or disabled people who may not always be able to easily access the town centre.

5.351 Both approaches are likely to have minor positive effect on **SA/SEA objectives 8 ‘Effect on traffic’**, as this may encourage more use of sustainable travel and reducing car journeys to shops within the town centre. Both approaches can bring minor positive effects on all the economic objectives. Approach 2 can have a positive effect on sustainable growth as retail units which are under 100 sq. metre threshold will not pose a significant threat to the viability of the town centre.

Reasons for selecting preferred option and consideration of any mitigation measures

5.352 The effects of both approaches which have been identified are broadly similar. In line with the approach throughout the LDP, the preferred approach will reconfigure existing planning policy. Approach 2 is the preferred option as it is felt this is the most sustainable option and this is reflected in the positive social and economic scorings. Approach (ii) includes new criteria that the shop does not conflict with the character or amenities of a residential area which will ensure there is minimal harm to amenity i.e. increased traffic and noise levels. Approach (ii) also has a mitigation measure that the neighbourhood shop floor

area must not exceed a net area of 100 sq. metre. This will ensure that shops are in scale to the area and do not have a detrimental impact on the character of the area.

Preferred Approach: Option (ii) Adoption of Policy RE 5 – Neighbourhood Shops.

Villages and Small Settlements

Reasons for selecting alternatives

5.353 According to the SPPS policies and proposals in villages and small settlements must be consistent with the aim, objectives and policy approach for town centres and retailing, meet local need, and be of a scale, nature and design appropriate to the character of the settlement.

5.354 It is considered that there are two policy approaches for dealing with issue of villages and small settlements;

- (i) Adopt existing policy in SPPS.
- (ii) Reconfigure existing policy in SPPS with the following amendments:
Inclusion of criteria that the net floor area does not exceed 100 sq. metres unless the applicant can demonstrate that a development will not have a negative impact on retailing within the village/small settlement or indeed a neighbouring settlement.

Table below summarises the SA/SEA appraisal scores for above suggested approaches.

Policy - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Villages and Small Settlements	Adopt existing policy in SPPS (RA)	+	+	0	0	0	0	+	+	0	0	0	0	?	0	0	0	0	+	+	+	+	+
	Reconfigure existing policy in SPPS (PA)	+	+	0	0	0	0	+	+	0	0	0	0	?	0	0	0	0	+	+	+	+	+

SA/SEA Findings including any significant negative effects

- 5.355** Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing' and 7 'Accessibility to Key Services'**. There is provision for small scale local shops in local settlements which enable residents to meet their day to day needs. Both approaches are likely to have minor positive effect on **SA/SEA objectives 8 'Effect on traffic'**, as this may encourage more use of sustainable travel and reducing car journeys to retail shops within the town centre.
- 5.356** Both approaches can bring minor positive effects on all the economic objectives. By protecting the existing retail offer while still allowing new development subject to criteria, both options are ensuring the vitality and viability of smaller settlements which are a requirement to meet the day to day needs of residents.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.357** The effects of both approaches which have been identified are broadly similar. In line with the approach throughout the LDP, the preferred approach will reconfigure existing planning policy. Approach (ii) is the preferred option as facilitates sustaining the retail offer within local settlements allowing residents to meet their daily needs. There is also consideration that any new retail development within the settlement or in a neighbouring settlement can harm the existing retail offer. Mitigation measures against this is a restriction to a net floor area of 100 sq. metres for new retail development but there are exceptions over this threshold where it can be demonstrated there will not be a negative impact in the settlement or in neighbouring settlements. This is reflected in the positive scoring economically and socially as it will ensure Mid Ulster's smaller settlements are sustained and continue to be viable.

Preferred Approach: Option (ii) Adoption of Policy RE 6 – Villages and Small Settlements.

Countryside

Reasons for selecting alternatives

- 5.358** According to the SPPS the development of inappropriate retail facilities in the countryside must be resisted. A general exception to the overall policy approach which may be considered appropriate outside settlement limits include farm shops, craft shops, and shops serving tourists or recreational facilities.

It is considered that there are two policy approaches for dealing with issue of retailing in the countryside;

- (i) Adopt existing regional policy in SPPS.

- (ii) Reconfigure existing regional policy in SPPS with the following amendments: Inclusion of criteria that the net floor area does not exceed 100 sq. metres.

Table below summarises the SA/SEA appraisal scores for above suggested approaches.

Policy - Retailing, Offices and Town Centres		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Countryside	Adopt existing policy in SPPS (RA)	+	+	0	0	0	0	+	+	0	0	0	0	?	0	0	0	0	+	+	+	+	+
	Reconfigure existing policy in SPPS (PA)	+	+	0	0	0	0	+	+	0	0	0	0	?	0	0	0	0	+	+	+	+	+

SA/SEA Findings including any significant negative effects

- 5.359** Both approaches can bring minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’ and 7 ‘Accessibility to Key Services’**. These options are facilitating economic opportunities for residents to operate local businesses, farmers to sell their produce in farm shops. This could contribute to improving incomes leading to enhanced mental wellbeing and sustaining vibrant rural communities.
- 5.360** Both approaches are likely to have minor positive effect on **SA/SEA objectives 8 ‘Effect on traffic’** by facilitating small scale retail development in rural areas, alongside existing uses such as a tourism or recreational facility, which otherwise would be directed towards nearby settlements, and therefore potentially reducing journey times.
- 5.361** Both approaches can bring minor positive effects on all the economic objectives as they are facilitating developing the rural economy and creating employment. A craft shop would be able to promote local textiles and a retail outlet such as gift shop will increase the appeal of an existing tourism asset in the rural area. Farm shops can also offer an opportunity for farmers to sell their produce on site and directly to the consumer.

Reasons for selecting preferred option and consideration of any mitigation measures

5.362 The effects of both approaches which have been identified are broadly similar. In line with the approach throughout the LDP, the preferred approach will reconfigure existing planning policy. Approach (ii) is the preferred option as facilitates opportunities for residents to develop businesses in the rural area.

Mitigation measures against this is a restriction to a net floor area of 100 sq. metres for new retail development. This is reflected in the positive scoring economically and socially as it will ensure Mid Ulster's rural communities are sustained and continue to be viable.

Preferred Approach: Option (ii) Adoption of Policy RE 7 – Countryside.

Minerals - Strategic Approach

5.363 The POP suggested two reasonable alternatives to the strategic approaches available for dealing with the issue of minerals, these were;

- (i) Consider all applications for minerals development regardless of their location against a criteria based policy.
- (ii) A strategy based on Areas of Constraint and Minerals Reserve alongside tailored policy.

These reasonable alternatives were assessed in the Interim SA/SEA Report. It is now considered however that there is a third option available and that is to simply take forward the existing ACMD designations along with the current policies.

Reasons for Selecting Alternatives

5.364 Minerals development in Mid Ulster represents a challenge between balancing the need to exploit mineral resources against the need to protect our most unique and as yet unspoilt landscapes. Minerals are an important resource in Mid Ulster with around 1250 people depending on the industry, considerably more than any other District in Northern Ireland. Mid Ulster is also home to some unique and picturesque landscapes and given the nature of mineral development, which often takes place in remote rural areas where mineral deposits are located, the interests of mineral exploitation and protection of these landscapes can often come into conflict. The challenge for mineral development policy is therefore to find a suitable balance between these two interests.

5.365 The POP suggested two policy approaches for dealing with mineral development. They were;

- (i) Treating all applications within the District on their merits, regardless of their proposed location. Applications would be tested against a criteria based policy and if it meets the criteria then is deemed acceptable.
- (ii) The development of a strategy (based on the existing approach) containing Areas of Constraint on Mineral Development which will protect areas of intrinsic landscape, amenity and scientific value and wherein there would be a presumption against mineral development taking place. This approach would also see the designation of Mineral Reserve Policy Areas which would be used to protect minerals which are of considerable economic value, from surface development. These designations would be utilised alongside tailored policies.

For completeness, and in line with other policy approaches, it is considered that there is an additional reasonable alternative, which is to;

- (iii) Carry forward the existing ACMD / MRPA designations alongside the reconfiguration of existing policy.

The table below summarises the SA/SEA appraisal scoring for each of these approaches

Strategic Approach - Minerals		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Minerals	Each application on its merits (RA)	+	+	+	0	N/R	0	0	-	-	-	-	-	-	-	0	-	-	++	++	+	++	-
	Designation approach alongside reconfigured existing policy (PA)	+	+	+	0	N/R	0	0	-	0	0	0	0	-	0	0	-	-	++	++	+	++	-
	Retain existing policy, alongside existing ACMDs and MRPs (RA)	+	+	+	0	N/R	0	0	-	0	0	0	0	-	0	0	-	-	++	++	+	++	-

SA / SEA Findings including any significant negative impacts

5.366 None of the three approaches identified any significant negative effects. All of the approaches would have social and economic benefits, with some of the economic benefits being significant. All three approaches seek to facilitate mineral development and this will lead to the creation jobs which will have obvious social benefits such as **SA/SEA 1 Poverty and Social Exclusion**, **SA/SEA 2 Health and Wellbeing** and **SA/SEA 3 Education and Skills** as well as significant economic benefits in terms of **SA/SEA 18 Employment** and **SA/SEA 21 Inward Investment**. In terms of environmental effects, approach (i) would have a more negative effect because it would lead to a more liberal approach to mineral development and this could potentially result in more widespread quarrying activity which would have negative effects in relation to **SA/SEA 8 Effect of Traffic**, **SA/SEA 9 Water Quality**, **SA/SEA Air Quality**, **SA/SEA 11 Conserve Biodiversity**, **SA/SEA 12 Landscape and Townscape**, **SA/SEA 13 Historic Environment** and **SA/SEA 14 Climate Change**.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.367 None of the approaches identified have any significant negative impacts. Approach (ii) is in keeping with the SPPS which seeks to protect areas of scientific, amenity, nature or conservation interest from mineral development. This approach has similar economic and social effects because it will still facilitate jobs via the minerals industry but will also protect our more environmentally important areas and for this reason it has scored more favourably in terms of environmental effects. This is the preferred approach to reconfigure and tailor the existing policy and to tie in various elements of other planning policies in an effort to shorten and simplify minerals planning policy.

Preferred Approach: Option (ii) Adoption of a designation strategy, utilised alongside tailored policies.

Areas of Constraint on Mineral Development

Reasons for Selecting Alternatives

5.368 Areas of Constraint on Mineral Development are intended to protect areas which are considered to be of particular landscape, heritage, scientific or conservation importance from the impacts of mineral development. There are existing designations included within the Cookstown and the Dungannon South Tyrone Area Plans but none within the Magherafelt Area Plan. It is considered that there are three options in relation to ACMD's and these are as follows;

- (i) Retain Areas of Constraint on Mineral Development (ACMD) as contained within the Dungannon and South Tyrone Area Plan and the Cookstown Area Plan.
- (ii) Review and amend ACMD's designations, involving the removal of the designation in certain areas but introducing it to others, as shown in the Plan Strategy.
- (iii) Remove ACMD's from the Plan.

The table below summarises the SA/SEA appraisal scoring for each of these approaches;

Areas of Constraint on Mineral Development (ACMD)		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Areas of Constraint on Mineral Development	Retain Areas of Constraint on Mineral Development (RA)	-	0	-	-	N/R	0	0	+	+	+	+	+	+	+	0	+	+	-	+	-	-	0
	Review and Modify Areas of Constraint on Mineral Development (PA)	-	0	-	-	N/R	0	0	+	+	+	+	+	+	+	0	+	+	-	+	-	-	0
	Remove Areas of Constraint on Mineral Development (RA)	+	0	+	+	N/R	0	0	-	-	-	-	-	-	-	0	-	-	+	+	+	+	0

SA / SEA Findings including any significant negative impacts

5.369 None of the approaches have been identified as having any significant negative impacts. Options (i) & (ii) have positive effects on the environmental indicators because they would see greater level of restrictions placed on quarrying activity than would be the case under approach (iii). Option (i) also effectively considers all Areas of Special Scientific Interest as ACMD and this approach would not be taken forward within option (ii). this second approach is accompanied by a series of revised and strengthened minerals policies and supplemented by an overarching General Principles Policy and Natural Heritage policies. Therefore, approaches (i) and (ii) will likely have positive impacts on indicators such as **SA/SEA 8 Impact of Traffic, SA/SEA 10 Air Quality SA/SEA 11 Biodiversity**

and **SA/SEA 14 Climate Change**. Whilst the opposite is also true for option (iii) which seeks to remove these restrictions and for this reason has been identified as having negative effects on the environmental indicators. Approaches (i) and (ii) will also have negative economic and by extension social impacts because of the added layer of restriction placed upon the mineral industry within ACMD's and the associated jobs which this industry creates and sustains. Conversely these effects would be positive for approach (iii) where there would be less restrictions placed on the industry.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.370** The preferred option would see us retain and modify ACMD's in order to offer the environmental protection which they afford and this would be in line with the SPPS. There is no evidence to suggest that by introducing ACMD's we would be harming the capability of the District to produce an adequate amount of minerals to meet local and regional needs. The ACMD's as proposed in the Plan Strategy have been arrived at by assessing our prominent landscapes as well as taking into account the scientific importance of certain landscapes which are already designated as ACMD's. This has been done after engagement with the Minerals Industry to ascertain future levels of supply and demand for the incoming plan period to ensure that the ACMD's which are proposed will not mean that sufficient levels of production are impossible. Whilst option (ii) would not consider all Areas of Special Scientific Interest as an ACMD, this preferred approach however is accompanied by a series of revised and strengthened Minerals policies and supplemented by an overarching General Principles Policy and Natural Heritage policies. This approach achieves the required level of balance between enabling mineral development and protecting our unique landscapes in this district.

Preferred Approach: Option (ii) Review and amend ACMD designations.

Mineral Reserve Policy Areas

Reasons for Selecting Alternatives

- 5.371** Mineral Reserve Policy Areas are intended to protect important mineral deposits which are of particular economic value. These deposits are important to local businesses and our local economy and the purpose of the designations is to protect them from surface development which would render their future exploitation an impossibility. There are three existing designations in the current Area Plans and there is an option of retaining the designations in this format, tailoring them to reflect changes in availability or demand or a final option of not having any such zoning. Accordingly, the three options which were identified are;

- (i) Retain Mineral Reserve Policy Areas at Ballyreagh, Derraghadoan and Derryvale Road.

(ii) Retain existing Mineral Reserve Policy Area at Ballyreagh and modify Mineral Reserve Policy Areas at Derraghadoan and Derryvale Road.

(iii) Remove Mineral Reserve Policy Areas from the Plan.

The table below summarises the SA/SEA appraisal scoring for each of these approaches;

Mineral Reserve Policy Area		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Mineral Reserve Policy Area	Retain existing Mineral Reserve Policy Areas (RA)	+	0	+	+	N/R	+	0	-	-	-	-	-	-	-	N/R	-	-	+	+	+	+	-
	Retain and Modify existing Mineral Reserve Policy Areas (PA)	+	0	+	+	N/R	+	0	-	-	-	-	-	-	-	N/R	-	-	+	+	+	+	-
	Remove Mineral Reserve Policy Areas (RA)	-	0	-	-	N/R	-	0	?	?	?	?	?	?	?	N/R	+	+	-	-	-	-	0

SA / SEA Findings including any significant negative impacts

5.372 None of the approaches were found to have any significant negative impacts. Approaches (i) and (ii) will be generally positive in terms of economic and social impacts. The protection of these valuable minerals will help our local industries which are major employers and this will secure jobs **SA/SEA 19 'Employment'** and incomes for local workers and help to attract investment **SA/SEA 21 'Inward Investment'**. Such economic benefits will also bring social benefits such as reductions in poverty **SA/SEA 1 'Poverty and social exclusion'** and improvements in education and skills **SA/SEA 3 'Education and skills'**. Conversely approach (iii) which would see MRPA's removed completely will likely have the reverse effect. If MRPA designations were to be removed there is a level of uncertainty as to what form of surface development, if any, would be carried out on these sites and this makes the environmental impacts uncertain. Options (ii) and (ii) would have negative impacts upon the environmental indicators because they would facilitate quarrying which would have negative connotations for traffic generation **SA/SEA 8 'Effect of traffic'**, would cause harm to biodiversity **SA/SEA 11 'Conserve biodiversity'** and could potentially be harmful to the visual amenity of our landscapes **SA/SEA 12 'Landscape and townscape'**.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.373** The preferred option has been selected because, in keeping with the SPPS, it is felt that some form of protection valuable minerals is required. The option of not having any MRPA's would have negative economic and social impacts and for these reasons, it is not felt that the approach of eradicating MRPA's will be acceptable. Consultation with GSNI and landowners will continue to be carried out to ascertain the viability of all existing zonings, and it is expected that some of the existing MRPA designations may be amended in line with approach (ii).

Preferred Approach: Option (ii) - Retain existing Mineral Reserve Policy Area at Ballyreagh and modify Mineral Reserve Policy Areas at Derraghadoan and Derryvale Road.

Minerals - Policy Approach

- 5.374** The POP contained a number of individual minerals policies relating to Minerals Development, Areas of Constraint on Mineral Development and Mineral Reserve Policy Areas. Whilst the Interim Report contained an assessment of strategic approaches to minerals development it did not contain an assessment of the individual policies. Following consultation on the POP numerous representations were received from key stakeholders, including Department for Infrastructure, Department for the Economy, Natural Environment Division and also substantial representations from the minerals industry. As a result of the consideration of these representations it is considered that the proposed policies did not adequately reflect all of the requirements of the SPPS. Therefore, the minerals policies have since been reviewed, with the addition of a number of new policies, including individual policies for valuable minerals, peat extraction, restoration of minerals sites and mines, shafts and adits.

Each individual Minerals policy has been considered and appraised separately below;

Mineral Reserve Policy Areas

- 5.375** In relation to a policy for Mineral Reserve Policy Areas, two potential approaches are to

- (i) Adopt existing policy i.e. policy MIN 5 of the Planning Strategy for Rural Northern Ireland.
- (ii) Reconfigure existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Minerals		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Mineral Reserve Policy Areas	Adopt existing policy (RA)	+	0	+	+	N/R	+	0	-	-	-	-	-	-	-	N/R	-	-	+	+	+	+	-
	Reconfigure existing policy (PA)	+	0	+	+	N/R	+	0	-	-	-	-	-	-	-	N/R	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative impacts

5.376 Due to the substance of both policies being essentially the same, their likely effects are expected to be similar and this is what the SA/SEA findings revealed. Neither policy is likely to cause any major negative effect. Both approaches are likely to facilitate the protection of valuable minerals which have economic importance, thus helping to promote jobs and this will have social benefits for **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 3 Education and Skills, SA/SEA 4 Opportunity of a decent Home and SA/SEA 6 Sense of Community.**

5.377 Both approaches are likely to be negative in terms of all of the environmental indicators because they will both involve a degree of quarrying which will have spin off impacts on traffic, landscape, air quality, water quality and on the landscape. However, there will be no major negative effects caused on any of the environmental indicators. Both approaches are found to be generally positive in terms of the economic indicators because the economic value of the minerals will be transferred into job creation and can also help support other industries which employ significant amounts of people such as the construction industry. However, in relation to **SA/SEA 22 Efficient Movement Patterns**, both approaches were negative due to the increased traffic generation associated with quarrying activity.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.378 Neither approach was found to have any significant negative impacts. The preferred approach is to adopt approach (ii). This option would be in keeping with the policy approach of the SPPS whilst introducing a simplified and more straightforward policy wording.

Preferred Approach: Option (ii) Adoption of Policy MIN 1 – Mineral Reserve Policy Areas.

Extraction and Processing of Hard Rock and Aggregates

5.379 This is a new stand-alone policy to address the topic of Hard Rock and Aggregates. It is considered that there are two potential approaches to this topic;

- (i) Adopt existing approach as contained within various policies of the Planning Strategy for Rural Northern Ireland (MIN 1, MIN 2, MIN 6 and MIN 7).
- (ii) Reconfigure existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Minerals		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Hard Rock and Aggregates	Adopt existing policy (RA)	+	+	+	+	N/R	N/R	+	+	-	-	-	-	+	-	N/R	-	-	+	-	-	-	-
		-	+	-	+	N/R	N/R	+	+	+	+	+	+	+	+	N/R	+	+	+	+	+	+	+
	Reconfigure existing policy (PA)	+	+	+	+	N/R	N/R	+	+	-	-	-	-	+	-	N/R	-	-	+	-	-	-	-
		-	+	-	+	N/R	N/R	+	+	+	+	+	+	+	+	N/R	+	+	+	+	+	+	+

SA/SEA Findings including any significant negative impacts

5.380 Due to the fact that the substance of both policies remains unchanged their likely effects are expected to be similar and this is what the SA/SEA findings revealed. Neither policy is likely to cause any major negative effect. Both approaches have the potential for dual effects i.e. they may have both positive and negative effects in relation to certain indicators. Both approaches are largely positive in terms of the social indicators. The facilitation of mining will create jobs and this will help people, access housing, improve their skills, avoid poverty and enjoy better health and wellbeing. Both approaches will facilitate jobs by allowing mineral development outside ACMD's and on the other hand both approaches will restrict mineral development within ACMD's, hence the reason for the dual scoring in relation to **SA/SEA 1 'Poverty and Social Exclusion'** and **SA/SEA 3 'Education and Skills'** and the positive scoring in relation **SA/SEA 2 'Health and Wellbeing'** and **SA/SEA 4 'Opportunity to live in a decent home'**.

5.381 Similarly, both approaches have a dual scoring on the environmental and economic issues because they both contain elements of restriction and facilitation in terms of mineral development, depending on whether it is located

inside or outside the ACMD. For example, both approaches are dual scored in relation **SA/SEA 9 Water Quality**, **SA/SEA 10 Air Quality**, **SA/SEA 11 Conserving Biodiversity** and **SA/SEA 12 Landscape and Townscape** because they restrict mineral development within ACMD's but facilitate it elsewhere, thus allowing for potential positive economic effects and negative environmental effects (or vice versa), depending on the location of the proposal.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.382** It is noted that no significant negative impacts have been identified by either approach. In keeping with the approach of the overall LDP, the preferred approach is approach (ii) which aims to reconfigure and simplify the existing approach which is currently spread out over a range of policies and bring together into one singular planning policy, whilst still being in line with the SPPS.

Preferred Approach: Option (ii) Adoption of Policy MIN 2 – Extraction and Processing of Hard Rock and Aggregates.

Valuable Minerals and Hydrocarbons

- 5.383** Following consideration of the representations to the POP this new policy is brought forward within the Plan Strategy. In relation to valuable minerals, it is considered that there are two potential approaches to;

- (i) Adopt existing approach as contained within various policies of the Planning Strategy for Rural Northern Ireland (MIN 4).
- (ii) Reconfigure existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Minerals		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Valuable Minerals	Adopt existing policy	+	0	+	+	N/R	-	N/R	-	-	-	-	-	-	-	N/R	-	-	+	+	+	+	-
	Reconfigure existing policy (PA)	+	+	+	+	N/R	-	N/R	-	-	-	-	-	-	-	N/R	-	-	+	+	+	+	-

SA/SEA Findings including any significant negative impacts

- 5.384** The likely impacts of both policies are quite similar with no likely significant negative impacts being identified. Both approaches are generally negative for impact on the environment whilst being positive for impacts on the economy. In summary, this is due to the environmental impacts such as traffic generation,

erosion of landscape character, harm to biodiversity and potential impacts on water supply whilst the economic benefits such as job creation and the attraction of inward investment are also a consideration. The economic benefits will also generate positive social benefits such positive impacts on **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 3 Education and Skills and SA/SEA 4 Opportunity to Live in a Decent Home** The only point of divergence between the two approaches comes by virtue of **SA/SEA 2 Health and Wellbeing** where approach (ii) is more positive because it makes specific reference to ensuring that attention is paid to the impacts of development on human health.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.385 It is noted that no significant negative impacts have been identified by either approach. In keeping with the approach of the overall LDP, the preferred approach is approach (ii) which aims to reconfigure the existing approach whilst still being in line with the SPPS. The SPPS specifically refers to unconventional hydrocarbon extraction (such as fracking) and the existing approach does not address this issue. The preferred approach also takes more account of the impacts of human health and wellbeing and this is in keeping with Plan objectives.

Preferred Approach: Option (ii) Adoption of Policy MIN 3 – Valuable Minerals and Hydrocarbons.

Peat Extraction

5.386 Following consideration of the representations to the POP this new policy is brought forward within the Plan Strategy. In relation to peat extraction, it is considered that there are two potential approaches to;

- (i) Adopt existing approach as contained within various policies of the Planning Strategy for Rural Northern Ireland (included as part of MIN 1).
- (ii) Reconfigure existing policy and provide separate policy for peat extraction.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Minerals		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity or decent homes	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement
Peat Extraction	Adopt existing policy	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	++	++	+	++	++	N/R	++	+	-	-	0	0	+
	Reconfigure existing policy (PA)	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	++	++	+	++	++	N/R	++	+	-	-	0	0	+

SA/SEA Findings Including any Significant Negative Impacts

- 5.387** The likely impacts of both policies are quite similar with no likely significant negative impacts being identified. Both approaches are generally positive for environmental impact with significant positives being identified for **SA/SEA 10 Air Quality**, **SA/SEA 11 Conserve Biodiversity**, **SA/SEA 13 Historic Environment** and **SA/SEA 14 Climate Change** as a result of the protection of peatlands which act as valuable carbon stores. Both approaches are likely to have a significant positive effect on **SA/SEA 16 'Waste'** as they place restrictions on commercial peat extraction and thereby will directly limit our dependency on non-renewable resources.
- 5.388** There may be some negative economic impact in terms of restrictions being placed on jobs in the peat extraction industry as a result of the restrictive policy purported by both approaches, particularly in relation to **SA/SEA 18 Sustainable Growth** and **SA/SEA 19 Employment**. Neither approaches are thought to have any relationship to the social indicators. Whilst there will be some jobs within the peat industry which may be endangered by the restrictive approaches, it is not thought that these will be enough to suggest there will be any social impacts as a result.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.389** No significant negative impacts have been identified by either approach. The preferred approach (approach (ii)) will provide a stand-alone policy for peat extraction and will also allow for extraction to take place where the bog cannot be restored and therefore has little or no conservation value OR where the removal of peat can be demonstrated as having long term benefits for the bog in question.

Preferred Approach: Option (ii) Adoption of Policy MIN 4 – Peat Extraction.

Restoration

- 5.390** Following consideration of the representations to the POP this new policy is brought forward within the Plan Strategy. It is considered that there are two potential approaches to the topic of restoration, these are;

- (i) Adopt existing approach as contained within various policies of the Planning Strategy for Rural Northern Ireland (MIN 8)
- (ii) Reconfigure existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches

Minerals		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Restoration	Adopt existing policy	+	+	N/R	N/R	N/R	+	N/R	N/R	+	+	++	+	N/R	+	N/R	N/R	+	N/R	N/R	N/R	N/R	N/R
	Reconfigure existing policy (PA)	+	+	N/R	N/R	N/R	+	N/R	N/R	+	+	++	++	N/R	+	N/R	N/R	+	N/R	N/R	N/R	N/R	N/R

SA/SEA Findings Including any Significant Negative Impacts

5.391 Both approaches have no negative effects although both do have significant positive effects in relation environmental indicators. In terms of social effects, both approaches have potential for creating community facilities and therefore are positive in relation to their impact on **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing and SA/SEA 6 Sense of Community**. It is felt that the restoration of mineral sites will not have any economic impacts and so both approaches are scored as not having any relationship to these indicators. Both approaches have significant positive effects on the environment, in particular, **SA/SEA 11 Conserving Biodiversity** whilst approach (ii) also scores a significant positive in relation **SA/SEA 12 Landscape and Townscape** because it insists on timetabling and phasing of restoration proposals which should offer more robust assurances of the restoration proposals.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.392 Existing policy consists of a standalone policy relating to restoration. It is felt that whilst both approaches are similar, and both offer the same benefits without any negative effects being identified, approach (ii) is considered to have more stringent environmental controls in that it insists on restoration proposals being bound to a timetable and therefore being more robust and is in line with the requirements of the SPPS in this regard.

Preferred Approach: Option (ii) Adoption of Policy MIN 5 – Restoration of Minerals Sites.

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Mine Shafts and Adits

5.393 This policy topic was not considered as an individual policy within the POP however given Mid Ulster's unique industrial heritage it is considered that there is a need for a bespoke policy to address this issue. It is considered that there are two approaches in relation to this policy area;

- Introduce a specific policy which operates a presumption against development of lands which may be affected by underground extraction of minerals which are currently taking place or which may have previously taken place.
- Include provision within general mineral policy, similar to current approach of Policy MIN 6 of Planning Strategy for Rural Northern Ireland.

The table below summarises the SA/SEA appraisal scoring for the both approaches.

Minerals		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Mine Shafts and Adits	Include Bespoke Policy (PA)	0	++	N/R	++	N/R	N/R	N/R	0	0	0	0	N/R	N/R	0	0	0	0	0	0	N/R	0	N/R
	Adopt existing policy (RA)	0	+	N/R	+	N/R	N/R	N/R	0	0	0	0	N/R	N/R	0	0	0	0	0	0	N/R	0	N/R

SA/SEA Findings Including any Significant Negative Impacts

5.394 No negative impacts have been identified for either approach. Option (i) is considered likely to have a major positive impact on **SA/SEA 2 Health and Wellbeing** because it will safeguard against habitable buildings being erected on land which may be prone to subsidence or collapse and this will have major benefits for protecting health and wellbeing of residents. It will also have major positive benefits for ensuring all homes are safe for habitation and this will impact upon **SA/SEA 4 opportunity to own a decent home**. Option (ii) will also have positive effects for these objectives but given the less strict policy wording, these effects are classed as positive instead of major positive.

5.395 The remainder of the indicators for both options are either not related to the policy area or are identified as having a neutral scoring given the small amount of land and very specific range of sites to which the policy will relate.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.396 There are no negative impacts identified as a result of either approach. The impact of the stricter policy wording of approach (i) which makes it more apparent that development on land currently or formerly experiencing

underground excavation will conflict with the Plan means that there are some major positive social impacts. For this reason, option (i) is the preferred option.

Tourism – Strategic Approach

5.397 Within the POP three strategic policy approaches to the topic of tourism were proposed. The strategic approaches considered were;

- (i) Continue with the current approach i.e. maintain the existing tourism designations alongside the policies of PPS 16.
- (ii) Adopt a case by case approach – with each case considered against defined criteria set out within policy, regardless of its location.
- (iii) Adopt a flexible plan led approach which would target the areas with the most to offer through the designation of Tourism Opportunity Zones and Tourism Conservation Zones, alongside a suite of tailored policies.

It is considered that the same three options still apply to the strategic approach to tourism and they have been assessed below. In addition, as the Plan Strategy is now bringing forward detailed tourism policies these too have been individually assessed and are set out after the strategic assessment.

Reasons for selecting alternatives

5.398 The tourism industry in Mid Ulster is relatively small and the main issue is the need to improve the attractiveness of Mid Ulster as a holiday/leisure destination and encourage more visitors to stay overnight.

It is considered that there are three policy approaches for dealing with issue of Tourism;

- (i) Adopt Existing policy contained within PPS 16 and existing Tourism Opportunity Zones and Tourism Conservation Zones.
- (ii) Case by Case Approach. Each case considered based on defined criteria set out within planning policy, regardless of its location. In accordance with general planning principles and where need is demonstrated.
- (iii) Consolidate and Amalgamate existing policy contained within PPS 16 and review existing Tourism Opportunity Zones and Tourism Conservation Zones.

The SA/SEA appraisal scores for above suggested approaches are summarised below.

Tourism - Strategic Approach		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Tourism - Strategic	Adopt existing policy and existing TOZs and TCZs (RA)	+	+	+	N/R	N/R	+	N/R	-	0	-	+	+	?	0	0	0	0	+	0	0	0	+
	Case by Case Approach (RA)	+	+	+	N/R	N/R	+	N/R	-	0	-	-	-	?	0	0	-	-	+	+	+	+	0
	Consolidate and amalgamate existing policy and review existing TOZs and TCZs (PA)	+	+	+	N/R	N/R	+	N/R	-	0	-	+	+	?	0	0	-	0	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.399 The three approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills' and 4 'Sense of Community'** as they are facilitating job creation, improving incomes and opportunities to develop new skills in the tourism industry. Conversely they are also protecting important tourism assets which create a sense of pride in the local community and provides places for local people and visitors to walk, cycle etc. All approaches are likely to have minor negative effects on **SA/SEA objectives 8 'Effect on traffic' and 10 'Air Quality'** as they facilitate more development which has greater potential for more car journeys in the countryside, thus more air pollution and emissions. In terms of the impact on **SA/SEA objectives 11 'Biodiversity' and 12 'Landscapes and Townscapes'**.

5.400 Approach (i) is likely to have a minor positive impact as development is directed towards settlements or on the periphery of settlements. While Approach (ii) can bring minor negative effects on the afore-mentioned objectives as this may lead to a reduction in control of where tourism accommodation/amenities are located and may lead to greater impact on the landscape and biodiversity. Approach (iii) may have minor positive and negative effects on biodiversity and landscape, as there is protection from inappropriate development through TCZs but there is more flexibility for major tourism development, tourism accommodation and amenities. Approaches (ii) and (iii) can bring minor positive effects on the majority of the economic objectives such as employment, investment and regeneration. Approach (iii) is more tailored to the rural nature of Mid Ulster and addresses the need for more flexibility and have more tourism accommodation in the rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.401** Approach (i) does not grasp the opportunity to redress the tourism visitor numbers imbalance between Mid Ulster and Northern Ireland. Given the findings of the Tourism Position Paper, with Mid Ulster having the second lowest number of overnight trips secured and the second lowest expenditure on overnight trips of all local government districts in 2013, Approach 1 does not present an adequate solution to the issues facing Mid Ulster. This is reflected in the neutral economic SA/SEA scoring as to carry forward the existing Tourism Opportunity Zones in association with the existing policies, would not progress Mid Ulster's Tourism Strategy.
- 5.402** Approach (ii) provides for the consideration of tourism development on a case by case basis. This option would essentially be driven by entrepreneurial activity. Whilst this option would undoubtedly present an opportunity for Mid Ulster to improve tourism facilities and increase tourism numbers it also has the potential to be abused as a means of obtaining planning approval for housing development in the rural area. In addition, it could fail to highlight the opportunities for tourism development in relation to important assets of Mid Ulster.
- 5.403** Approach (iii) is the preferred option and attempts to rectify the problem that the existing tourism policies are an attempt by central government to apply a 'one size fits all' set of policies for the whole of Northern Ireland. Mid Ulster has historically not had the key tourism attractors that other regions have benefited from and is a predominantly rural population. It is considered that Approach (iii) is to adopt a more sustainable approach which seeks to target those areas with most to offer either by way of assets and activities or due to their strategic location, through the designation of Tourism Opportunity Zones (TOZ's) whilst ensuring adequate protection for natural and built environment. This is reflected in the minor positive minor positive scoring for social and economic objectives as this option can create employment, investment while sustaining vibrant rural communities.

Preferred Approach: Option (iii) – Consolidate and amalgamate existing policies and review existing TOZ's and TCZ's.

Tourism - Policy Approach

- 5.404** The SA/SEA Interim contained only an assessment of the overarching strategic approach to tourism and there were no assessments of the proposed tourism policies. Therefore, the assessments of the proposed individual tourism policies are set out below.

Protection of Tourism Assets and Tourist Accommodation

Reasons for selecting alternatives

- 5.405** The tourism industry in Mid Ulster is relatively small and the main issue is the need to improve the attractiveness of Mid Ulster as a holiday/leisure destination and encourage more visitors to stay overnight. One way to facilitate this is to promote our existing tourism assets within the District such as Beaghmore and protect important tourism accommodation such as the Greenvale and Glenavon. According to the SPPS sustainable tourism development is brought about by balancing the needs of tourists and the tourism industry with conserving the tourism asset. The SPPS also states the safeguarding of tourism assets from unnecessary, inappropriate or excessive development is a vital element in maintaining a healthy tourism industry and should be taken into account in the preparation of the LDP.
- 5.406** It is considered that there are two policy approaches for dealing with issue of protection of tourism assets and tourist accommodation;
- (i) Adopt existing policy as contained in Policy TSM 8 in PPS 16 and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and South Tyrone Area Plan 2010 and SPPS. Approach 1 focused on minimising development that would in itself or in combination with existing and approved development in the locality have a significant adverse impact on a tourism asset. This approach also designates Sperrins Tourism Conservation Zone which will restrict development to minor improvements to infrastructure and re-use of existing vernacular buildings.
 - (ii) Reconfigure and amalgamate existing policy wording with the following amendments:
 - Important tourism accommodation will be protected from re-development and changes to other uses. These sites comprise of; The Glenavon Hotel, Cookstown and The Greenvale Hotel, Cookstown.
 - Existing Sperrins Tourism Conservation Zone is also protected and reviewed recognising the importance of protecting existing tourism assets.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Tourism		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Protection of Tourism Assets and Tourist Accommodation	Adopt existing policy (RA)	0	+	0	N/R	N/R	+	N/R	0	0	0	++	++	++	0	0	0	0	+	+	+	+	0
	Reconfigure and amalgamate existing policy and Area Plan Policies (PA)	0	+	0	N/R	N/R	+	N/R	0	0	0	++	++	++	0	0	0	0	+	+	+	+	0

SA/SEA Findings including any significant negative effects

- 5.407** The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring significant positive effects on **SA/SEA objectives 11 ‘Biodiversity’, 12 ‘Quality of Landscapes and Townscapes’ and 13 ‘Historic Environment’**. They can safeguard the intrinsic character and quality of the built and natural heritage assets such as Areas of Outstanding Natural Beauty, Historic Parks and Gardens and Areas of Archaeological Interest. These tourism assets are important for attracting tourists and growing our undeveloped tourism industry.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.408** In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure and amalgamate existing policy, not least for ease of reference and to avoid duplication. Mid Ulster has the second lowest number of hotel bed spaces and therefore Independent hotels such as The Greenvale Hotel, Cookstown and The Glenavon Hotel Cookstown are important hotel accommodation and as such need to be protected from re-development. Mid Ulster also has a number of existing tourism assets such as Beaghmore and the Sperrins and these have the potential to be utilised in order to attract more people to the District. Simultaneously, this must be balanced against protecting the tourism assets and sensitive landscapes from excessive development.

Preferred Approach: Option (ii) Adoption of Policy TOU 1 – Protection of Tourism Assets and Tourism Accommodation.

Resort Destination Development

Reasons for selecting alternatives

5.409 The tourism industry in Mid Ulster is relatively small and the main issue is the need to improve the attractiveness of Mid Ulster as a holiday/leisure destination and encourage more visitors to stay overnight. One way to facilitate this is through a major resort destination development such as a waterpark, theme park or similar leisure facilities. According to the SPPS policies or proposals for major tourist development must demonstrate exceptional benefit to the tourism industry, sustainable benefit to the locality and that a countryside location is required by reason of its size or site specific or functional requirements.

5.410 Within the POP the topic of tourism was covered by three reasonable alternatives to our overall policy approach and therefore did not consider the individual tourism policies proposed within the POP. Therefore, as the Mid Ulster Plan Strategy has proposed to bring forward a bespoke policy for Resort Destination Development it has been assessed against the SA/SEA objectives below;

- (i) Adopt new policy to allow Resort Destination Development (outside of SCA's and TCZ's) providing both accommodation and major leisure facilities, such as a waterpark, theme park and other similar leisure facilities where it has been demonstrated that it will be of exceptional benefit to the regional tourism industry and the economy and is on a site that is sustainable in terms of any benefits derived for the local economy and in relation to adverse impacts on the wider environment.

All major tourist development must be accompanied by a Design Concept Statement.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Resort Destination Development	Tourism																						
		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Adopt new policy (PA)		0	0	0	N/R	N/R	0	N/R	-	0	-	-	-	?	0	0	-	-	++	+	+	++	0

SA/SEA Findings including any significant negative effects

- 5.411** This policy approach is likely to have minimal impacts or no relationship on the social objectives. It is likely to have minor negative environmental effects on SA/SEA environmental objectives **SA/SEA objective 8 'Traffic', 10 'Air Quality', 11 'Biodiversity', 12 'Landscape and townscape', 16 'Waste' and 17 'Land Quality'**. Any major development in the countryside has the potential to increase traffic, waste, land and the likely increase in private car journeys could impact air quality.
- 5.412** This policy approach can potentially bring significant positive economic effects to the local economy and as such **SA/SEA objectives 18 'Sustainable growth' and SA/SEA 21 'Inward Investment'** as it introduces a more flexible approach to facilitating a major tourism development project in the countryside. employment, regeneration and investment.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.413** The preferred approach is to adopt a new bespoke policy to deal with Resort Destination Development. It is acknowledged that Mid Ulster currently has no major tourism development but is an ideal location for a resort destination. It is well positioned on two Key Transport Corridors and proximity to both Lough Neagh and the Sperrins, which provide tourism opportunities. This approach is a more flexible approach to facilitating a major tourism development project in the countryside. Any proposal must be accompanied by a Design Concept Statement and this will ensure that a major resort destination would integrate into the location and surrounding context.

Preferred Approach – Adoption of Policy TOU 2 – Resort Destination Development.

Tourism Accommodation

Reasons for selecting alternatives

- 5.414** The tourism industry in Mid Ulster is relatively small and the main issue is the need to improve the attractiveness of Mid Ulster as a holiday/leisure destination and encourage more visitors to stay overnight. One way to facilitate this to provide a greater variety of tourist accommodation from self-catering accommodation to Motels, Chain Hotels and Boutique Hotels. According to the SPPS the guiding principle should be to ensure policies and proposals facilitate appropriate tourism development in the countryside (such as farm diversification schemes, the re-use of rural buildings) where this supports rural communities and promotes a healthy rural economy and tourism sector. The SPPS also states that tourism development such as self-catering accommodation is acceptable in areas where tourist amenities and

accommodation have become established or likely to be provided as a result of Signature Projects.

5.415 It is considered that there are two policy approaches for dealing with issue of tourism accommodation;

- (i) Adopt existing policy as contained in policies TSM 1, TSM 3, TSM 5 and TSM 6 in PPS 16 and Plan Policy TM 1 and TM 3 in Cookstown Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 and SPPS.
- (ii) Reconfigure and amalgamate existing policy wording with the following amendments:
 - Provision for hotels and self-catering accommodation on unzoned land within Dispersed Rural Communities.
 - Within Tourism Opportunity Zonings this approach facilitates the development of hotels and self-catering accommodation of at least 3 units or a motel situated at or easily accessible to a key transport corridor, link corridor or trunk road.

The SA/SEA appraisal scores for above suggested approaches are summarised below.

Tourism		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: inward investment	SA/SEA 22: Efficient movement patterns
Tourism Accommodation	Adopt existing policy (RA)	0	0	0	N/R	N/R	0	N/R	-	0	-	-	-	?	-	0	-	-	+	+	+	+	0
	Reconfigure and Amalgamate existing policy and Area Plans (PA)	0	0	0	N/R	N/R	0	N/R	-	0	-	-	-	?	-	0	-	-	+	+	++	+	0

SA/SEA Findings including any significant negative effects

5.416 For both approaches negative environmental effects have been identified on **SA/SEA objective 11 ‘Biodiversity’, 12 ‘Landscapes and Townscapes’ and 17 ‘Land Quality’** as any new development in the countryside can have greater negative impact on wildlife, flora and fauna. Both approaches can have minor positives in terms of sustainable growth and employment. Approach (ii) has been identified as having significant positive effects on **SA/SEA objective 20 ‘Economic Performance’**. There is greater flexibility for tourism accommodation in rural communities and this reflects the rural nature of Mid Ulster and provide opportunities to grow the tourism economy.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.417** In line with other plan policy approaches, the preferred option (Approach ii) is to reconfigure and amalgamate existing policy, not least for ease of reference and to avoid duplication. Approach (ii) recognises the need to promote tourism accommodation in these rural communities as they have the most to offer by way of existing outdoor activities or facilities.
- 5.418** A key issue within Mid Ulster is the lack of variety of tourist accommodation and the inability to get visitors to stay overnight and contribute to the wider economic. It is noted that Mid Ulster experiences the third lowest number of overnight trips of all the 11 Council Districts. This approach facilitates a motel situated at or accessible to key transport corridors and key interchanges. Mid Ulster produces the highest percentage of visits for the purposes of business across the province at 12% (MUDC Position Paper 2015). This would encourage more tourists and overnight trips for business travellers.

Preferred Approach – Option (ii) - Adoption of Policy TOU 3 – Tourism Accommodation.

Other Tourism Facilities/Amenities and Attractions

Reasons for selecting alternatives

- 5.419** The tourism industry in Mid Ulster is relatively small and the main issue is the need to improve the attractiveness of Mid Ulster as a holiday/leisure destination and encourage more visitors to stay overnight. Within Mid Ulster there are opportunities to promote activity tourism at sites such as Lough Neagh (fishing, cruising and watersports) and the Sperrins (hill walking, nature watching). According to the SPPS the guiding principle should be to ensure policies and proposals facilitate appropriate tourism development in the countryside where this supports rural communities and promotes a healthy rural economy and tourism sector.
- 5.420** It is considered that there are two policy approaches for dealing with issue of other tourism facilities/amenities and attractions;
- (i) Adopt existing policy as contained in policies TSM 1 and TSM 2 in PPS 16 and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 and SPPS.
 - (ii) Reconfigure and amalgamate existing policy wording with the following amendments:
 - Facilitates additional opportunities for outdoor facilities, amenities or attractions within a settlement, Tourist Opportunity Zone or in the open countryside.
 - Furthermore, that indoor tourism facilities need to demonstrate:

It is in association with and requires a site at or close to a tourism asset;
or

The type of tourism activity in itself requires a countryside location.

- There is the removal of need for a tourism benefit statement and a sustainable benefit statement for proposals of regional importance.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Tourism		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Other Tourism Facilities/Amenities and Attractions	Adopt existing policy (RA)	0	+	0	N/R	N/R	0	N/R	-	0	-	-	-	?	-	0	0	-	+	+	+	+	0
	Reconfigure and Amalgamate existing policy and Area Plans(PA)	0	+	0	N/R	N/R	0	N/R	-	0	-	-	-	?	-	0	0	-	++	++	+	+	0

SA/SEA Findings including any significant negative effects

- 5.421** For both approaches negative environmental effects have been identified on **SA/SEA objectives 11 ‘Biodiversity’ and 12 ‘Landscapes and Townscapes’** as any development can have a negative impact but this would depend on the nature of the development as outdoor amenities range from mountain bike trails to picnic areas. Approach 2 has been identified as having significant positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’ and 19 ‘Employment’** as this option provides additional opportunities for outdoor tourism facilities within settlements, Tourism Opportunity Zones and in the open countryside as it’s a more flexible policy. This can create more employment and enhance the tourist offer.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.422** In line with other plan policy approaches, the preferred option (Approach 2) is to reconfigure and amalgamate existing policy, not least for ease of reference and to avoid duplication. Mid Ulster generates less employment from tourism than any other district (MUDC Position Paper 2015). A potential way to increase Mid Ulster’s tourist appeal is through the growth of activity based tourism such as mountain bike trails, angling, water sports. This approach would also facilitate indoor tourism facilities at established tourist facilities that may need a visitor’s centre or changing facilities.

Preferred Approach – Option (ii) - Adoption of Policy TOU 4 – Other Tourism Facilities / Amenities and Attractions.

Tourism Designations - Tourism Conservation Zones (TCZs)

Reasons for selecting alternatives

5.423 The Plan Strategy has brought forward the designation of TCZs. These are areas where the quality and character of the landscape is considered special, the conservation interests significant and they may also contain important tourism assets. Within a TCZ tourism development is restricted to minor improvements to infrastructure and re-use of existing vernacular buildings. According to the SPPS, the safeguarding of tourism assets from unnecessary, inappropriate or excessive development is a vital element in maintaining a healthy tourism industry.

5.424 Based on the strategic approach to tourism assessment above, it is considered that there is only one policy approach for dealing with the overarching issue of Tourism Conservation Zones;

(i) Adopt existing Tourism Conservation Zones.

The SA/SEA appraisal scores for above suggested approach of adopting TCZ's has been summarised below.

Tourism		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Tourism Conservation Zones (TCZs)	Adopt existing Tourism Conservation Zones (PA)	0	+	0	N/R	N/R	+	N/R	0	0	0	++	++	++	0	0	0	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.425 This approach can bring minor positive effects on **SA/SEA objectives 2 'Health and Wellbeing' and 6 'Sense of Community'** as many tourism assets such as Historic Buildings and Demesnes can provide places for walking and cycling and this facilitates improving physical and mental wellbeing and healthier lifestyles. Protecting tourism assets can also give a sense of pride and place to the local community. There is likely to be significant positive effects on **SA/SEA objectives 11 'Biodiversity', 12 'Landscapes and Townscapes' and 13 'Historic Environment'**.

5.426 The works within a TCZ are limited to minor improvements within the TCZ so there may be minimal impact on wildlife, flora, fauna and the landscape. The TCZ may contain important features of the built and natural environment and this approach can protect these from excessive development. This approach is likely to bring minor positive effects on the majority of the economic objectives. Tourism assets are places that people want to visit and this can contribute to improving visitor numbers and increasing the number of overnight stays, while also sustaining vibrant rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

5.427 There are no reasonable alternatives to dealing with the issue of TCZs. The preferred option is to adopt the existing Tourism Conservation Zones. Tourism is an underdeveloped industry in Mid Ulster and only a small number of people visit for holiday and leisure purposes. There are opportunities to enhance the tourist offer through protecting and promoting existing tourism assets. Within the TCZs there are a number of tourism assets such as Scheduled Monuments, Historic Buildings and Demesnes and Areas of Significant Archaeological Interest (ASAI). This is reflected in the positive scores for social, economic and environmental objectives as protecting Mid Ulster's tourism assets can only be beneficial to the local tourism industry.

Preferred Approach – Adoption of existing Tourism Conservation Zones.

Sperrins Tourism Conservation Zones (TCZs)

Reasons for selecting alternatives

5.428 It is considered that there is one policy approach for dealing with issue of Sperrins Tourism Conservation Zones;

- (i) Adopt existing Sperrins Tourism Conservation Zones.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Sperrins Tourism Conservation Zones	Tourism	SA/SEA Objectives																					
		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Adopt existing Sperrins Tourism Conservation Zones (PA)		0	+	0	N/R	N/R	+	N/R	0	0	0	++	++	++	0	0	0	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.429 This approach can bring minor positive effects on **SA/SEA objectives 2 ‘Health and Wellbeing’ and 6 ‘Sense of Community’** as many tourism assets such as Historic Buildings and Demesnes can provide places for walking and cycling and this facilitates improving physical and mental wellbeing and healthier lifestyles. Protecting tourism assets can also give a sense of pride and place to the local community. There is likely to be significant positive effects on **SA/SEA objectives 11 ‘Biodiversity’, 12 ‘Landscapes and Townscapes’ and 13 ‘Historic Environment’**. It is limited to minor improvements within the TCZ so there may be minimal impact on wildlife, flora, fauna and the landscape. The TCZ may contain important features of the built and natural environment and this approach can protect these from excessive development. This approach is likely to bring minor positive effects on the majority of the economic objectives. Tourism assets are places that people want to visit and this can contribute to improving visitor numbers and increasing the number of overnight stays, while also sustaining vibrant rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

5.430 There are no reasonable alternatives to the issue of Sperrins TCZs. The preferred option is to adopt the existing Sperrins Tourism Conservation Zones. Tourism is an underdeveloped industry in Mid Ulster and only a small number of people visit for holiday and leisure purposes. There are opportunities to enhance the tourist offer through protecting and promoting the Sperrins Area of Outstanding Natural Beauty. This area is an important tourism asset for its landscape, ecology and heritage and is a place where visitors come for hill walking and nature watching. TCZs will protect this area from excessive and inappropriate tourist development so assisting in the promotion of tourism.

Preferred Approach – Adoption of Sperrins Tourism Conservation Zone.

Tourism Opportunity Zones (TOZs)

Reasons for selecting alternatives

5.431 TOZs will counterbalance where constraint on development exists and recognise the areas that have the most to offer, either by way of existing outdoor activities, facilities or location and promotes tourism development within them. According to the SPPS acceptable tourist development in the countryside may include self-catering accommodation, particularly in areas where tourist accommodation and amenities have become established.

It is considered that there is one policy approach for dealing with the overarching issue of Tourism Opportunity Zones;

- (i) Adopt Existing and identify new Tourism Opportunity Zones.

The below table summarises the SA/SEA appraisal scores for above suggested approach.

Tourism Designations		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Tourism Opportunity Zones (TOZs)	Adopt existing and Designation of New Tourism Opportunity Zones (PA)	0	+	0	N/R	N/R	0	N/R	-	0	-	-	-	?	-	0	-	-	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.432 This approach can bring minor positive effects on **SA/SEA objective 2 ‘Health and Wellbeing’** as it may provide more opportunities for new outdoor tourism amenities or attractions or existing ones to expand. These can provide places to walk, cycle, mountain biking, water sports etc. and this can improve physical and mental wellbeing. There is potential for minor negative effects on the majority of the environmental objectives as new tourist development in the countryside may have an impact on the landscape, wildlife, more car journeys and more waste.

5.433 TOZs are also located within our most sensitive landscapes such as Lough Neagh and the Sperrins AONB. Conversely it is anticipated there may be minor positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’** and **21 ‘Inward Investment’**. Tourism within Mid Ulster is one of the most underdeveloped of all the 11 council districts and the designation of TOZs can facilitate more overnight stays by visitors and the creation of more outdoor activity facilities. This will benefit regeneration in rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

5.434 The preferred option is to adopt the existing TOZs and designate new TOZs within Mid Ulster in the Sperrins AONB and along the Lough Shore. Tourism is an underdeveloped industry in Mid Ulster and only a small number of people visit for holiday and leisure purposes. There is also the third lowest number of overnight trips and the third lowest number of beds available in licensed accommodation in Northern Ireland. Thus there is the potential for more flexibility and less prescriptive regarding tourism accommodation, facilities and attractions. Further Tourism Opportunity Zones have been introduced within Mid Ulster to facilitate sustainable tourism growth in areas that people want to visit and participate in activities such as walking, cycling, water sports etc. However these are sensitive landscapes and constraints on development may already exist such as the Proposed Special Countryside Area along the Lough Shore and the Area of Outstanding Natural Beauty in the Sperrins.

Preferred Approach – Adoption of existing designations and identification of new Tourism Opportunity Zones.

Lough Shore Tourism Opportunity Zones (TOZs)

Reasons for selecting alternatives

5.435 It is considered that there is one policy approach for dealing with issue of Lough Shore Tourism Opportunity Zones;

- (i) Adopt existing TOZs at Mountjoy and Washing Bay and Designation of new TOZs at The Battery and Tradd Point.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Tourism - Designations		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Lough Shore Tourism Opportunity Zones	Adopt existing and Designation of New Lough Shore Tourism Opportunity Zones (PA)	0	+	0	N/R	N/R	0	N/R	-	0	-	-	-	?	-	0	-	-	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.436 This approach can bring minor positive effects on **SA/SEA objective 2 ‘Health and Wellbeing’** as it may provide more opportunities for new outdoor tourism amenities or attractions or the expansion of existing ones. These can provide

places for walking, cycling, fishing and water sports, and this can improve physical and mental wellbeing. There is potential for minor negative effects on the majority of the environmental objectives as new tourist development in the countryside may have an impact on the landscape, wildlife, more car journeys and more waste. The TOZs are also located within the proposed Special Countryside Area which is one of our most sensitive landscapes. Conversely it is anticipated there will be minor positive effects on **SA/SEA objectives 18 'Sustainable Growth', 19 'Employment', 20 'Economic Performance' and 21 'Inward Investment'**. Tourism within Mid Ulster is one of the most underdeveloped of all the 11 council districts and the designation of a new TOZs in the Lough Shore area can facilitate more overnight stays by visitors and the creation of more outdoor activity facilities. This will benefit regeneration in rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.437** There are no reasonable alternatives to the issue of Loughshore TOZs. The preferred option is to adopt the existing TOZs at Curran Quay, Mountjoy and Washing Bay and designate new TOZs at The Battery and Tradd Point. Tourism is an underdeveloped industry in Mid Ulster and only a small number of people visit for holiday and leisure purposes. There is also the third lowest number of overnight trips and the third lowest number of beds available in licensed accommodation in Northern Ireland. Thus there is the potential for more flexibility and less prescriptive regarding tourism accommodation, facilities and attractions to redress the low tourist activity in Mid Ulster.
- 5.438** Tourism Opportunity Zones are a way to achieve this within a sensitive landscape such as the proposed Special Countryside Area at Lough Neagh. This is an area which offers activities and facilities near to key tourist assets. This preferred option has positive economic scoring as there is more flexibility for tourism accommodation/outdoor activities in this area can bring jobs, investment and contribute to regeneration of the Lough Shore area.

Preferred Approach – Adoption existing Tourism Opportunity Zones at the shores of Lough Neagh.

Sperrins Tourism Opportunity Zones (TOZs)

Reasons for selecting alternatives

- 5.439** It is considered that there is one policy approach for dealing with issue of the Sperrins Tourism Opportunity Zones;
- (i) Adopt existing TOZ's at Davagh Forest and Designation of new TOZ at Six Towns Road Valley.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Sperrins Tourism Opportunity Zones	Tourism	SA/SEA Objectives																					
		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Adopt existing and Designation of New Sperrins Tourism Opportunity Zones (PA)		0	+	0	N/R	N/R	0	N/R	-	0	-	-	-	?	-	0	-	-	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.440 This approach can bring minor positive effects on **SA/SEA objective 2 ‘Health and Wellbeing’** as it may provide more opportunities for new outdoor tourism amenities or attractions or the expansion of existing ones i.e. mountain biking in Davagh Forest. These can provide places to walk, cycle, mountain bike and this can improve physical and mental wellbeing. There is potential for minor negative effects on the majority of the environmental objectives as new tourist development in the countryside may have an impact on the landscape, wildlife, more car journeys and more waste. The two TOZs are also located within the Sperrins AONB which is one of our most sensitive landscapes. Conversely it is anticipated there will be minor positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’ and 21 ‘Inward Investment’**. Tourism within Mid Ulster is one of the most underdeveloped of all the 11 council districts and the designation of a new TOZ at Six Towns Road Valley can facilitate more overnight stays by visitors and the creation of more outdoor activity facilities. This will benefit regeneration in rural communities.

Reasons for selecting preferred option and consideration of any mitigation measures

5.441 There are no reasonable alternatives to the issue of the Sperrins TOZs. The preferred option is to adopt the existing TOZ at Davagh Forest and designate a new TOZ at Six Towns Road Valley. Tourism is an underdeveloped industry in Mid Ulster and only a small number of people visit for holiday and leisure purposes. There is also the third lowest number of overnight trips and the third lowest number of beds available in licensed accommodation in Northern Ireland. Thus there is the potential for more flexibility and less prescriptive regarding tourism accommodation, facilities and attractions to redress the low tourist activity in Mid Ulster.

5.442 Tourism Opportunity Zones are a way to achieve this within a sensitive landscape such as the Sperrins AONB. This is an area which offers activities and facilities near to key tourist assets. It has been recognised to retain the existing TOZ at Davagh as this is an area with the mountain bike trails at

Davagh Forest and the potential Dark Skies Project. The Six Towns Road Valley is also an area with potential for walking and birdwatching. This preferred option has positive economic scoring as there is more flexibility for tourism accommodation/outdoor activities in this area can bring jobs, investment and contribute to regeneration of the Sperrins area.

Preferred Approach – Adoption existing Tourism Opportunity Zones at Davagh Forest and designation of a new Tourism Opportunity Zone at Six Towns Road Valley.

Agriculture, Forestry and Development Ancillary to Commercial Fishing

5.443 The POP suggested two reasonable alternatives on agriculture and forestry development and these options were assessed in the Interim SA/SEA Report. Following representations made during the consultation on the POP however, it was decided to include within this policy a criteria on development ancillary to commercial fishing. Development ancillary to commercial fishing was not assessed previously in the Interim SA/SEA Report and has therefore now been included in the assessment below to reflect the importance of the long established fishing industry around the lough shore. It should be noted that the POP also proposed a policy for the conversion and re-use of existing buildings within this topic however, this has now been relocated to the Historic Environment section below.

Reasons for selecting alternatives

5.444 Within Mid Ulster there is a significant farming community with 4090 active farms registered (DAERA the Agricultural Census in Northern Ireland 2016). There is also a good distribution of forests spread across the District such as Davagh Forest, Pomeroy Forest Park and Moyola Forest Park. There is a long established fishing industry related to Lough Neagh where fishing traditions and skills are passed down through the generations within families. The key issue is how best to facilitate these industries to ensure sustainable economic growth and vibrant rural communities.

5.445 According to the SPPS the policy objectives for the countryside are to manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community and conserve the landscape. This SPPS has a policy approach based on clustering, consolidating and grouping new development with existing established buildings and the re-use of previously used buildings.

5.446 It is considered that there are two policy approaches for dealing with issue of agriculture, forestry and development ancillary to commercial fishing;

(i) Adopt existing policy as contained in Policy CTY 12 in PPS 21 and SPPS.

(ii) Reconfigure existing policy wording with the following amendments:

- Removal of the need to demonstrate the development is necessary for the efficient use of the agricultural holding or forestry enterprise.
- Where a new building is proposed removal of requirement to demonstrate that there are no suitable existing buildings on the holding or enterprise that could be used.

- New criteria allowing provision for buildings on new farm enterprises.
- Intensive farming and animal husbandry are required to demonstrate no significant adverse environmental impact.
- New criteria where the development of a building ancillary to commercial fishing will conform with the plan where the building is located within the area identified as 'Area for holder of commercial fishing licence'. The applicant must hold a valid commercial fishing licence, either a boat owners licence to fish eels or a boat owners licence to fish for scale fish and at the time of the submission of the planning application must have been living and conducting their fishing operations from Mid Ulster for a minimum of the last 6 years.

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Agricultural, Forestry and Development Ancillary to Commercial Fishing		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Agricultural, Forestry and Fishing	Adopt existing policy (RA)	+	+	0	0	N/R	+	N/R	0	-	-	-	-	?	0	-	-	0	+	+	+	+	0
	Reconfigure existing policy (PA)	+	+	+	0	N/R	+	N/R	0	-	-	+	-	?	0	-	-	0	+	++	++	++	0

SA/SEA Findings including any significant negative effects

5.447 Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing' and 3 'Sense of Community'** as they facilitate the growth of agriculture, forestry and fishing which could contribute to improving rural incomes, education and skills and sustaining vibrant rural communities. Approach (ii) has been identified as both positive and negative effects on **SA/SEA objective 'Biodiversity'** as there could be the loss of natural habitats through new development but this approach will allow for the retention of existing farm buildings that may contain protected species such as bats, swifts and other wildlife.

5.448 Both approaches can bring positive effects on **SA/SEA objectives 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’ and 21 ‘Inward Investment’**. Approach (ii) however could offer more opportunities for new farm holdings to start up and a more flexible approach to new buildings on farm/forestry holdings which could contribute to sustained economic growth and regeneration. Approach (ii) can bring significant positive impacts on employment, economic performance and investment as it is facilitating buildings for the commercial fishing industry. This option recognises the importance of commercial eel and scale fish fishing to the Mid Ulster economy.

Reasons for selecting preferred option and consideration of any mitigation measures

5.449 In line with other plan policy approaches, the preferred option (Approach (ii)) is to reconfigure existing policy, not least for ease of reference and to avoid duplication. Approach (ii) is a less prescriptive policy in terms of farmers obtaining new buildings for their existing holdings and facilitating more opportunities for new farm enterprises. This approach is tailored to rural nature of Mid Ulster where 40% of the population are in the countryside with close links to agriculture, forestry and commercial fishing, so a policy that promotes agricultural and rural development is important for the growth of a sustainable vibrant rural economy.

5.450 Approach (ii) acknowledges that Mid Ulster has a long tradition of commercial fishing and that many of those who hold commercial fishing licences live within settlements and do not have access to land and buildings. Thus there is provision for buildings for the storage of boats and nets ancillary to commercial fishing. Mitigation measures to control the number extra buildings on the lough shore are that those involved in the commercial fishing industry specifically eel fishing and scale fishing, will need to prove they have had a licence for 6 years and that he/she has resided and conducted their fishing operations within Mid Ulster for at least the last 6 years.

Preferred Approach – Option (ii) – Adopt Policy AFR 1 – Agriculture and Forestry Development and Development Ancillary to Commercial Fishing.

Farm Diversification

5.451 Within the POP no reasonable alternatives were proposed and the policy on farm diversification contained within the POP aligns with the current policy in PPS 21 Sustainable Development in the Countryside and this proposed policy was assessed in the Interim SA/SEA Report. Following consultation of the POP some responses highlighted that new buildings should cluster with existing buildings and as a result this criteria has been included in the Farm Diversification policy brought forward in the Plan Strategy.

Reasons for selecting alternatives

5.452 The key issue is that many of Mid Ulster's farms are very small and there is a need to diversify. Any development must also be sensitive to the location and operate in conjunction with the existing farm operations. According to the SPSS the policy objectives for the countryside are to manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community and conserve the landscape.

5.453 It is considered that there are two policy approaches for dealing with issue of farm diversification;

- (i) Adopt existing policy as contained in Policy CTY 11 in PPS 21 and SPSS.
- (ii) Reconfigure existing policy wording with the following amendments:
 - New buildings clustered where possible but may be sited away from the farm group where there is environmental or amenity reasons or it would be prejudicial to the operation on the farm.

The below table summarises the SA/SEA appraisal scores for above suggested approaches.

Agricultural and Forestry Development		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Farm Diversification	Adopt existing policy (RA)	+	+	+	0	N/R	+	N/R	?	-	?	-	+	+	?	0	-	0	++	++	++	++	?
	Reconfigure existing policy (PA)	+	+	+	0	N/R	+	N/R	?	-	?	-	+	+	?	0	-	0	++	++	++	++	?

SA/SEA Findings including any significant negative effects

- 5.454** The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. Both approaches can bring minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills' and 4 'Sense of Community'** as they could improve farm incomes and sustain vibrant rural communities. Both approaches have been identified as having minor negative environmental effects on **SA/SEA objectives 9 'Water Quality', 11 'Biodiversity' and 19 'Waste'** as more development on farms has greater potential for increased water consumption and water pollution, more waste and may impact on protected species such as bats and swifts through the re-use of existing buildings.
- 5.455** Both approaches however, can bring significant positive economic effects on **SA/SEA objectives 18 'Sustainable Growth', 19 'Employment', 20 'Economic Performance' and 21 'Inward Investment'**. This can create employment opportunities and allows farmers to diversify into a range of activities such as provision of farm meats, manufacturing processes etc. whilst also operating the farm.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.456** In line with other plan policies, the preferred option (Approach (ii)) is to reconfigure the existing policy wording. Our preferred approach has clarified what the exceptions may be and therefore is more user friendly, it facilitates new buildings away from the farm group if there are good reasons which will provide more opportunities for farmers to diversify in the future and sustain their farm businesses. Approach (ii) facilitates proposals that will support vibrant rural communities while protecting or enhancing rural character and the environment, consistent with strategic policy elsewhere in the SPPS. It will also provide for a range of farm diversification proposals ranging in nature from the provision of farm meats, manufacturing processes and tourism.

Preferred Approach – Option (ii) – Adopt Policy AFR 2 – Farm Diversification.

The Historic Environment

Areas of Special Archaeological Interest

5.457 Within the POP individual Areas of Special Archaeological Interest (ASAI) were not considered under a stand-alone topic but rather were considered within the wider policy approach of preserving regional archaeological remains and their settings. This assessment in the POP had three reasonable alternatives which were;

- (i) Adopt existing approach
- (ii) Introduce a special countryside area
- (iii) Adopt existing policy with specific areas of constraint.

Following the consideration of consultation responses to the above approach, particularly from Department for Communities, Historic Environment Division, more specific policies were developed to protect each of Mid Ulster's individual ASAs. Mid Ulster currently contains three ASAs at Beaghmore, Creggandevsky and Tullahogue. Each of these ASAs has been individually assessed below.

Beaghmore Stone Circles Area of Significant Archaeological Interest (ASAI)

Reasons for selecting alternatives

5.458 It is considered that there is one policy approach available to protect Mid Ulster's ASAs and that is to bring forward be-spoke policies for each ASAI. It is considered therefore that there is one policy approach in relation to Beaghmore ASAI;

- (i) Adopt new strategic planning policy for the protection of Beaghmore Stone Circles ASAI.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Beaghmore Stone Circles ASAI	Adopt new strategic policy (PA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	++	++	0	0	0	+	-	-	-	-	0

SA/SEA Findings including any significant negative effects

5.459 This approach is likely to have minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 3 ‘Education and Skills’ and 6 ‘Sense of Community’**. Beaghmore is an important tourist attraction and has the potential to create jobs and give locals a sense of pride in the community. There is likely to be significant positive effects on **SA/SEA objectives 11 ‘Landscapes and Townscapes’ and 13 ‘Historic Environment’** as the approach will assist in the protection of the ASAI and reduce pressure for further development. This approach has the potential for both minor positive and negative effects on the majority of the economic objectives. This option is likely to facilitate heritage led tourism which can create jobs and boost regeneration of local villages and small settlements. However, there is potential to hinder renewable energy development or agricultural development as the policy seeks to prevent any development which would adversely impact on the historic landscape of Beaghmore.

Reasons for selecting preferred option and consideration of any mitigation measures

5.460 There are no reasonable alternatives for addressing the issue of Beaghmore ASAI. Consultation replies from Historic Environment Division demonstrated the need for a single policy for this ASAI.

Preferred Approach: Adoption of Policy HE 1 – Beaghmore Stone Circles, Area of Significant Archaeological Interest.

Creggandevesky Area of Significant Archaeological Interest (ASAI)

Reasons for selecting alternatives

5.461 It is considered that there is one policy approach available to protect Mid Ulster's ASAs and that is to bring forward be-spoke policies for each ASAI. It is therefore considered that there is only one policy approach for in relation to Creggandevesky ASAI;

- (i) Adopt new strategic planning policy for the protection of Creggandevesky ASAI.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Creggandevesky ASAI	Adopt new strategic policy (PA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	++	++	0	0	0	+	-	-	-	-	0

SA/SEA Findings including any significant negative effects

5.462 This approach is likely to have minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills' and 6 'Sense of Community'**. Creggandevesky is an important tourist attraction and has the potential to create jobs and give locals a sense of pride in their community. There is likely to be significant positive effects on **SA/SEA objectives 11 'Landscapes and Townscapes' and 13 'Historic Environment'** as the approach will assist in the protection of the ASAI and reduce pressure for further development. This approach has the potential for both minor positive and negative effects on the majority of the economic objectives. This option is likely to facilitate heritage led tourism which can create jobs and boost regeneration of local villages and small settlements. However, there is potential to hinder renewable energy development or agricultural development as the policy seeks to prevent any development which would adversely impact on the historic landscape of Creggandevesky.

Reasons for selecting preferred option and consideration of any mitigation measure

- 5.463** It is considered that there are no reasonable alternatives for addressing the issue of Creggandevsky ASAI. Consultation replies from Historic Environment Division demonstrated the need for a single policy for this ASAI.

Preferred Approach: Adoption of Policy HE 2 – Creggandevsky Area of Significant Archaeological Interest.

Tullahogue Area of Significant Archaeological Interest (ASAI)

Reasons for selecting alternatives

- 5.464** It is considered that there is one policy approach available to protect Mid Ulster's ASAs and that is to bring forward be-spoke policies for each ASAI. It is therefore considered that there is only one policy approach in relation to Tullahogue ASAI;

- (i) Adopt new strategic planning policy for the protection of Tullahogue ASAI.

The table below summarises the SA/SEA appraisal scores for above suggested approach.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Tullahogue ASAI	Adopt new strategic policy (PA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	++	++	0	0	0	+	-	-	-	-	0

SA/SEA Findings including any significant negative effects

- 5.465** This approach is likely to have minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills' and 6 'Sense of Community'**. Tullahogue is an important tourist attraction and has the potential to create jobs and give locals a sense of pride in the community. There is likely to be significant positive effects on **SA/SEA objectives 11 'Landscapes and Townscapes' and 13 'Historic Environment'** as the approach will assist in the protection of the ASAI and reducing pressure for further development. This approach has the potential for both minor positive and negative effects on the majority of the economic objectives. This option is likely to facilitate heritage led tourism which can create

jobs and boost regeneration of local villages and small settlements. A minor negative scoring has been attributed against some of the economic objectives given the potential of this policy to restrict certain types of development which could have an adverse impact on the setting of Tullahogue.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.466** There are no reasonable alternatives for addressing the issue of Tullahogue ASAI. Consultation replies from Historic Environment Division demonstrated the need for a single policy for this ASAI.

Preferred Approach: Adoption of Policy HE 3 – Creggandevosky Area of Significant Archaeological Interest.

Archaeological Remains of Regional Importance and their Settings

- 5.467** Within the POP the protection of Archaeological Remains of Regional Importance was not considered as a stand-alone topic but rather was considered within an amalgamated policy approach which considered Archaeological Remains of Regional and Local importance, as well as ASAI's. This assessment in the POP had three reasonable alternatives which were;

- (i) Adopt existing approach
- (ii) Introduce a Special Countryside Area
- (iii) Adopt existing policy with specific areas of constraint

- 5.468** Following consultation, Historic Environment Division highlighted potential issues regarding the proposed amalgamation of policies. Concerns were raised that the above approach could lead to confusion and potentially have an adverse impact on archaeological remains. In light of the comments received during the consultation period Mid Ulster has amended its approach. In line with the current policy the above mentioned policy topics are no longer amalgamated and two options have been considered for a separate policy for the protection of Archaeological Remains of Regional Importance.

Reasons for selecting alternatives

- 5.469** It is considered that there are two policy approaches for dealing with issue of Archaeological Remains of Regional Importance and their settings;
- (i) Adopt existing policy contained in PPS 6 and the SPPS.
 - (ii) Reconfigure existing policy wording without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Archaeological Remains of Regional Importance	Adopt existing policy PPS 6 (RA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	+	+	0	0	0	+	-	-	-	-	0
	Reconfigure existing policy (PA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	+	+	0	0	0	+	-	-	-	-	0

SA/SEA Findings including any significant negative effects

5.470 Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 3 ‘Education and Skills’ and 6 ‘Sense of Community’**. Archaeological Remains of Regional Importance and their Settings have the potential to create jobs and give locals a sense of pride in their community. There are likely to be positive effects from both approaches on **SA/SEA objectives 11 ‘Conserve Biodiversity’, 12 ‘Landscape and Townscapes’ and 13 ‘Historic Environment’**, as they will assist in the protection of archaeological remains of regional importance from all forms of development.

5.471 Both approaches have a dual scoring assigned against the majority of the economic objectives as on one hand they are likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements. Conversely however both approaches have the potential to hinder economic growth as they seek to prevent any development which would adversely impact on archaeological remains of regional importance.

Reasons for selecting preferred option and consideration of any mitigation measures

5.472 In line with other plan policy approaches, the preferred policy option (Approach ii) is to reconfigure the existing policy to provide a consistent wording and structure to all Mid Ulster’s policies.

Mitigation measures would be through the use of planning conditions to control development that may affect archaeological remains of regional importance and their setting.

Preferred Approach: Approach (ii) - Adoption of Policy HE 4 –Archaeological Remains of Regional Importance and their Setting.

Archaeological Remains of Local Importance and their Settings

5.473 Within the POP the protection of Archaeological Remains of Local Importance was not considered as a stand-alone topic but rather was considered within an amalgamated policy approach which consisted of Archaeological Remains of Regional Importance, as well as ASAI's. In light of the comments received during the consultation period Mid Ulster has amended its approach to be more in line with the current policy. The above mentioned policy topics are no longer amalgamated and two options have been considered for a distinct policy for the protection of Archaeological Remains of Local Importance.

Reasons for selecting alternatives

5.474 It is considered that there are two policy approaches for dealing with issue of archaeological remains of local importance and their settings;

- (i) Adopt existing policy contained in PPS 6 and the SPPS.
- (ii) Reconfigure existing policy wording without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Archaeological Remains of Local Importance	Adopt existing policy PPS 6 (RA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	+	+	0	0	0	+	+	+	+	+	0
	Reconfigure existing policy (PA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	+	+	0	0	0	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.475 There are no significant negative effects envisaged for either approach. Given the similarity of these policy approaches it follows that both have scored similarly against the SA/SEA objectives. Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 'Poverty and Social**

Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills' and 6 'Sense of Community'. Archaeological Remains of Local Importance and their Settings have the potential to create jobs and instil a sense of pride in local communities. There are likely to be positive effects from both approaches on **SA/SEA objectives 11 'Conserve Biodiversity', 12 'Landscape and Townscapes' and 13 'Historic Environment'**, as they will assist in the protection of archaeological remains from development unless it has been demonstrated that the importance of the proposed development outweighs the value of the archaeological remains.

- 5.476** Both approaches have a dual scoring assigned against the majority of the economic objectives as on one hand they are likely to facilitate and improve preservation and conservation of archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements. Conversely both approaches have the potential to hinder economic growth as they seek to prevent development which would adversely impact on archaeological remains of local importance.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.477** In line with other plan policy approaches, the preferred policy option (Approach (ii)) is to reconfigure the existing policy to provide a consistent wording and structure to all Mid Ulster's policies.

Mitigation measures would be through the use of planning conditions to control development that may affect archaeological remains of local importance and their setting.

Preferred Approach: Approach (ii) - Adoption of Policy HE 5 –Archaeological Remains of Local Importance.

Areas of Archaeological Potential

- 5.478** The topic of Areas of Archaeological Potential was not addressed by a stand-alone policy in the POP but was considered under the wider policy - Archaeology, Assessment, Evaluation and Mitigation. As these designations exist within current area plans and given that the SPPS requires LDPs to highlight, for the information of developers those areas which likely to contain archaeological remains, it is now considered that a distinct policy to deal with AAPs should be included within the Plan Strategy.

Reasons for selecting alternatives

- 5.479** It is considered that there are two policy approaches for dealing with the issue of Areas of Archaeological Potential (AAP);

(i) Adopt existing policy contained in existing area plans and the SPPS.

- (ii) Reconfigure existing policy wording without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Areas of Archaeological Potential	Adopt existing policy in SPPS and Area Plans (RA)	+	+	+	N/A	N/A	+	N/A	0	0	0	0	+	+	0	0	0	0	+	+	+	+	0
	Specific strategic policy (PA)	+	+	+	N/A	N/A	+	N/A	0	0	0	0	+	+	0	0	0	0	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.480 Both approaches are similar and therefore the findings of the SA/SEA assessments are the same. There are no significant negative effects envisaged for either approach. Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 3 ‘Education and Skills’ and 6 ‘Sense of Community’**. Areas of Archaeological Potential have the potential to create jobs and instil a sense of pride in local communities. There are also likely to be positive effects from both approaches on **SA/SEA objectives 12 ‘Landscape and Townscapes’ and 13 ‘Historic Environment’**, as they will assist in the protection of archaeological remains from development and normally require the submission of an archaeological evaluation.

5.481 Both approaches are likely to have a minor positive impact on the economic objectives as they are likely to facilitate and improve preservation and conservation of archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.

Reasons for selecting preferred option and consideration of any mitigation measures

5.482 In line with other plan policy approaches, the preferred policy option (Approach (ii)) is to reconfigure the existing policies within current area plans and SPPS, to provide a consistent wording and structure to all Mid Ulster’s policies.

Mitigation measures would be through the use of planning conditions to normally require the submission of an archaeological evaluation.

Preferred Approach: Approach (ii) - Adoption of Policy HE 6 – Areas of Archaeological Potential.

Archaeological Assessment, Evaluation and Mitigation

5.483 The SPPS requires that planning authorities should seek all necessary information from applicants in making well informed planning judgements and should a planning authority be minded to grant such applications, it should ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the developments. The POP proposed a stand-alone policy to address this issue - Archaeological Assessment, Evaluation and Mitigation. Following the consideration of comments received during the POP consultation period, particularly from Historic Environment Division, it was considered that amendments were required to this draft policy in order to meet obligations in relation to evaluation and mitigation and archiving by way of planning conditions as prescribed by the SPPS.

Reasons for selecting alternatives

5.484 It is considered that there are two policy approaches for dealing with the issue of Archaeological Assessment, Evaluation and Mitigation;

- (i) Adopt existing policy contained in PPS 6 and the SPPS.
- (ii) Reconfigure and amalgamate existing policy wording of BH 3 and BH 4 of PPS 6 without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Archaeological Assessment, Evaluation and Mitigation	Adopt existing policy PPS 6 (RA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	+	+	0	0	0	+	+	+	+	+	0
	Reconfigure existing policy (PA)	+	+	+	N/R	N/R	+	N/R	0	0	0	+	+	+	0	0	0	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.485 Although Approach 2 amalgamates two existing policies of PPS 6, the overall content and wording of both approaches are similar. Therefore the findings of the SA/SEA assessments are the same. There are no significant negative effects envisaged for either approach. Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2**

‘Health and Wellbeing’, 3 ‘Education and Skills’ and 6 ‘Sense of Community’. A robust policy to require Archaeological Assessments, Evaluation and Mitigation will likely ensure the preservation of in-situ of known archaeological remains which have the potential to create jobs and instil a sense of pride in local communities. There are also likely to be positive effects from both approaches on **SA/SEA objectives 12 ‘Landscape and Townscapes’ and 13 ‘Historic Environment’**, as they will assist in the protection of archaeological remains from development and normally require the submission of an archaeological assessment and/or evaluation.

- 5.486** Both approaches are likely to have a minor positive impact on the economic objectives as they are likely to facilitate and improve preservation and conservation of known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements. Conversely both approaches are likely to have a minor negative impact on a number of the economic objectives as both approaches have the potential to hinder economic growth as if a developer fails to submit adequate information development may be refused.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.487** In line with other plan policy approaches, the preferred policy option (Approach (ii)) is to reconfigure and amalgamate the existing policies of PPS 6 (BH 3 & BH 4) and the SPPS, to provide a consistent wording and structure to all Mid Ulster’s policies.

Mitigation measures would be through the use of planning conditions to normally require the submission of an archaeological assessment and/or evaluation.

Preferred Approach: Approach (ii) - Adoption of Policy HE 7 - Archaeological Assessment, Evaluation and Mitigation

Registered Historic Parks, Gardens and Demesnes (HPGD)

- 5.488** The POP suggested two reasonable alternatives for the protection of historic parks, gardens and demesnes. These reasonable alternatives were to either, (i) adopt a bespoke policy approach (similar to that contained within PPS 6) or (ii) introduce additional protection through the designation of a Special Countryside Area to all historic parks and gardens. Following consideration of feedback received during the POP consultation period it was considered that the second approach, to apply an SCA, was overly restrictive and accordingly has been scoped out as a reasonable alternative.

Reasons for selecting alternatives

5.489 It is considered that there are two policy approaches for dealing with the issue of protection of our historic parks, gardens and demesnes. In line with other policy approaches, the option to 'Reconfigure existing policy contained in PPS 6 and the SPPS' has been appraised. The overall effects of both policy options are summarised in the table below;

- (i) Adopt existing policy as contained in PPS 6 and SPPS.
- (ii) Reconfigure existing policy wording without fundamental amendments:

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Historic Parks, Gardens and Demesnes	Adopt existing policy (RA)	+	+	+	0	0	+	N/R	0	0	0	0	+	+	0	0	0	0	+	0	+	+	0
	Reconfigure existing policy (PA)	+	+	+	0	0	+	N/R	0	0	0	0	+	+	0	0	0	0	+	0	+	+	0

SA/SEA Findings including any significant negative effects

5.490 As the thrust and substance of this policy is largely the same as existing policy, so are their predicted effects. There are no significant negative effects envisaged for either approach. Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills' and 6 'Sense of Community'**. Historic Parks Gardens and Demesnes have the potential to create jobs and instil a sense of pride in communities. There are also likely to be positive effects from both approaches on **SA/SEA objectives 12 'Landscape and Townscapes' and 13 'Historic Environment'**, as they will assist in the protection of HPGDs from inappropriate forms of development. The economic **SA/SEA objectives of 18 'Sustainable Growth', 19 'Employment', 20 'Economic Performance' and 21 'Inward Investment'** have all been allocated a minor positive impact as both approaches will still offer limited opportunities for development which respects the intrinsic character and value of our HPGDs.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.491** In line with other plan policy approaches, the preferred policy option (Approach (ii)) is to reconfigure the existing policy without fundamental amendments to provide a consistent wording and structure to all Mid Ulster's policies.

Mitigation measures would be through the use of planning conditions to normally require the submission of an archaeological evaluation.

Preferred Approach: Approach (ii) - Adoption of Policy HE 8 – Registered Historic Parks, Gardens and Demesnes.

Change of Use, Alteration or Extension of a Listed Building

- 5.492** The POP suggested there was only one reasonable alternative for the protection of listed buildings. The reasonable alternative put forward in the POP was however included within an amalgamation of a number of policies. As part of consultation on the POP, DfC Historic Environment Division, raised concerns that some of the protection afforded by existing policies of PPS 6 could be diluted as a result of the amalgamation of policies. With this in mind the listed building policies have been amended and the number of policies amalgamated has been reduced. The policy approach which is now put forward is to merge the former listed buildings policies - change of use and alteration/extension policies (BH7 & BH 8) into one policy.

Reasons for selecting alternatives

- 5.493** It is considered that there are two policy approaches for dealing with the issue of protection of our listed buildings. In line with other policy approaches, the option to 'Reconfigure existing policy contained in PPS 6 and the SPPS has also been appraised. The overall effects of both policy options are summarised in the table below;

(i) Adopt existing policy as contained in PPS 6 (BH 7 & BH 8) and SPPS.

(ii) Reconfigure existing policy wording without fundamental amendments:

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Change of Use of Listed Buildings	Adopt existing policy (RA)	+	+	+	+	+	+	N/R	0	0	0	0	++	++	0	0	0	0	+	+	+	+	0
	Reconfigure existing policy (PA)	+	+	+	+	+	+	N/R	0	0	0	0	++	++	0	0	0	0	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.494 As the thrust and substance of this policy is largely the same as existing policy, so are their predicted effects. There are no significant negative effects envisaged for either approach. Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 3 ‘Education and Skills’, 4 Opportunity of decent home, 5 Reduce crime and 6 ‘Sense of Community’**. Our listed buildings have the potential to create jobs and instil a sense of pride in communities. There are also likely to be significant positive effects from both approaches on **SA/SEA objectives 12 ‘Landscape and Townscapes’ and 13 ‘Historic Environment’**, as they will assist in the protection of our listed buildings and secure their long-term future. The economic **SA/SEA objectives of 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’ and 21 ‘Inward Investment’** have all been allocated a minor positive impact as both approaches will offer opportunities for appropriate re-uses and sensitive alterations and extensions so that these buildings may be enjoyed by future generations.

Reasons for selecting preferred option and consideration of any mitigation measures

5.495 In line with other plan policy approaches, the preferred policy option (Approach (ii)) is to reconfigure the existing policy without fundamental amendments to provide a consistent wording and structure to all Mid Ulster’s policies.

Mitigation measures would be through the use of Design and Access Statements that developers may be required to produce for proposals. This may lead to better quality renovations of listed buildings.

Preferred Approach: Approach (ii) - Adoption of Policy HE 9 – Change of Use, Alteration or Extension of a Listed Building.

Demolition of a Listed Building

5.496 The POP suggested there was only one reasonable alternative for the protection of listed buildings. However, the reasonable alternative put forward to deal with the demolition of listed buildings in the POP was included within one overarching policy to address listed buildings. This policy was an amalgamation of a number of existing policies contained within PPS 6. As part of consultation on the POP, DfC Historic Environment Division, raised concerns that some of the protection afforded by existing policies could be diluted as a result of their amalgamation. With this in mind the listed building policies have been amended and the policy approach which is now put forward is to create a distinct policy for the demolition of listed buildings

Reasons for selecting alternatives

5.497 It is considered that there are two policy approaches for dealing with the issue of demolition of listed buildings. In line with other policy approaches, the option to 'Reconfigure existing policy contained in PPS 6 and the SPPS has also been appraised. The overall effects of both policy options are summarised in the table below;

- (i) Adopt existing policy as contained in PPS 6 (BH 10) and SPPS.
- (ii) Reconfigure existing policy wording without fundamental amendments:

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Change of Use of Listed Buildings	Adopt existing policy (RA)	+	+	+	+	+	+	N/R	0	0	0	0	++	++	0	0	0	0	+	+	+	+	0
	Reconfigure existing policy (PA)	+	+	+	+	+	+	N/R	0	0	0	0	++	++	0	0	0	0	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.498 As the thrust and substance of this policy is largely the same as existing policy, so are their predicted effects. There are no significant negative effects envisaged for either approach. Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 'Poverty and Social Exclusion', 2 'Health and Wellbeing', 3 'Education and Skills', 4 Opportunity of decent home, 5 Reduce crime and 6 'Sense of Community'**. Our listed buildings have the potential to create jobs

and instil a sense of pride in communities. There are also likely to be significant positive effects from both approaches on **SA/SEA objectives 12 ‘Landscape and Townscapes’** and **13 ‘Historic Environment’**, as they will assist in the protection of our listed buildings and secure their long-term future. The economic **SA/SEA objectives of 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’** and **21 ‘Inward Investment’** have all been allocated a minor positive impact as both approaches will adopt a presumption against the demolition of listed buildings and will only allow demolition in exceptional circumstances.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.499** In line with other plan policy approaches, the preferred policy option (Approach ii) is to reconfigure the existing policy without fundamental amendments to provide a consistent wording and structure to all Mid Ulster’s policies.

Mitigation measures would involve the requirement for the submission of detailed structural engineer’s reports, schedule of repair works and detailed economic report on the costings of the repair work.

Preferred Approach: Approach (ii) - Adoption of Policy HE 10 – Demolition of a Listed Building.

Advertisement on a Listed Building or Structure

- 5.500** The POP suggested two reasonable alternatives on advertisements. The first was to adopt the existing policies of PPS – BH 9, BH 13 and ATC 3 which relate to advertisements on listed buildings, within Conservation Areas and Areas of Townscape Character/Village Character. The second option and also the preferred option within the POP was to simply and combine existing policies into one overall policy to address advertisements on built heritage assets.

- 5.501** Department for Communities, Historic Environment Division raised concern that the level of protection afforded under the second alternative may not provide the same level of protection as currently afforded by PPS 6 Policy BH 9. HED suggest that the policy title should be carefully considered as the term ‘Built Heritage Assets’ includes assets other than Listed Buildings, and buildings in a Conservation Area or Area of Townscape Character.

Following consideration of the comments of HED, Mid Ulster has amended it’s policy approach to the topic of advertisements on listed buildings

Reasons for selecting alternatives

- 5.502** It is considered that there are two policy approaches for dealing with issue of advertisements on a listed building or structure;

- (i) Adopt existing policies as contained in PPS 6 (BH9) and SPSS.

(ii) Reconfigure existing policy of PPS 6 without fundamental amendments:

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Advertisements on LB	Adopt existing policies (RA)	N/R	N/A	N/R	N/R	N/A	N/R	N/R	N/R	N/R	N/R	+	+	N/R	N/R	N/R	N/R	+	N/R	+	+	N/R
	Reconfigure existing policy (PA)	N/R	N/A	N/R	N/R	N/A	N/R	N/R	N/R	N/R	N/R	+	+	N/R	N/R	N/R	N/R	+	N/R	+	+	N/R

SA/SEA Findings including any significant negative effects

5.503 There are no significant effects envisaged from either approach. As the approaches are similar so the findings of each assessment is the same. Given the focused nature of the policy it is considered that there will be no relation for both approaches against many of the SA/SEA objectives. As both approaches seek to preserve and improve the quality of signage to protect the integrity of listed buildings and structures a minor positive impact is likely on **SA/SEA 12 'Landscapes and Townscapes'** and **13 'Historic Environment'**.

5.504 Similarly both approaches are likely to have a minor positive effect on a number of the economic objectives as they have the potential to protect and enhance heritage assets and townscapes/landscapes and may contribute towards protecting the tourism/visitor economy encouraging sustainable economic growth.

Reasons for selecting preferred option and consideration of any mitigation measures

5.505 The preferred option is to reconfigure the existing advertisement on listed building policy without making any fundamental amendments. As the thrust and substance of this policy is largely the same, so are their predicted effects.

Mitigation measures would involve the requirement for any proposal to adhere to general planning principles i.e. design, siting etc. and the use of planning conditions.

Preferred Approach: Approach (ii) - Adoption of Policy HE 11 – Advertisement on a Listed Building or Structure.

Designated Conservation Areas and their Historic Settings

5.506 The POP suggested two reasonable alternatives to address the topic of conservation areas. The reasonable alternatives suggested within the POP were to adopt existing policy or reconfigure and amalgamate existing policies BH 12 and BH 14. Following consideration of the comments of HED, Mid Ulster considers that there is scope to amalgamate all of the existing policies relating to conservation areas into one overarching policy.

Reasons for selecting alternatives

5.507 It is considered that there are two policy approaches for dealing with issue of conservation areas;

- (i) Adopt existing policies as contained in PPS 6 and SPPS.
- (ii) Reconfigure, amalgamate and amend existing policies into one conservation area policy with the following amendments:
 - Introduction of Design and Access Statements.
 - Stronger policy test in wording with full application must be submitted with demolition consent instead of normally.
 - Introduced consideration of advertisement and signage within Conservation Areas and their historic settings

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Conservation Areas	Adopt existing policies PPS 6 (RA)	+	+	0	0	0	+	N/R	0	0	0	0	+	+	0	0	0	0	+	+	+	+	+
	Reconfigure, amalgamate and amend existing policies (PA)	+	+	0	0	0	+	N/R	0	0	0	0	++	++	0	0	0	0	+	+	+	+	+

SA/SEA Findings including any significant negative effects

5.508 There are no likely significant negative effects envisaged from either approach. Both approaches will likely have minor positive effects on **SA/SEA 1 'Poverty and Social Exclusion, 2 'Health and Wellbeing' and 6 'Sense of Community'** as it will likely improve access to local heritage, historic sites, areas and buildings to encourage participation in cultural and leisure activities.

5.509 Approach (ii) will likely have a significant positive effect on **SA/SEA 12 ‘Landscapes and Townscapes’** and **13 ‘Historic Environment’** as the introduction of mandatory D&A Statements states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6. Both approaches will likely have minor positive impacts on the economic objectives such as economic growth, regeneration, investment as they have the potential to create heritage led tourism and recreation.

Reasons for selecting preferred option and consideration of any mitigation measures

5.510 The preferred option is approach (ii) to reconfigure, amalgamate and amend existing policies into one conservation area policy. The policy would further strengthen the level of protection afforded conservation areas through the mandatory requirement of a Design and Access Statement.

Mitigation measures would involve the requirement of additional information/reports from developers where Demolition Consent application was under consideration.

Preferred Approach: Approach (ii) - Adoption of Policy HE 12 – Designated Conservation Areas and their Historic Settings.

Conversion, Retention and Sustainable Use of Non-Listed Vernacular Buildings

5.511 The POP proposed to merge non-listed vernacular buildings policy with industrial heritage policy. The POP suggested that there were two reasonable alternatives on non-listed vernacular buildings and these were to either adopt existing policy approach or adopt an amended policy to introduce a degree of flexibility when assessing proposals for the conversion of non-listed vernacular buildings. Following comments from HED it was decided to address non-listed vernacular buildings as an individual policy and not include industrial heritage within this topic. Other than this change the two reasonable alternatives are considered to be the same.

Reasons for selecting alternatives

5.512 Therefore, this Environment Report will consider the following two reasonable alternatives for dealing with non-listed vernacular buildings;

- (i) Adopt existing policy as contained in PPS 6 (BH 15) and SPPS.
- (ii) Reconfigure existing policy wording with the following amendments:
 - Less Prescriptive Criteria
 - Allows for proportionate and appropriate adaptation of building

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Conversion, Retention and Sustainable Use of Non Listed Vernacular Buildings	Historic Environment	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
		Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)	Adopt existing policy (RA)
		+	+	+	+	+	+	N/R	0	0	0	0	++	++	+	0	0	0	+	+	+	+	0
		Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)	Reconfigure existing policy (PA)
		+	+	+	++	+	+	N/R	0	0	0	0	++	++	+	0	0	0	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.513 Both approaches are similar and therefore the findings of the SA/SEA assessments are to a large extent the same. There are no significant negative effects envisaged for either approach. Both approaches are likely to have minor positive effects on **SA/SEA objectives 1 ‘Poverty and Social Exclusion’, 2 ‘Health and Wellbeing’, 3 ‘Education and Skills’, 4 ‘Opportunity of Decent Home’, 5 ‘Reduce Crime’ and 6 ‘Sense of Community’**. The conversion and re-use of on-listed vernacular buildings has the potential to create jobs and instil a sense of pride in local communities. Both approaches have the potential to contribute positively to the health and well-being of population, as they provide tangible links to the past. Approach (ii) is considered to have a likely significant positive effect on **SA/SEA objective 4 ‘Opportunity of decent home’** given its less prescriptive criteria and that it facilitates a proportionate and appropriate adaptation of building.

5.514 There are also likely to be significant positive effects from both approaches on **SA/SEA objectives 12 ‘Landscape and Townscapes’ and 13 ‘Historic Environment’**, as they will assist in the preservation of non-listed vernacular buildings. Both approaches are likely to have a minor positive impact on the economic objectives **SA/SEA 18 ‘Sustainable Growth’, 19 ‘Employment’, 20 ‘Economic Performance’ and 21 ‘Inward Investment’**, due to the flexibility to convert traditional buildings to other uses such as tourism or small scale enterprises. This may provide more opportunities for jobs in rural areas in a range of sectors.

Reasons for selecting preferred option and consideration of any mitigation measures

5.515 In line with other plan policy approaches, the preferred policy option (Approach (ii)) is to reconfigure the existing policies with suggested amendments, to provide a consistent wording and structure to all Mid Ulster’s policies.

Mitigation measures would be through the use of planning conditions and where appropriate utilise Building Preservation notices to safeguard buildings where the threat to its conservation merits it. Mid Ulster Council will, where appropriate, consult with DfC, Historic Environment Division.

Preferred Approach: Approach (ii) - Adoption of Policy HE 13 – Non-Listed Vernacular Buildings.

Areas of Townscape / Village Character

- 5.516** The POP suggested two reasonable alternatives on areas of townscape/village character and these where to adopt either the existing policies contained within PPS 6 (ATC 1 & ATC 2) or apply a stricter approach, based on the existing policies, which required the submission of details of appropriate redevelopment of the site. This approach would also amalgamate existing policy ATC 3, which relates to control of advertisements within ATC/AVCs. As part of the consultation process of the POP, HED responded favourably to the suggested stricter test of the new policy relating to demolition within ATC/AVC.

Reasons for selecting alternatives

- 5.517** In light of the above comments of HED it is considered that there are two policy approaches for dealing with issue of Areas of Townscape/Village Character;
- (i) Adopt existing policy in PPS 6 Addendum - ATC 1 and ATC 2, together with SPPS.
 - (ii) Reconfigure and amalgamate existing policies of PPS 6 (ATC 1, ATC 2 & ATC 3) to reflect legislative changes and wording of the SPPS with the following amendments:
 - Stronger policy test in wording, to state that full application **must** be submitted with demolition consent instead of '*normally*'.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Areas of Townscape/ Village Character	Adopt existing policy PPS 6 (RA)	+	+	+	0	+	+	N/R	+	0	0	0	+	+	0	0	0	0	+	+	+	+	+
	Reconfigure and amalgamate existing policy (PA)	+	+	+	0	+	+	N/R	+	0	0	0	++	++	0	0	0	0	++	+	+	+	+

SA/SEA Findings including any significant negative effects

5.518 The SA/SEA appraisal indicates that there will be no significant negative effects from any of the suggested approaches. Both approaches can bring minor positive effects on the majority of the social objectives as they may encourage participation in cultural and leisure activities which can improve health and wellbeing. Given the stricter policy test of Approach (ii) it is likely to have significant positive effects on **SA/SEA objectives 12 ‘Landscapes and Townscapes’ and 13 ‘Historic Environment’** as this option states there must be a planning application for redevelopment submitted with an application for demolition consent. This will ensure the reuse of underutilised or vacant spaces that may be left after the demolition in an ATC. Both approaches can bring minor positive effects on all the economic objectives as the conservation and enhancement of buildings in an ATC can encourage economic growth through heritage based tourism.

Reasons for selecting preferred option and consideration of any mitigation measures

5.519 The preferred option is to reconfigure and amalgamate existing policies with the additional requirement for submission of a redevelopment scheme for the site. Approach (ii) is the preferred option as it aligns with the SPPS and is a stronger policy test full application must be submitted with demolition consent instead of normally. This facilitates more opportunities for the reuse, repair and renovation of existing historic building stocks which are deemed to have heritage value.

Mitigation measures would involve the requirement of details of appropriate arrangements for the redevelopment of the site.

Preferred Approach: Approach (ii) - Adoption of Policy HE 14 – Areas of Townscape / Village Character.

Industrial Heritage Assets

5.520 Within the POP no individual reasonable alternatives on Industrial Heritage Assets were proposed and instead the topic was amalgamated with Non-Listed Vernacular Buildings. The POP proposed two reasonable alternatives to this amalgamated topic which were to adopt either existing policy approach and introduce a more flexible approach. For ease of reference it is now considered necessary to include an individual policy to deal with the topic of Industrial Heritage Assets separately.

Reasons for selecting alternatives

5.521 It is considered that there are two policy approaches for dealing with issue of Industrial Heritage Assets;

- (i) Adopt existing advice as contained in PPS 6 and SPPS.
- (ii) Adopt strategic policy wording based on advice in PPS 6 without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Industrial Heritage Assets	Adopt existing advice (RA)	0	0	0	0	0	0	N/R	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Adopt new strategic policy (PA)	+	+	+	+	+	+	N/R	0	0	0	0	+	+	0	0	0	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

5.522 Approach (i) is likely to have neutral impacts on the majority of the social, economic and environmental objectives as PPS 6 contains advice not strategic planning policy on industrial heritage assets. In contrast approach (ii) can bring minor positive effects on the majority of the social objectives as there is potential to utilise these assets as community projects which may act as catalysts for change as a result of heritage-led regeneration, local tourism and job creation for local people. Approach (ii) can bring minor positive effects on the majority of the economic objectives as industrial heritage assets may provide employment in heritage tourism.

Reasons for selecting preferred option and consideration of any mitigation measures

5.523 Approach (ii) is the preferred option as it involves the adoption of policy to protect industrial heritage assets, as opposed to advice.

Preferred Approach: Approach (ii) - Adoption of Policy HE 15 – Industrial Heritage Assets.

Local Landscape Policy Areas

5.524 Within the POP no reasonable alternatives were proposed for the topic of Local Landscape Policy Areas (LLPAs). It is considered that the policy within the POP aligns with the current advice in PPS 6. Therefore, the proposed policy in the POP was the only approach assessed in the Interim SA/SEA Report. It is now considered that there is a reasonable alternative available to Mid Ulster Council which was not considered at that time and that is to adopt the existing policy wording contained within the existing area plans and the SPPS.

Reasons for selecting alternatives

5.525 Therefore, it is now considered that there are two policy approaches for dealing with issue of local landscape policy areas rather than the one assessed as part of the POP;

- (i) Adopt existing policies contained within existing area plans along with wording contained within the SPPS.
- (ii) Adopt strategic policy wording based on policies contained within current area plans and wording contained within the SPS without fundamental amendments.

The table below summarises the SA/SEA appraisal scores for above suggested approaches.

Historic Environment		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Local Landscape Policy Areas	Adopt existing policies of current area plans (RA)	+	+	+	+	+	+	N/R	0	0	0	0	+	+	0	0	0	+	+	+	+	+	0
	New strategic policy (PA)	+	+	+	+	+	+	N/R	0	0	0	0	+	+	0	0	0	+	+	+	+	+	0

SA/SEA Findings including any significant negative effects

- 5.526** The SA/SEA appraisal indicates that there will be no significant negative effects from any of the suggested approaches. Both approaches can bring minor positive effects on the majority of the social objectives as there is potential to utilise these assets as community catalysts for change which may result in heritage-led regeneration, local tourism and job creation for local people. There are also likely to be minor positive effects from both approaches on **SA/SEA objectives 12 ‘Landscape and Townscapes’** and **13 ‘Historic Environment’**, as they will assist in the protection of our LLPAs and thereby protect landscapes of significant environmental and / or historical value for the enjoyment by future generations.
- 5.527** Both approaches can bring minor positive effects on the majority of economic objectives as the protection of visual amenity values and historic landscape character of these areas can encourage economic growth through heritage based tourism.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.528** In line with other plan policy approaches, the preferred policy option (Approach (ii)) is to reconfigure the existing policies without fundamental amendments to provide a consistent wording and structure to all Mid Ulster’s policies.

Mitigation measures would involve the requirement for the submission of appropriate reports by developers for consideration by the council to fully inform any decision on development within an LLPA.

Preferred Approach: Approach (ii) - Adoption of Policy HE 16 – Local Landscape Policy Areas.

Natural Heritage

5.529 Mid Ulster district is endowed with a rich and diverse range of landscapes and wildlife habitats that together distinguish its special character and identity. These includes sites recognised as being of local, national and international importance. The RDS recognises that effective care of the environment provides real benefits in terms of improving health and well-being, promoting economic development and addressing social problems which result from a poor quality environment. Furthermore, such assets can be used to generate and promote recreation, tourism, and generate employment. The issue we must address is the balance between how best to meet our development needs whilst protecting, conserving and enhancing our environment.

Reasons for selecting alternatives

5.530 Strategic policy within the SPPS directs that we should apply the precautionary principle when considering the impacts of a proposed development on such sites. To address the Local Development Plan objectives and to implement the strategy for the protection of the Natural Environment the POP suggested a number of policy approach options for consideration in respect of International Designations, Protected Species; National Designations; Local Designations, Other Habitats, Species or Features of Natural Importance and Areas of Outstanding Natural Beauty; and Areas of High Scenic Value.

5.531 The POP also proposed to introduce new spatial designation (Special Countryside Areas) with an associated policy along the shore of Lough Neagh and Lough Beg. This proposed SCA was included within a wider policy to address International Sites. The Plan Strategy has brought forward a bespoke policy for SCA's. In response to the POP consultation the Department for Communities, Natural Environment Division, supported the concept of an SCA and these favourable comments influenced the council's approach to extend the use of SCA's. Since the POP the council's approach has evolved to include Slieve Beagh and the High Sperrins within proposed SCA's also.

Special Countryside Areas

5.532 Within the POP the topic of Special Countryside Areas was included within a wider policy on International Sites and therefore was not assessed individually within the Interim SA/SEA Report. This Report will therefore assess each special countryside area designation individually.

Reasons for selecting alternatives

5.533 It is proposed to introduce protections in the form of Special Countryside Areas SCA's within the High Sperrins, along the Lough Shore and at Slieve Beagh, to protect these most sensitive landscapes from inappropriate development. The location and extent of the proposed SCA's have been informed by desk top

studies and site surveys. Each have been subject to an SA/SEA appraisal and their potential impacts is summarised in the table below.

Special Countryside Areas (SCA's)		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Lough Neagh / Lough Beg SCA	Designation of Special Countryside Area	0	++	+	+	N/R	+	N/R	0	+	0	++	++	++	+	+	0	+	+	+	+	+	0
Slieve Beagh SCA	Designation of Special Countryside Area	0	++	+	+	N/R	+	N/R	0	+	0	++	++	++	+	+	0	+	+	+	+	+	0
High Sperrins SCA	Designation of Special Countryside Area	0	++	+	+	N/R	+	N/R	0	+	0	++	++	++	+	+	0	+	+	+	+	+	0

SA/SEA findings including any significant negative effects.

5.534 The SA/SEA appraisal indicates that there will be no significant negative or minor negative effects from the introduction of Special Countryside Areas (SCA's) in the locations chosen. Rather, the introduction of an SCA in Lough Neagh/Lough Beg, the High Sperrins and at Slieve Beagh is likely to be positive socially, environmentally and economically. In particular, the appraisal indicates that there may be significant positive effects on **SA/SEA 2 Health and Wellbeing**, recognising how the protection of ecosystem services can help improve living standards and our quality of life. There may also be significant positive impacts on **SA/SEA objectives 11 Conserve Biodiversity, 12 Landscape & Townscapes, 13 Historic Environment** given the added protection that will be afforded to some of Mid Ulster's most important built, natural and landscape assets.

Reasons for introducing SCA's including mitigation measures.

5.535 Sustainable development is at the heart of the SPPS and the planning system. The SPPS dictates that our environment must be managed in a sustainable manner to improve the built and natural environment and halt the loss of biodiversity. Special Countryside Areas (SCA's) are to be designated to include exceptional landscapes i.e. along the shores of Lough Neagh and Lough Beg, the most wild and remote parts of the Sperrins AONB and Slieve Beagh. This will help protect international and regionally important designations from inappropriate and unnecessary development. SCA policies also allow for exceptions to normal restrictions to address specific circumstances and in cases where development is in the public interest. This will help avoid or mitigate against potential adverse social and economic impacts that may be caused by a less flexible regime.

Preferred Approach: Approach (ii) – Adoption of Policy SCA 1 – Special Countryside Areas. Adoption of the individual Special Countryside Areas at Lough Neagh & Lough Beg, the High Sperrins and Slieve Beagh.

International Designations

5.536 International designations are Special Protection Areas (SPA's), proposed SPA's, Special Areas of Conservation (SAC's), candidate SAC's, Sites of Community Importance, and listed or proposed Ramsar Sites. In Mid Ulster they include Lough Neagh & Lough Beg, Slieve Beagh, Ballynahone Bog, and Black Bog. The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), (Habitats Regulations) places a statutory duty upon MUDC to ensure development proposals are restricted where they are likely to impact upon the integrity of European or Ramsar Sites, as these are afforded the highest form of statutory protection.

Reasons for selecting alternatives

5.537 The POP suggested three reasonable alternatives on the topic of the protection of international designations including the use of SCA's as an additional means of protection. The approaches presented within the POP remain unchanged and it is still considered that there are three policy approaches for addressing the issue of international Designations. These are;

- (i) Adopt existing approach contained in policy NH 1 'International Designations' of PPS 2 Natural Heritage.
- (ii) Introduce Special Countryside Areas (SCA's) where 'International Designations' exist.
- (iii) A combination of Option (i) and (ii).

5.538 As proposed option (iii) is the same as the SCA designation approach appraised above in paragraph, it has not been reappraised and has therefore been removed as potential option under this policy. In line with other policy approaches, the following reasonable alternative has been suggested and appraised;

- (i) Reconfigure existing policy contained in PPS 2 Natural Heritage and the SPPS without fundamental amendments.

Each individual policy approach has been appraised and the overall effects are summarised in the table below.

Natural Heritage		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
International Designations	Adopt existing approach (RA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	+	+	+	+	N/R
	Introduce Special Countryside Areas covering International Designations (RA)	0	+	+	0	N/R	+	0	0	++	0	++	++	+	+	+	0	++	-	-	-	-	N/R
	Reconfigure existing policy (PA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	+	+	+	+	N/R

SA/SEA scores for International Designations

SA/SEA findings including any significant negative effects

5.539 The SA/SEA appraisal indicates that there will be no significant negative effects from any of the suggested approaches. Broadly speaking, all 3 approaches have the potential to be positive socially, environmentally and economically. Approach (ii) however, could have minor adverse negative economic consequences due to the tighter restrictions it places on all development within International designations. In contrast this may also bring additional environmental benefits. As the thrust of option (i) and (iii) are substantially the same so are their potential effects. Both options may have significant benefits in terms of **SA/SEA 11 Conserve Biodiversity** and **SA/SEA 12 Landscape & Townscapes**.

Reasons for selecting preferred option and consideration of any mitigation measures

5.540 The preferred option is to reconfigure existing policy without making any fundamental amendments. The suggested policy wording reflects the wording contained in paragraphs 6.156 to 6.178 of the SPPS. Although some wording contained in existing PPS policy NH 1 has been removed, the thrust and substance of policy is largely the same, as are their predicted effects. A key aspect of policy is the reference to statutory provisions i.e. Directives 2009/147/EC and 92/43/EEC known as the Birds Directive and the Habitats Directive. In cases where development is likely to have significant effect in a RAMSAR or European designated site an appropriate assessment will need to be carried out. This, and the application of suitable planning conditions in the event of an approval can help ensure that their integrity is not adversely affected.

Preferred Approach: Option (iii) – Adoption of Policy NH 1 – International Designations.

Protected Species

Reasons for selecting alternatives

5.541 Protected species include European animal and plants species listed under Annex IV of the Habitats Directive and National animal and plants species listed under the Wildlife Order under Schedules (1), (5) & (8). Mid Ulster has a wealth of protected species, both European and National. European species include species of bat and otters and National species include the common newt, red squirrel, parsley fern and cowslip. These are just a few of the many animal and plant species with records in the District or immediate area. Protected species are protected in law and it is a criminal offence to harm them. It is therefore essential that the land use plan provides for their protection when considering development proposals. In considering the options open to us to address this the fact protected species by their very nature move around limits the options available.

5.542 The POP considered that there were two approaches to addressing the issue of Protected Species. These were as follows;

- (i) Adopt the existing approach contained in policy NH 2 'Species Protected by law' of PPS 2 Natural Heritage.
- (ii) Introduce Special Countryside Areas (SCA's) where Species protected by law exist.

5.543 Following feedback from the Project Management Team and following further consideration, Option (ii) has been scoped out as a reasonable alternative. Given the migratory nature of species and difficulties in identifying defined areas associated with a particular species, Option (ii) as presented in the POP is considered both unfeasible and impractical. In line with other policy approaches, it is now considered that there are two approaches in addressing the issue of Protected Species, these are;

- (i) Adopt existing approach contained in policy NH 2 'Species Protected by law' of PPS 2 Natural Heritage.
- (ii) 'Reconfigure existing policy contained in PPS 2 Natural Heritage and the SPPS' without fundamental amendments.

The overall effects of both policy options are summarised in the table below;

Natural Heritage		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Protected Species	Adopt existing approach (RA)	0	+	+	+	N/R	+	0	N/R	+	0	++	++	+	+	+	0	+	?	?	?	?	N/R
	Reconfigure existing policy (PA)	0	+	+	+	N/R	+	0	N/R	+	0	++	++	+	+	+	0	+	?	?	?	?	N/R

SA/SEA scores for Protected Species.

SA/SEA findings including any significant negative effects

5.544 The SA/SEA appraisal indicates that there will be no significant negative or minor negative effects from either approach. As both options are substantially the same, so are their potential effects. Option (ii) is effectively an updated and simplified version of the existing approach, without any fundamental amendments to policy wording. It is anticipated that the environmental impacts will be broadly positive. In particular, there are likely to be significant environmental benefits in terms of conserving and enhancing biodiversity **SA/SEA 11 ‘Conserve biodiversity’** and the character and quality of landscapes **SA/SEA 12 ‘Landscape and Townscape’**.

5.545 The appraisal also reflects the potential positive social effects that can come from protecting our environmental assets in terms of improving well-being and quality of life **SA/SEA 2 ‘Health and Well-being’**, **SA/SEA 3 ‘Education and Skills’** and **SA/SEA 4 ‘Opportunity of a Decent Home’**. It is considered that the economic impacts are less certain as it will largely depend on the location, nature and scale of new development. It is acknowledged however, that environmental assets and a good quality environment can provide benefits that enhance economic performance.

Reasons for selecting preferred option and consideration of any mitigation measures

5.546 The preferred option is to reconfigure existing policy without making any fundamental amendments. As the thrust and substance of each policy is largely the same, so are their predicted effects. The key aspect of this policy is that it will ensure that all development will need to be sensitive to all statutorily protected species and will need to be sited and designed to protect them, their habitats and prevent deterioration and destruction of their breeding sites or resting places.

Preferred Approach: Option (ii) – Adoption of Policy NH 2 – Protected Species.

National Designations

Reasons for selecting alternatives

5.547 National designations include Areas of Special Scientific Interest (ASSI's); Nature Reserves; National Nature Reserves; or Marine Nature Reserves. Examples of National designations in Mid Ulster are the Upper Ballinderry River ASSI, a fast-flowing mesotrophic river, notable for the diversity and richness of the associated plant and animal communities; Ballynahone Bog National Nature Reserve, one of the most important lowland raised bogs in Northern Ireland; and Brookend Nature Reserve. Areas of Special Scientific Interest (ASSIs) are declared under the Environment (Northern Ireland) Order 2002 (as amended). Nature Reserves including National Nature Reserves are declared under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985 and Marine Nature Reserves are designated under this Order.

5.548 The POP considered that there were two approaches for addressing the issue of international Designations.

These were as follows;

- (i) Adopt the existing approach contained in policy NH 3 'Sites of Nature Conservation Importance' of PPS2 Natural Heritage.
- (ii) Introduce Special Countryside Areas (SCA's) where national designations exist.

However, following further consideration, it is now considered that there is a third reasonable alternative, in addition to the two mentioned above. In line with other policy approaches within the document the following third option has been added for consideration;

(iii) Reconfigure existing policy contained in policy NH 3 of PPS 2 and the SPPS without fundamental amendments.

Each policy approach has been appraised and the overall effects are summarised in the table below;

Natural Heritage		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
National Designations	Adopt existing approach (RA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	+	+	+	+	N/R
	Introduce Special Countryside Areas covering International Designations (RA)	0	+	+	0	N/R	+	0	0	++	0	++	++	+	+	+	0	++	-	-	-	-	N/R
	Reconfigure existing policy (PA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	+	+	+	+	N/R

SA/SEA scores for National Designations.

SA/SEA findings including any significant negative effects

- 5.549** The SA/SEA appraisal indicates that there will be no significant negative effects from any of the suggested approaches. Broadly speaking, all 3 approaches have the potential to be positive socially, environmentally and economically. Approach (ii) however, may have minor adverse negative economic consequences due to the tighter restriction an SCA will have development within national designations. Conversely however this may also bring additional environmental benefits. As the thrust of option (i) and (iii) are substantially the same so are their potential effects. In particular, both are likely to have significant benefits in terms of **SA/SEA 11 Conserve Biodiversity, 12 Landscape & Townscapes**.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.550** The preferred option is to reconfigure existing policy without making any fundamental amendments. Given the thrust and substance of policy is largely the same as the current policy approach, so are their predicted effects. The suggested policy wording reflects the wording contained in paragraphs 6.183 to 6.185 of the SPPS. The types of designations relevant to this policy are not listed i.e. ASSI's and Nature Reserves and National Reserves, although clarification is provided in the amplification. Under this policy, no development will be permitted unless unacceptable impacts are outweighed by benefits of regional importance. In line with the SPPS, suggested policy also states that in these cases where development permitted, appropriate mitigation measures and/or compensatory measures will be required.

Preferred Approach: Option (iii) – Adoption of Policy NH 3 – National Designations.

Local Designations

Reasons for selecting alternatives

- 5.551** Local designations are Local Nature Reserves, Wildlife Refuges and Sites of Local Nature Conservation Importance (SLNCl's). Local Nature Reserves are established by a District Council under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985. Wildlife Refuges are provided for under the Wildlife Order. SLNCl's are identified within the process of preparing a development plan with policies provided in the plan for their protection and /or enhancement.
- 5.552** The POP suggested two policy approaches for addressing the issue of Local Designations and same two approaches are still considered to apply to this topic. These are as follows;
- i) Adopt existing policy NH 4 'Sites of Nature Conservation Importance - Local' of PPS 2 Natural Heritage. Permission would only be granted for

development that is not likely to have a significant adverse effect on a site of local importance.

- ii) Adopt existing policy contained in PPS 2 and SPPS and augment with SLNCI's. SLNCI's are currently identified in area plans and encompass flora, fauna and earth science interests.

Both policy approaches have been appraised and the overall effects are summarised in the table below;

Natural Heritage		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Local Designations	Adopt existing approach (RA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	+	+	+	+	N/R
	Reconfigure existing policy but augment with SLNCIs (PA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	+	+	+	+	N/R

Figure 1.1 SA/SEA scores for Local Designations.

SA/SEA findings including any significant negative effects

5.553 The SA/SEA appraisal indicates that there will be no significant negative effects from either approach. As both options are substantially the same, so are their potential effects. Both have the potential to be positive socially, environmentally and economically. In particular, they are likely to have significant benefits in terms of **SA/SEA 11 Conserve Biodiversity** and **SA/SEA 12 Landscape & Townscapes**.

Reasons for selecting preferred option and consideration of any mitigation measures

5.554 The preferred option is to augment existing policy with the designation of SLNCI's. SLNCI's are already identified in the current area plans and these are being reviewed for the purpose of their continued designation within the LDP. The thrust and substance of policy is therefore largely the same as the current policy approach. The suggested policy wording reflects the wording contained in paragraph 6.190 of the SPPS. Under this policy, any development which could have a significant adverse impact on a site of local importance, is only permitted where the benefits of the proposed development outweigh the value of the site. In such cases, policy states that appropriate mitigation and/or compensatory measures is required.

Preferred Approach: Option (ii) – Adoption of Policy NH 4 – Local Designations.

Other Habitats, Species or Features of Natural Importance

Reasons for selecting alternatives

5.555 Priority habitats and species may fall within and beyond designated sites. They include both European and Northern Ireland priority habitats and species. Other natural heritage features worthy of importance are most likely to include trees and woodland which do not fall under the priority habitat or long established woodland categories but are in themselves important for local biodiversity. Mid Ulster is home to a number of other habitats, species or features of natural heritage importance such as priority habitats; priority species; active peatland; ancient and long-established woodland; features of earth science conservation importance; features of the landscape which are of major importance for wild flora and fauna; rare or threatened native species; wetlands (includes river corridors); or other natural heritage features worthy of protection including trees and woodland.

5.556 The POP proposed that were two approaches for addressing this issue. These were as follows;

- (i) Adopt existing policy NH 5 'Habitats Species or features of Natural importance' of PPS 2 Natural Heritage.
- (ii) Introduce Special Countryside Area to protect Habitats Species or features of Natural importance wherein development would only be permitted in exceptional circumstances.

5.557 Following feedback from the Project Management Team and following further consideration, Option (ii) has been scoped out as a reasonable alternative. Given the migratory nature of species and the difficulties in identifying defined areas associated with a particular species, it was considered to be both impractical and unfeasible. In its place, and in line with other policy approaches, the option to 'Reconfigure existing policy contained in policy NH 5 of PPS 2 Natural Heritage and the SPPS without fundamental amendments' has been included and appraised accordingly. Therefore, it is now considered that there are two reasonable alternatives to this subject. These are;

- (i) Adopt existing policy NH 5 'Habitats Species or features of Natural importance' of PPS 2 Natural Heritage.
- (ii) Reconfigure existing policy contained in policy NH 5 of PPS 2 Natural Heritage and the SPPS without fundamental amendments.

The overall effects of each policy option is summarised in the table below;

Other Habitats, Species or PPS 2 (RA)	Natural Heritage																					
	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Adopt existing policy NH 5 of PPS 2 (RA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	?	?	?	?	N/R
Reconfigure existing policy (PA)	0	+	+	+	N/R	+	0	0	+	0	++	++	+	+	+	0	+	?	?	?	?	N/R

SA/SEA scores for 'Habitats Species or features of Natural importance'

SA/SEA findings including any significant negative effects

5.558 No significant negative or minor negative effects have been identified from either option. Option (ii) is effectively an updated, simplified version of the existing approach without any fundamental amendments to policy wording. As such, its potential effects are the same as Option (i). Under both approaches there are likely to be significant environmental benefits in terms of conserving and enhancing biodiversity **SA/SEA 11 'Conserve Biodiversity'** and the character and quality of landscapes **SA/SEA 12 'Landscapes and townscapes'**.

5.559 The appraisal also reflects the potential positive social effects that can come from protecting our environmental assets in terms of improving well-being and quality of life **SA/SEA 2 'Health and Well-being'**, **SA/SEA 3 'Education and Skills'** and **SA/SEA 4 'Opportunity of a Decent Home'**. It is considered that the likely economic impacts are less certain as this will largely depend on the location, nature and scale of new development. It is acknowledged however, that our environmental assets and a good quality environment can provide benefits that enhance economic performance.

Reasons for selecting preferred option and consideration of any Mitigation Measures

5.560 The preferred approach is option (ii) to reconfigure existing policy without making any fundamental amendments. The suggested policy wording reflects the wording contained in paragraph 6.193 of the SPPS. Priority habitats and species may fall within and beyond designated sites and include both European and NI priority habitats and species identified through the Northern Ireland Biodiversity Strategy. To ensure our international and domestic responsibilities and environmental commitments are met, habitats, species and features of natural importance will be material considerations in the determination of planning applications. Under this policy, no development will be permitted unless the benefits outweigh the value of the habitat species or feature and in such cases, appropriate mitigation and/or compensatory measures will be required. This approach also attaches additional importance to the protection

of trees by highlighting a 'presumption in favour of retaining trees where they make a valuable contribution to the wider environment and local amenity'.

Preferred Approach: Option (ii) – Adoption of Policy NH 5 – Other Habitats, Species or Features of Natural Importance.

Areas of Outstanding Natural Beauty

Reasons for selecting alternatives

5.561 The POP suggested there were three approaches for addressing the issue of AONB's and these were assessed within the SA/SEA Interim Report. These were as follows;

- (i) Adopt existing policy NH 6 'AONB's' of PPS 2 Natural Heritage.
- (ii) Adopt SPPS policy supported with Spatial Constraints i.e. Areas of Constraint on high Structures and Minerals Development.
- (iii) Introduce a new Special Countryside Area.

5.562 The option of introducing spatial constraints has been considered and appraised elsewhere in this document under topics such as Environmental Protection, SCA Renewable Energy, Telecommunications, Overhead Cables and High Structures and Minerals Development. As such it does not need to be revisited under this policy and Options (ii) and (iii) have therefore been removed. In their place and in line with other policy approaches the option to 'Reconfigure existing policy NH 6 contained in PPS 2 Natural Heritage and the SPPS without fundamental amendments' has been included and appraised accordingly.

5.563 Therefore, it is now considered that there are two reasonable alternatives to this subject. These are;

- (iii) Adopt existing policy NH 6 'Areas of Outstanding Natural Beauty' of PPS 2 Natural Heritage.
- (iv) Reconfigure existing policy contained in policy NH 6 of PPS 2 Natural Heritage and the SPPS without fundamental amendments.

The overall effects of each policy option is summarised in the table below;

Natural Heritage		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Areas of Outstanding	Adopt existing policy NH 6 of PPS 2 (RA)	0	+	0	+	N/R	+	0	0	0	0	++	++	++	0	0	0	0	+	0	0	0	N/R
	Reconfigure existing policy (PA)	0	+	0	+	N/R	+	0	0	0	0	++	++	++	0	0	0	0	+	0	0	0	N/R

SA/SEA scores for 'AONB's'

SA/SEA findings including any significant negative effects

5.564 No significant negative or minor negative effects have been identified from either option. Both approaches are likely to bring significant environmental benefits in terms of conserving and enhancing biodiversity **SA/SEA 11 'Conserve Biodiversity'**, improving the character and quality of landscapes **SA/SEA 12 'Landscape and townscape** and conserving and enhancing the historic environment **SA/SEA 13 'Historic Environment'**. The appraisal scoring reflects the potentially positive social effects that can come from protecting our environmental assets in terms of improving well-being and quality of life **SA/SEA 2 'Health and Well-being'**, improving living standards **SA/SEA 4 'Opportunity to live in a decent home'** and fostering a sense of local pride **SA/SEA 6 'Sense of Community'**. The scoring also acknowledges how our environmental assets and a good quality environment can provide benefits in terms of enhancing economic performance **SA/SEA 18 'Sustainable Growth'**.

Reasons for selecting preferred option and consideration of any Mitigation Measures

5.565 The preferred approach is option (ii) is to reconfigure existing policy without making any fundamental amendments. The suggested policy wording broadly reflects the wording contained in paragraph 6.193 of the SPPS by stating that development proposals in the Sperrins AONB will be '*sensitive to the distinctive special character and landscape quality*'. Although there is no specific reference to '*heritage and wildlife*' within the policy wording, this is referenced in the amplification.

Preferred Approach: Option (ii) – Adoption of Policy NH 6 – Areas of Outstanding Natural Beauty.

Flood Risk - Policy Approach

5.566 The POP considered the reasonable alternatives of the existing flood risk policies of PPS 15 - FLD 1, FLD 2, FLD 3 and FLD 4 together. The reasonable alternatives of these flood risk policies, stated below, were assessed together at that time;

- Fluvial Floodplain
- Protection of Flood Defence and Drainage Infrastructure
- Development at Surface Water (Pluvial) Flood Risk
- Artificial Modification of Watercourses

5.567 The SA/SEA Interim Report contained a general assessment of potential policy approaches to addressing Flood Risk Policies of PPS 15 (FLD 1, 2, 3 & 4) and therefore did not provide an appraisal of the individual policies listed above. As part of the assessment at that time it was considered that there were two reasonable alternatives to these policies, these were;

- (i) Retain existing policy – PPS 15 Planning and Floodrisk, Policies FLD 1, FLD 2, FLD 3 and FLD 4.
- (ii) More restrictive approach, including a blanket ban on all new development within floodplains (alternative to current Policy FLD 1), and a requirement for drainage assessments for all development proposals within areas of Surface Water (Pluvial) Flood Risk

5.568 However, following further consideration, it is now viewed that there is a third reasonable alternative, in addition to the two mentioned above. In line with other policy approaches within this document the following option has been added for consideration (Marked as option (ii) in the Fluvial Floodplain assessment table below);

- (iii) Reconfigure existing policy wording with the following amendments:
 - Given Mid Ulster's geographical location, all references to Coastal Floodplains to be removed.

In accordance with the approach adopted throughout this document, all of the above mentioned policies have now been assessed individually below.

Fluvial Floodplain

Reasons for selecting alternatives

5.569 In considering the policy approaches to the subject of Flood Risk – Development in Fluvial Floodplains, Mid Ulster Council acknowledges that a precautionary approach to flood risk should be the key influencing factor. In other words it is essential that in the assessment of flood risk, the lack of full scientific certainty shall not be used to assume that flood risk does not exist. This approach has been successful to date and there has been no evidence to suggest that it is not providing sufficient protection.

5.570 As discussed above there are now considered to be three policy approaches for dealing with issue of Flood Risk – Development in Fluvial Floodplains, these are;

- (i) Retain the current policy approach as contained in Policy FLD1 in PPS 15 and SPPS. This approach seeks to minimise flood risk through maintaining the natural function of floodplains by avoiding development within them wherever possible, with some exceptions.
- (ii) Reconfigure existing policy wording with the following amendments:
 - Given Mid Ulster’s geographical location, all references to Coastal Floodplains to be removed.
- (iii) Adopt a more restrictive approach including a blanket ban on all new development within floodplains.

The below table summarises the SA/SEA appraisal scores for each of the above suggested approaches.

Flood Risk		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Flood Risk Policy - Fluvial Floodplains	Current policy approach under transitional arrangement (RA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+
	Reconfigure existing policy (PA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+
	More Restrictive Approach - Blanket Ban (RA)	+	+	N/R	+	N/R	0	++	N/R	++	N/R	++	++	++	++	++	N/R	++	+	0	-	-	-

SA/SEA Findings including any significant negative effects

5.571 No significant negative effects are anticipated for any of the 3 approaches against the SA/SEA objectives. All approaches are likely to have positive effects on health and well-being by reducing flood risk and consequences of flooding, helping maintain a good quality of water supply. Given the precautionary nature of all 3 approaches some significant positive effects are anticipated against the environmental objectives such as **SA/SEA 14 Climate Change** and **SA/SEA 15 Flood Risk**.

5.572 Due to the more restrictive approach of option (iii) more significant positive effects are envisaged against the social and environmental objectives, **SA/SEA 7 Accessibility to Key Services**, **SA/SEA 9 Water Quality**, **SA/SEA 11 Conserve Biodiversity**, **SA/SEA 12 Landscape and Townscape** and **SA/SEA 13 Historic Environment**. As can be seen from the above table approach (iii) scores better environmentally than approach (i) and (ii), reflecting

its stricter approach, including putting a blanket ban on all new development within floodplains, without exception. Conversely any potential environmental benefits from applying a stricter approach (approach iii) are likely to be outweighed by potential negative economic effects, in that it could prevent economic development in areas previously deemed suitable. The appraisal reflects how both options (i) and (ii) are envisaged to have a more balanced score across all of the social, environmental and economic objectives.

Reasons for selecting preferred option and consideration of any Mitigation Measures

- 5.573** As the revised PPS 15 is a fairly recent publication (September 2014) it broadly aligns with legislative requirements, regional planning policy and sustainability objectives at the strategic level. DfI Rivers have indicated that they would like to see the majority of existing PPS 15 retained as operational policy given the similarities between it and the SPPS. Whilst it is acknowledged that approach (iii) (blanket ban) will likely have greater significant positive effects on the social and environmental objectives than the other 2 approaches it will likely have minor negative impacts on the economic SA/SEA objectives.
- 5.574** The preferred approach is approach (ii), which is a similar policy wording to the current policy without fundamental amendments. Given the geographical location of Mid Ulster the reconfigured policy will remove all reference to Coastal Floodplains. It is envisaged that approach (ii) will have a more balanced positive impact across all of the social, environmental and economic objectives, whilst simultaneously providing robust protection against the potential negative impacts of fluvial flood risk.

Preferred Approach: Option (ii) – Adoption of Policy FLD 1 – Fluvial floodplains.

Pluvial Flood Risk

Reasons for selecting alternatives

- 5.575** Surface water or pluvial flooding occurs as a result of high intensity rainfall which can overwhelm natural or man-made drainage systems resulting in water flowing overland and ponding in depressions in the ground. As Pluvial flooding tends to be localised it is not possible to show the full extent. Thus under the existing policy it is primarily the responsibility of the developer to evaluate any risks and show how drainage can be accommodated and how surface water will be dealt with. There is no evidence to suggest that the current policy in relation to Pluvial Flood Risk is not providing sufficient protection. It should be noted that Rivers Agency are content with the policy as it stands and suggest that it should be retained in its current form.
- 5.576** An alternative approach may be to consider a stricter approach to Pluvial Flood Risk by requiring the submission of a Drainage Assessment for all development

proposals located within such areas irrespective of their scale. It is considered that there are two options for addressing this topic, these are;

- (i) Continue with the current policy approach under transitional arrangements i.e. Policy FLD 3 of PPS 15 – Development and Surface Water (Pluvial) Flood Risk outside Flood Plains.
- (ii) Reconfiguration and simplification of existing policy without fundamental amendments.
 - Adopt a more restrictive approach which requires that a Drainage Assessment must be required for all development proposals located within areas of Surface Water (Pluvial) Flood Risk, without exception.

5.577 Following further consideration however, it is now viewed that there is a third reasonable alternative, in addition to the two mentioned above. In line with other policy approaches within this document, the following option has been added for consideration (Marked as option (ii) in the Pluvial Flood Risk assessment table below);

(iii) Reconfigure existing policy wording without fundamental amendments:

The below table summarises the SA/SEA appraisal scoring for the above suggested approaches.

Flood Risk		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Flood Risk Policy - Pluvial Flood Risk	Current policy approach under transitional arrangement (RA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+
	Reconfigure existing policy (PA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+
	More Restrictive Approach - Drainage Assessments required without exception (RA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	-	0	-

SA/SEA Findings including any significant negative effects

5.578 No significant negative effects are anticipated for any of the 3 approaches against the SA/SEA objectives. All approaches are likely to have positive effects on health and well-being by reducing flood risk and consequences of flooding and thereby have a positive effect on **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing, SA/SEA 4 Opportunity of Decent Home and SA/SEA 7 Accessibility to Key Services**. Given the precautionary nature of all 3 approaches there are likely positives effects on the environmental objectives, including some significant positive effects on some environmental objectives such as **SA/SEA 14 Climate Change** and **SA/SEA**

15 Flood Risk. Conversely any potential environmental benefits from applying a stricter approach (approach (iii)) are likely to be outweighed by potential negative economic effects, in that the requirement of a Drainage Assessment without exception, could result in processing delays for economic development.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.579 No significant effects have been identified from any of the 3 approaches. Approaches (i) and (ii) are considered for the most part to have positive effects in terms of social, environmental and economic SA/SEA objectives. Whereas approach (iii) has raised a number of minor negative impacts in relation to economic objectives, particularly as the requirement for a Drainage Assessment may involve delays in processing planning applications. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to reconfigure and tailor the existing policy with no fundamental changes, as there is no evidence to suggest that this approach is not working. This approach accords with the SPSS and complies with the statutory requirements of The Water Environment (Floods Directive) Regulations (NI) 2009.

Preferred Approach: Option (ii) – Adoption of Policy FLD 2 – Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains.

Flood Defence and Drainage Infrastructure

Reasons for selecting alternatives

5.580 Flood defences and drainage infrastructure are critical in providing a level of flood protection to people and property and adequate land drainage. There is no evidence to suggest that the current policy in relation to Flood Defence and Drainage Infrastructure is not providing sufficient protection. It should be noted that DfI Rivers are content with the policy as it stands and suggest that it should be retained in its current form. For this reason, it is considered there are only two reasonable alternatives to this topic, these are;

- (i) Continue with the current policy approach under transitional arrangements i.e. Policy FLD 2 of PPS 15 – Protection of Flood Defence and Drainage Infrastructure.
- (ii) Reconfiguration and simplification of existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for the above suggested approaches.

Flood Risk		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Flood Risk Policy - Flood Defences	Current policy approach under transitional arrangement (RA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+
	Reconfigure existing policy (PA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+

SA/SEA Findings including any significant negative effects

5.581 As the substance of both policy approaches are similar, so are their likely effects. No significant negative effects are anticipated for either of the above approaches against the SA/SEA objectives. It is that are likely to have minor positive effects across a number of the social SA/SEA objections, such as **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing** and **SA/SEA 4 Opportunity of Decent Home**. Both approaches also score positively against the majority of the environmental objectives and given the nature of both policy approaches there is potential for significant positive effects on **SA/SEA 14 Climate Change** and **SA/SEA 15 Flood Risk**. As both policy approaches seek to protect the effectiveness of flood defences and drainage infrastructure they both seek to protect people and property and as such there is potential for positive effects on the economic objectives **SA/SEA 18 Sustainable Growth, SA/SEA 20 Economic Performance** and **SA/SEA 22 Efficient Movement Patterns**.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.582 No significant effects have been identified from either approach. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to reconfigure and tailor the existing policy. This approach accords with the SPPS and in ensuring that a working strip is retained near a flood defence or drainage infrastructure it will also assist in the implementation of the Water Framework Directive.

Preferred Approach: Option (ii) – Adoption of Policy FLD 3 – Flood Defence and Drainage Infrastructure.

Development in Proximity to Reservoirs

5.583 Within the SA/SEA Interim Report Policy FLD 5 – ‘Development in Proximity to Reservoirs’ was assessed separately. The POP suggested that there were three reasonable alternatives for this issue and these were assessed within the Interim SA/SEA Report, these were;

- (i) Retain existing policy – FLD 5 Development in Proximity to Rivers
- (ii) Adopt a blanket ban approach within the flood inundation areas.
- (iii) No Policy on Development in Proximity to Reservoirs

5.584 The POP suggested three reasonable alternatives on development in proximity to reservoirs and there were no changes to the topic in the assessment in the Interim SA/SEA Report. As the LDP work progressed and as more detailed policies developed from the broader policies of the POP changes were made to the reasonable alternatives. Following an assessment of the 3rd option (to have no policy) in the Interim SA/SEA, it has since been removed, as it was found not to be a reasonable alternative. This option has been replaced with a holding policy requiring the submission of a Flood Risk Assessment.

Reasons for selecting alternatives

5.585 Water impounding structures such as reservoirs are a recognised source of flood risk because of the potential for downstream flooding which may ensue if the structure fails, is overtopped or in the event of a controlled release of water. Since the publication of the POP Mid Ulster has developed its thinking on this issue in consultation with DfI Rivers and now consider the three options available to be;

- (i) Continue with the current policy approach under transitional arrangements i.e. Policy FLD 5 of PPS 15 – Development in Proximity to Reservoirs.
- (ii) Adopt a more restrictive approach – blanket ban on all development located within reservoir flood inundation areas.
- (iii) Adopt a holding policy requiring the submission of a Flood Risk Assessment (FRA) for development located within a flood inundation area.

The below table summarises the SA/SEA appraisal scoring for the above suggested approaches.

Flood Risk		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Flood Risk Policy - Reservoir Inundation Areas	Current policy approach under transitional arrangement (RA)	+	+	N/R	+	N/R	0	0	N/R	++	N/R	+	+	+	+	+	N/R	+	+	0	0	0	0
	Blanket Ban Approach (RA)	+	+	N/R	+	N/R	0	0	N/R	++	N/R	++	++	+	+	++	N/R	+	-	-	0	-	0
	Holding Policy requiring submission of FRA within flood inundation (PA)	+	+	N/R	+	N/R	0	0	N/R	++	N/R	+	+	+	+	+	N/R	+	+	0	0	0	0

SA/SEA Findings including any significant negative effects

5.586 No significant negative effects are anticipated for any of the above approaches against the SA/SEA objectives. It is anticipated that all policy approaches will likely reduce flood risk and thereby have positive effects on **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing** and **SA/SEA 4 Opportunity of Decent Home**. Similarly given precautionary nature of all approaches, they will likely have positive impact across the environmental objectives and in the case of the more restrictive approach (ii) will likely result in a number of significant positive effects on **SA/SEA 11 Conserve Biodiversity, SA/SEA 12 Landscape and Townscape** and **SA/SEA 15 Flood Risk**. Approaches (i) and (iii) will have broadly neutral impacts on the economic objectives however approach (ii), with its more restrictive nature, will likely restrict development in areas previously considered acceptable and as such will have a minor negative impact on **SA/SEA18 Sustainable Growth, SA/SEA 19 Employment** and **SA/SEA 21 Inward Investment**.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

5.587 No significant effects have been identified for any of the 3 approaches. All approaches are likely to have positive effects on the environment by reducing flood risk, alleviating the consequences of flooding, improving water supplies/resources and maintaining the quality of landscapes. Approach (ii) scores better environmentally, reflecting its stricter approach i.e. putting a blanket ban on all new development within reservoir inundation areas but this will likely have negative impacts on economic objectives by preventing economic development in areas previously deemed suitable.

5.588 The preferred approach is option (iii) as the key policy difference between it and approach (i) is that it does not require the applicant to give assurances on reservoir safety. Whether or not this is a planning policy requirement should not affect the scorings, as guarantees on reservoir safety would automatically be required under separate legislation. i.e. assuming the Reservoir Act has been enacted.

Preferred Approach: Option (iii) – Adoption of Policy FLD 4 – Development in Proximity to Reservoirs.

Artificial Modification of Watercourses

Reasons for selecting alternatives

- 5.589** The artificial modification of watercourses is likely to have impacts which run contrary to the objectives of sustainable development as embodied in the Water Framework Directive and the Floods Directive. For this reason the current policy has a presumption against such development unless it falls within one of the exceptions listed. There is no evidence to suggest that the current policy in relation the Artificial Modification of Watercourses is not providing sufficient protection at present. It should be noted that Rivers Agency are content with the policy as it stands and suggest that it should be retained in its current form.
- 5.590** Given the statutory requirements of the above mentioned EU Directives it is considered that there is limited scope to deviate from the existing policy. Therefore, the two options that have been assessed to address this issue are;
- (i) Continue with the current policy approach under transitional arrangements i.e. Policy FLD 4 of PPS 15 – Artificial Modification of Watercourses.
 - (ii) Reconfiguration and simplification of existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for the above suggested approaches.

Flood Risk		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Flood Risk Policy - Modification	Current policy approach under transitional arrangement (RA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+
	Reconfigure existing policy (PA)	+	+	N/R	+	N/R	0	+	N/R	+	N/R	+	+	+	++	++	N/R	+	+	0	+	0	+

SA/SEA Findings including any significant negative effects

- 5.591** No significant negative effects are anticipated for either of the above approaches against the SA/SEA objectives and that the overall effects are mainly neutral or positive. Given the policy substance of both approaches are similar, it follows that the likely effects are also similar. Both approaches are likely to have positive effects across a number of the social SA/SEA objectives.

In allowing the artificial modification of watercourses only in exceptional circumstances, will likely reduce flood risk and thereby have positive effects on **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing, SA/SEA 4 Opportunity of Decent Home and SA/SEA 7 Accessibility to Key Services**. The precautionary nature of both approaches will likely ensure that development is in harmony with the water environment and landscape quality.

- 5.592** Both approaches are considered to have minor positive effects on **SA/SEA 11 Conserve Biodiversity, SA/SEA 12 Landscape and Townscape, SA/SEA 13 Historic Environment and SA/SEA 17 Land Quality**. Similarly given that artificial modification of watercourses will only be allowed in exceptional circumstances it is envisaged that both approaches will have significant positive impacts on **SA/SEA 14 Climate Change and SA/SEA 15 Flood Risk**. There are some potentially minor positive impacts on the economic objectives for both approaches.

Reasons for Selecting Preferred Option and Consideration of any Mitigation Measures

- 5.593** No significant effects have been identified for either of the 2 approaches. In light of their precautionary nature both approaches are considered to have positive effects in terms of social, environmental and economic SA/SEA objectives and both are likely to have significant positive impacts on the objectives relating to Flood risk and Climate Change. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to reconfigure and tailor the existing policy with no fundamental changes. There has been some subtle rewording of the policy under the preferred approach, as it now stipulates, within one of the exceptions, the distance of a culvert which may be allowed under the policy i.e. *less than 10m*. It is considered however, that this does not materially alter the thrust of the policy which is to protect people's health and amenity and to prevent increased flood risk downstream.

Preferred Approach: Option (ii) – Adoption of Policy FLD 5 – Artificial Modification of Watercourses.

Waste Management

Reasons for selecting alternatives

- 5.594** Waste management makes an important contribution towards sustainable development in the Mid Ulster District. The RDS 2035 and the SPPS both promote waste management in conformity with the 5 Step waste management Hierarchy, (reduce, reuse, recycle, recover residual energy, landfill as laid down in the Waste Framework Directive.
- 5.595** The POP proposed two policy approaches for dealing with the waste management topic. They were;
- (i) Adopt existing policy approach as contained in PPS 11 Waste management i.e. policies WM 1 Environmental Impact of a Waste Management Facility, WM 2 Waste Collection and Treatment Facilities, WM3 Waste Disposal, WM4 Land improvement and WM 5 Development in the vicinity of a Waste Management Facility.
 - (ii) Tailor existing policy to Mid Ulster. PPS 11 would be simplified to remove those general policy considerations that apply to all development and policy WM4 relating to Land Improvement would be removed to align with the SPPS.
- 5.596** Within the POP no reasonable alternatives were proposed for individual waste policies. Instead this was a general assessment of potential policy approaches to addressing waste management and therefore did not provide an assessment of individual elements of this overall policy topic i.e.
- Waste Management: General Policy
 - Waste Collection and Treatment Facilities
 - Waste Disposal
 - Development in the Vicinity of Waste Management Facilities
- 5.597** In the Interim SA/SEA Report two reasonable alternatives were assessed which were to either adopt existing policies or update and simplify existing policy taking account of the SPPS. In line with the approach adopted throughout this report each of the four waste policies have been assessed individually. Each policy is considered to have two reasonable alternatives i.e. adopt the existing policy or reconfigure existing policy without amendments. The individual waste management policy assessments are set out below.

Waste Management: General policy

5.598 It is considered that with regards General Policy on Waste Management, the two potential approaches are;

- (i) Continue with current policy approach under transitional arrangements i.e. policy WM1 Environmental Impact of a Waste Management Facility.
- (ii) Reconfiguration and simplification of existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Waste Management		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
General Policy	Current policy Approach under transitional arrangement (RA)	+	+	N/R	0	0	N/R	+	-	-	-	-	+	?	++	0	++	++	++	+	0	+	+
	Reconfigure and simplify existing policy (PA)	+	+	N/R	0	0	N/R	+	-	-	-	-	+	?	++	0	++	++	++	+	0	+	+

SA/SEA scores for Waste Management General Policy.

SA/SEA findings including any significant negative effects

5.599 As the substance of both policy approaches are essentially the same, so are their likely effects. No significant negative effects are anticipated from either approach. Given the importance of having an adequate waste infrastructure within the district, both approaches can have minor positive effects on **SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing**, and also on **SA/SEA 7 Accessibility to key Services**. Conversely, given the nature of waste management operations, there is potential for minor negative environmental effects on **SA/SEA 8 Effect on Traffic, SA/SEA 9 Water Quality, SA/SEA 10 Air Quality and SA/SEA 11 Conserve Biodiversity**.

5.600 There are some potentially significant positive environmental effects in terms **SA/SEA 14 Contributions to Climate Change, SA/SEA 16 Minimising Waste and SA/SEA 17 Conserving Land Quality**, particularly in the context of pending landfill closures at Tullyvar, Ballymacombs Road and Magheraglass. The appraisal also reflects how the waste management industry can be an important provider of jobs and investment, scoring either significant positive or minor positive in terms of impacts on economic objectives **SA/SEA 18**

Sustainable Growth, SEA/SA 19 Employment, SA/SEA 21 Inward Investment and SA/SEA 22 Efficient Movement Patterns.

Reasons for selecting preferred option and Consideration of any Mitigation Measures

5.601 It is noted that no significant environmental effects have been identified from either approach. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to simplify and tailor existing policy. In this approach there is no specific reference to flooding, built and natural heritage and road safety as these issues are picked up under separate policies within the Plan, therefore avoiding unnecessary duplication. This approach also accords with objectives of the Joint Waste Management plan (2016) and the LDP objective to accommodate investment in waste management in the interests of public health.

Preferred Approach: Option (ii) – Adoption of Policy WM 1 – Waste Management: General Policy.

Waste Collection and Treatment Facilities

5.602 It is considered that there are two potential policy approaches for ‘Waste Collection and Treatment facilities’;

- (i) Continue with the current policy approach under transitional arrangements i.e. policy WM2 Waste Collection and Treatment Facilities.
- (ii) Reconfiguration and simplification of existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Waste Management		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Waste Collection and Treatment facilities	Current policy approach under transitional arrangement (RA)	+	++	N/R	0	0	N/R	+	-	-	-	-	-	?	++	0	++	+	++	+	0	+	+
	Reconfigure and simplify existing policy (PA)	+	++	N/R	0	0	N/R	+	-	-	-	-	-	?	++	0	++	+	++	+	0	+	+

SA/SEA findings including any significant negative effects

- 5.603** As the substance of both policy approaches are essentially the same, so are their likely effects. No significant negative effects are anticipated from either approach. Given the importance of having an adequate waste infrastructure within the district, both approaches can have minor positive effects on **SA/SEA 1 Poverty and Social Exclusion** and significant positive effects on **SA/SEA 2 Health and Wellbeing**. As both approaches are underpinned by the proximity principle, minor benefits are anticipated in term **SA/SEA 7 Accessibility to key Services**. Conversely, due to the nature of waste management operations, there is potential for minor negative environmental effects on **SA/SEA 8 Effect on Traffic**, **SA/SEA 9 Water Quality**, **SA/SEA 10 Air Quality**, **SA/SEA 11 Conserve Biodiversity** and **SA/SEA 12 Landscape/Townscape quality**.
- 5.604** There are however, some potentially significant positive environmental effects in terms **SA/SEA 14 Contributions to Climate Change**, **SA/SEA 16 Minimising Waste** and **SA/SEA 17 Conserving Land Quality** as new or enhanced waste facilities will assist in increasing rates of waste recycling and recovery and avoid the need for landfilling. The appraisal also reflects how the waste management industry can be an important provider of jobs and investment, scoring either a significant positive or a minor positive in terms of impacts on economic objectives **SA/SEA 18 Sustainable Growth**, **SEA/SA 19 Employment**, **SA/SEA 21 Inward Investment** and **SA/SEA 22 Efficient Movement Patterns**.

Reasons for selecting preferred option and Consideration of any Mitigation Measures

- 5.605** It is noted that no significant environmental effects have been identified from either approach. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to simplify and tailor existing policy. Under this approach, repetitive or unnecessary criteria listed existing policy WM2 have been removed, for example, references to 'incineration' which will be addressed under the Renewable Energy Policy and to the 'BPEO' which is now obsolete. There is a minor wording amendment in terms of locational requirement (v); 'Alternatively' has been replaced by 'Exceptionally' although the implications of this change in terms of the sustainability appraisal are considered to be minimal. This approach also accords with objectives of the Joint Waste Management plan (2016) and the LDP objective to '*accommodate investment in waste management in the interests of public health*'.

Preferred Approach: Option (ii) – Adoption of Policy WM 2 – Waste Collection and Treatment Facilities.

Waste Disposal

5.606 It is considered that there are two potential policy approaches for 'Waste Disposal';

- (i) Continue with the current policy approach under transitional arrangements i.e. policy WM3 Waste Disposal.
- (ii) Reconfiguration and simplification of existing policy without fundamental amendments.

The below table summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Waste Management		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Waste Disposal	Current policy Approach under transitional arrangement (RA)	0	-	N/R	0	0	N/R	+	-	-	-	-	+	?	-	0	-	+	-	+	0	+	+
	Reconfigure and simplify existing policy (PA)	0	+	N/R	0	0	N/R	+	-	-	-	-	-	?	-	0	-	+	-	+	0	+	+

SA/SEA scores for Waste Disposal

SA/SEA findings including any significant negative effects

5.607 As the substance of both policy approaches are essentially the same, so are their likely effects. No significant negative effects are anticipated from either approach. Given the pending closure of the last 3 landfill sites within the district, both approaches can eventually have minor positive effects **SA/SEA 2 Health and Wellbeing**. As both approaches are underpinned by the proximity principle, minor benefits are anticipated in term **SA/SEA 7 Accessibility to key Services**. Conversely, due to the nature of waste management operations and landfilling in particular, there is potential for minor negative environmental effects on **SA/SEA 8 Effect on Traffic**, **SA/SEA 9 Water Quality**, **SA/SEA 10 Air Quality**, **SA/SEA 11 Conserve Biodiversity** and **SA/SEA 12, SA/SEA 14 Contributions to Climate Change**, **SA/SEA 16 Minimising Waste**.

5.608 The closure of landfill sites however can bring long term benefits in terms of **SA/SEA 12 Landscape/Townscape Quality** and **SA/SEA 17 Conserving Land Quality** as appropriate restoration and aftercare proposals take effect. The appraisal also reflects how the waste management industry can be an important provider of jobs and investment, albeit via the less sustainable method of landfilling, scoring either a minor positive in terms of impacts on economic objectives **SA/SEA 18 Sustainable Growth**, **SEA/SA 19**

Employment, SA/SEA 21 Inward Investment and SA/SEA 22 Efficient Movement Patterns.

Reasons for selecting preferred option and Consideration of any Mitigation Measures

5.609 It is noted that no significant environmental effects have been identified from either approach. In line with the overall approach of the LDP, it is preferred adopt Approach (ii) i.e. to simplify and tailor existing policy. Under this approach, irrelevant, unnecessary or repetitive a contained in existing policy WM3 have been removed. This includes, for example, references to ‘BPEO’ and ‘interim facilities’ which are no longer relevant, and criteria in relation to mineral reserves and restoration and aftercare which are addressed elsewhere in the LDP. This approach also accords with objectives of the Joint Waste Management plan (2016) and the LDP objective to ‘*accommodate investment in waste management in the interests of public health*’.

Preferred Approach: Option (ii) – Adoption of Policy WM 3 – Waste Disposal.

Development in the Vicinity of Waste Management Facilities

5.610 It is considered that there are two potential policy approaches for Development in the vicinity of waste management facilities;

(i) Continue with the current policy approach under transitional arrangements i.e. policy WM4 ‘Development in the vicinity of waste management facilities’.

(ii) Reconfiguration of existing policy without fundamental amendments.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Waste Management		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Development in the vicinity of waste management facilities.	Current policy approach under transitional arrangement (RA)	0	+	N/R	0	0	N/R	0	0	0	0	0	0	0	0	0	+	N/R	+	0	0	+	0
	Reconfigure existing policy (PA)	0	+	N/R	0	0	N/R	0	0	0	0	0	0	0	0	0	+	N/R	+	0	0	+	0

SA/SEA scores for Development in the vicinity of waste management facilities.

SA/SEA findings including any significant negative effects

- 5.611** As the substance of both policy approaches are essentially the same, so are their likely effects. No significant negative effects are anticipated from either approach. There are potentially minor positive effects on **SA/SEA 2 Health and wellbeing** by ensuring that impacts on peoples amenity is carefully considered for all applications in close proximity to existing or approved waste management facilities. There are also potentially minor positive effects on **SA/SEA 16 Waste minimisation, SA/SEA 18 Sustainable Growth and SA/SEA Inward Investment** by helping to ensure that the operation of existing or approved waste management facilities will not be prejudiced by neighbouring land uses and by playing its part in the creation of 'green' jobs and underpinning existing jobs.

Reasons for selecting preferred option and Consideration of any Mitigation Measures

- 5.612** Given the policy substance of both approaches are essentially the same, the likely environmental effects are also similar. It is noted from the appraisal that no significant environmental effects have been identified from either approach, and that the overall effects are mainly neutral or positive. In line with the overall approach of the LDP, it is preferred to adopt Approach (ii) i.e. to simplify and tailor existing policy. There has been some rewording under this approach, including the removal of reference to 'transportations or the environment'. It is considered however, that this does not materially alter the main thrust of the policy which is to protect people's health and amenity, and to ensure that the operation of waste management facilities is not prejudiced by neighbouring and uses. In any case, potential impacts on transportation systems and the environment would automatically be considered in line with related LDP policies and the Planning EIA Regulations (NI) 2017. This approach also accords with objectives of the Joint Waste Management plan (2016) and the LDP objective to '*accommodate investment in waste management in the interests of public health*'.

Preferred Approach: Option (ii) – Adoption of Policy WM 4 – Development in the Vicinity of Waste Management Facilities.

Telecommunications, Overhead Cables, High Structures and Other Utilities

5.613 The POP suggested two reasonable alternatives on utilities and there are no changes in the assessment in the Interim SA/SEA Report. The reasonable alternatives assessed in the Interim Report were to adopt existing policy or reconfigure existing policy. In this SA/SEA Report there are no changes and the same two reasonable alternatives will be assessed.

Reasons for selecting alternatives

5.614 The aim of the SPPS in relation to telecommunications and other utilities is to facilitate the development of such infrastructure in an efficient and effective manner whilst taking account of visual amenity and environmentally sensitive features and locations. Access to broadband and a good electricity distribution network is vital for growing a sustainable local economy. Due to Mid Ulster's predominantly rural nature, it has one of the poorest parts of Northern Ireland in terms of fixed broadband speeds and mobile data coverage. One of the objectives of the plan is to improve connectivity through telecommunications which meets the needs of business and private households whilst reducing the need to travel.

5.615 It is considered that there are two policy approaches for dealing with the topic of Telecommunications, Overhead Cables, High Structures and other utilities. These are;

- (i) Adopt existing policy Tel 1 Control of Telecommunication development of PPS 10 Telecommunications (April 2002) and policy PSU 11 'Overhead Cables' of Planning Strategy for Rural NI (September 1993).
- (ii) Reconfigure existing policy contained within Tel 1 Control of Telecommunication development of PPS 10 Telecommunications (April 2002) and policy PSU 11 'Overhead Cables' of Planning Strategy for Rural NI (September 1993) and the SPPS policy with the following amendments:
 - Include additional policy with regard to Areas of Constraint (AoC) designations.

Each policy approach has been considered and appraised and the overall effects are summarised in the table below.

Telecommunications, Overhead Cables & High Structures		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Utilities	Adopt Existing approach under policy Tel 1 of PPS 10 and Policy PSU 11 of PSRNI (RA)	+	+	+	+	N/R	+	+	+	N/R	+	-	-	?	+	0	+	0	++	+	+	+	+
	Reconfigure existing policy and include policy for Areas of Constraint (PA)	+	+	+	+	N/R	+	+	+	N/R	+	0	0	?	+	0	+	0	++	+	+	+	+

SA/SEA scores for Policy approaches for Telecommunications, Overhead Cables, High Structures and other utilities

SA/SEA findings including any significant negative effects

- 5.616** As both policy options are substantially the same, so are their likely effects. No significant negative effects are anticipated from either approach. Both options support the development of new infrastructure and upgrading of existing networks, with consideration given to the criteria for the siting, design and impact upon visual amenity of new telecommunications infrastructure.
- 5.617** The appraisal shows there is potential for significant positive economic effect on **SA/SEA 18 Sustainable Economic Growth** under both approaches. This reflects the importance of developing a high quality telecommunications infrastructure to improve connectivity, attracting investment and meeting current and future business needs. It is also anticipated that there would be minor positive impacts on the majority of social SA/SEA objectives. Access to good telecommunications services is vital as it helps to keep people and services connected, particularly in rural areas where isolation is more common and where people can more readily feel cut off from the main urban centres.
- 5.618** It can also be seen from the summary table above that the two approaches only differ in terms of their potential impacts on the environment. The introduction of defined Area of Constraints and an associated policy, as put forward under the preferred approach, is likely to afford greater protection to our most sensitive landscapes. This policy improvement can help ensure that the negative effects on **SA/SEA objective 11 Conserve Biodiversity** and **SA/SEA 12 Landscapes and Townscapes** envisaged the current approach, are avoided.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.619** The development and enhancement of the telecommunications infrastructure in a way that makes use of existing assets and which respects visual amenity and environmental sensitivity are key elements of regional guidance and policy.

The preferred option (option (ii)) offers greater environmental protection by including Areas of Constraint. This approach accords with the Plan objective 'to improve connectivity through telecommunications', and Spatial Planning Framework (SPF) 10 which seeks to 'Facilitate the protection of vulnerable landscapes and conservation interests, from inappropriate and over dominant development'.

- 5.620** It is noted that the policy recognises that smaller structures below 15m height and essential electricity lines below 25m may still be permitted within AoC's. In addition, exceptions are built-in that allow for essential transmissions or supplies that result in demonstrable hardship, telecoms within recognised 'not spots', and farm structures essential for agricultural operations. This can help ensure that those residing or working within AoC's will not be unfairly disadvantaged from the proposed AoC, for example, in terms of gaining access to broadband and electrical services, or expanding existing agricultural operations. It is also noted that proposals that are deemed to be of regional importance will be facilitated under this policy.

Preferred Approach: Option (ii) – Adoption of Policy TOHS 1 – Outside of Areas of Constraint on Wind Turbines and High Structures.

Areas of Constraint on Wind Turbines and High Structures

5.621 The POP suggested no reasonable alternatives and therefore was not assessed in the Interim SA/SEA Report. As the LDP work progressed and as more detailed policies were developed, this Environment Report will therefore assess three reasonable alternatives.

Reasons for selecting alternatives

5.622 The SPPS acknowledges how it can be difficult to accommodate renewable energy proposals, within sensitive landscapes without detriment to cultural and natural heritage assets. Telecommunications and overhead cables can also have an adverse landscape impacts. The Preferred Option Paper (POP) sought to address this issue by introducing Areas of Constraint on Wind Turbines and High Structures (AoC's) and associated policies under the topics of 'Renewable Energy' and 'Telecommunications, Overhead Cables and High Structures'. Following publication of the POP several areas have been identified as AoC's due to their particular sensitivities. These are in the Sperrins, at Slieve Beagh and at Brougher Mountain (see Map A). The location and extent of these areas were informed by the MUDC Landscape Assessment 2015 and subsequent MUDC Landscape Assessment Review (2018).

Each of these areas have been subject to an SA/SEA appraisal. The summary of these appraisals is displayed in the table below;

Renewables Designations		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Brougher Mountain	Introduction of Areas of Constraint on Wind Turbines and High Structures in Brougher Mountain (PA)	0	0	N/R	N/R	N/R	0	0	N/R	N/R	0	+	++	+	0	0	0	+	0	0	0	0	N/R
Slieve Beagh	Introduction of Areas of Constraint on Wind Turbines and High Structures in Slieve Beagh (PA)	0	0	N/R	N/R	N/R	0	0	N/R	N/R	0	+	++	+	0	0	0	+	0	0	0	0	N/R
High Sperrins	Introduction of Areas of Constraint on Wind Turbines and High Structures in High Sperrins (PA)	0	0	N/R	N/R	N/R	0	0	N/R	N/R	0	+	++	+	0	0	0	+	0	0	0	0	N/R

SA/SEA scores Areas of Constraint designations.

SA/SEA findings including any significant negative effects

- 5.623** No significant negative effects have been identified from the proposed Area of Constraint designations. With tighter restrictions on high structures, it is anticipated that there may be significant positive impacts in terms of **SA/SEA objective 12 ‘To maintain and enhance the quality and character of landscapes and townscapes’**. With less potential for large scale development, there is also potential for minor positive effects on **11 Biodiversity, 13 Historic Environment, and 17 Land Quality**. It is considered that the overall social and economic impacts are likely to be minimal.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.624** The proposed AoC environmental designation supplements the provisions of the SPPS and, in addition to proposed Special Countryside Areas (SCA's), seeks to give additional protection to our most sensitive landscapes from inappropriate development. The location and extent of the proposed AoC's have been informed by the MUDC Landscape Assessment (2015) and subsequent MUDC Landscape Assessment Review (2018).
- 5.625** Due to its location and extent, it is anticipated that the overall social and economic impacts of the proposed AoC are likely to be minimal. It largely comprises remote, uninhabited or sparsely populated parts of the district. Outside of AoC's (and SCA's), proposals for Renewable Energy development and Telecommunications, Overhead Cables and High Structures, will be facilitated subject to satisfying criterion based policies. The retention of a permissive policy approach in terms of Renewable Energy development outside of AoC's, will also help ensure that MUDC is making its contribution to the achievement of NI Renewable Energy targets.
- 5.626** Built-in exceptions to 'Telecommunications, Overhead Cables, High Structures and Other Utilities' policy can help avoid potential negative social or economic impacts of an AoC. For example, it includes exceptions that allows for; essential transmissions or supplies that result in demonstrable hardship, telecoms within recognised 'not spots', and farm structures essential for agricultural operations. This can help ensure that those residing or working within AoC's will not be unfairly disadvantaged, for example in terms of gaining access to broadband and electrical services, or expanding existing agricultural operations. Proposals that are deemed to be of regional importance, will also be facilitated under this policy within AoC's.

Renewable Energy

Reasons for selecting alternatives

5.627 The aim of the SPPS in relation to renewable energy is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment. This is to help Northern Ireland achieve its renewable energy targets and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance. NI Executive's Strategic Energy Framework has a target of 40% electricity consumption from renewable sources and a 10% renewable heat target by 2020.

5.628 The POP suggested two reasonable alternatives on renewable energy and the following approaches were assessed within the Interim Report:

- Adopt existing policy
- Adopt existing policy that gives greater weight to environmentally sensitive areas, greater protection to amenity and greater regard for the tourism industry.

Key issues that have emerged locally from the processing of renewable energy applications and following representations received during public consultation on the POP, these include;

- The potential adverse impact of wind energy development on residential amenity in terms of dominance and the proximity of turbines to dwellings;
- The potential adverse impact of wind energy development on sensitive landscapes.

5.629 It is therefore considered that there are now three policy approaches for dealing with the topic of Renewable Energy;

- (i) Adopt the current policy approach i.e. PPS 18 Renewable Energy.
- (ii) Reconfigure existing policy contained within PPS 18 and the SPPS and include the following;
 - Introduction of Areas of Constraint on Wind Turbines and High Structures.
 - A minimum separation distance of 500 metres for all wind energy development.
- (iii) Reconfigure existing policy contained within PPS 18 and the SPPS and include the following;
 - Introduction of Areas of Constraint on Wind Turbines and High Structures.
 - Policy provision for energy storage and the 'reuse, refurbishment, repair and repowering of turbines'.

Each individual policy approach has been considered and appraised and the overall effects are summarised in the table below.

Renewable Energy		SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent home	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement patterns
Renewable Energy	Adopt existing policy PPS 18 Renewable energy (RA)	+	-	0	0	0	-	0	0	0	+	+	-	+	++	++	++	+	++	+	0	+	0
	Reconfigure existing policy with introduction of Areas of Constraint on Wind Turbines and High Structures and separation distance of 500m (RA).	+	-	0	0	0	-	0	0	0	+	++	-	+	+	+	+	+	+	+	0	0	0
	Reconfigure existing policy with introduction of Areas of Constraint on Wind Turbines and High Structures, and policy provision for Energy Storage and Reuse, Refurbishment, Repair and Repowering of turbines. (PA)	+	-	0	0	0	-	0	0	0	+	++	-	+	++	++	++	+	++	+	0	+	0

SA/SEA scores for Renewable Energy Policy approaches

SA/SEA findings including any significant negative effects

5.630 The SA/SEA appraisal indicates that under the current policy approach there may be long term significant negative impacts on **SA/SEA objective 12 'To maintain and enhance the quality and character of landscapes and townscapes'**. No significant negative impacts are anticipated from approach (ii) or (iii). The potential social impacts of all 3 approaches are mixed i.e. whilst there may be potential for community benefits and employment creation associated with large scale wind farm or biomass schemes (**SA/SEA 1 Poverty and Social Exclusion, SA/SEA 2 Health and Wellbeing and SA/SEA 6 Sense of Community**) equally there may be issues in terms of neighbouring amenity and generating local opposition.

5.631 All approaches perform well environmentally with potential for positive or significant positive effects on **SA/SEA 10 Air Quality, 11 Biodiversity, 13 Historic Environment, 14 Climate Change, 15 Flood Risk, 16 Waste and 17 Land Quality**. Due to the introduction of Areas of Constraint, Approaches (ii) and (iii) perform better in terms of **SA/SEA 11 Biodiversity**. It is considered that the inclusion of a minimum 500 m separation distance for all wind energy development as suggested under Approach (ii), may reduce the potential for positive impacts on **SEA/SA 14 Climate Change, 15 Flood Risk and 16 Waste**.

5.632 It is anticipated that all approaches will have either a significant positive or minor positive effect on **SA/SEA 18 Encourage Sustainable Economic Growth and**

SA/SEA 19 Employment Creation, reflecting the importance of the renewable energy industry in achieving sustainable development and in creating jobs. The potential economic benefits under Approach (ii) may be reduced however, due to the suggested tighter restrictions on separation distances. No negative economic effects are anticipated from any of the 3 approaches.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.633** It is acknowledged that current policy has assisted in the achievement of renewable energy targets. The SEA/SA appraisal however highlights that if current policy continues, there is potential for significant impacts on **SA/SEA objective 12 ‘To maintain and enhance the quality and character of landscapes and townscape’** in the long term. Approach (ii) and (iii) seek to address this issue with the introduction of Areas of Constraint to protect the most sensitive landscapes of Mid Ulster. Approach (ii) also seeks to address potential amenity issues by stipulating a 500m separation distance for all wind energy development. Although tighter restrictions on separation distances may be socially beneficial, the appraisal highlights that it may result in less environmental and economic benefits when compared to approaches (i) and (iii).
- 5.634** Approach (iii), which retains existing policy regarding separation distances but introduces Areas of Constraint, can provide the correct balance between renewable energy development and protection of our most important landscapes and assets. Although risks remain in terms of potential negative impacts on neighbouring amenity, as highlighted in the SA/SEA appraisal, it is considered that criterion based policy and close consultation with Environmental Health can continue to minimise or avoid significant negative effects. Under this preferred approach, favourable consideration will also be given to the re-use, repair and repowering of existing development. This policy addition can help avoid the need for new sites, thereby reducing the potential for negative impacts on landscape quality, land quality, biodiversity and built heritage.

Preferred Approach: Option (iii) – Adoption of Policy RNW 1 – Renewable Energy.

Transportation – Policy Approach

5.635 Within the POP the transportation policies were considered under the following headings;

- (i) New Transportation Schemes, Walking and Cycling
- (ii) Disused Transport Routes
- (iii) Car parking
- (iv) Access on to Protected Routes & Other Route Ways

Under the heading of new transport schemes, walking and cycling it was suggested within the POP that all such schemes should be highlighted within the Local Development Plan but it was not accompanied by a proposed policy or any reasonable alternatives and therefore this topic was not assessed individually in the Interim SA/SEA Report. As the Plan Strategy proposes to bring forward an individual policy for this topic an assessment has been included below. The policy heading has been amended to - New Roads and Road Improvement Schemes.

New Roads and Road Improvement Schemes

5.636 It is considered that there are two policy options to address the issue of new roads and road improvement schemes. It is noted however that although the thrust of the proposed policy is the same as the existing approach (PPS 3 – AMP 4), there has been some rewording and reconfiguration. As such, two policy options have been identified and evaluated. These are;

- (i) Retain the current policy approach as contained in Policy AMP 4 'Protection of New Transport Schemes' and in the SPPS.
- (ii) Reconfigure and simplify existing policy wording without fundamental amendments.

The table below summaries the SA/SEA appraisal scoring for each of the above suggested approaches.

Transportation	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement
Current policy approach under transitional arrangement (RA)	+	+	N/R	N/R	N/R	N/R	+	+	0	+	-	-	?	+	0	N/R	-	+	+	+	+	+
Reconfigure existing policy (PA)	+	+	N/R	N/R	N/R	N/R	+	+	0	+	-	-	?	+	0	N/R	-	+	+	+	+	+

SA/SEA scores for policies on New Roads and Road Improvement Schemes

SA/SEA findings including any significant negative effects

5.637 The differences in the two suggested policy approaches are minimal and this is reflected in their sustainability scorings above. No significant negative environmental effects have been identified from either approach. As the policy seeks to ensure agreed transportation schemes are implemented it is considered that it may have minor positive effects on **SA/SEA objective 8 Reducing the effect of traffic, SA/SEA objective 10 Air quality and SA/SEA objective 14 Climate Change**. The extent of these positive impacts will largely depend on the nature, scale and location of the transportation scheme being protected or facilitated. There is also potential for minor negative effects on **SA/SEA objective 11 Conserve Biodiversity, SA/SEA objective 12 Biodiversity and SA/SEA 17 Landscape Quality** if and when infrastructural projects are implemented. Again, the extent of these positive impacts will again largely depend on the nature, scale and location of the transportation scheme being protected or facilitated.

Reasons for selecting preferred option and consideration of any mitigation measures

5.638 Both suggested policy approaches are essentially the same and as such, the potential environmental effects are also the same. No significant negative effects have been identified. In line with other plan policies, the preferred approach is to reconfigure and simplify the existing policy wording contained within existing policy AMP 4 of PPS 3, taking account of the SPPS and public and public/statutory consultations. The associated amplification has also been tailored to suit circumstances that currently exist within the district. Preferred

Approach: Option (ii) – Adoption of Policy TRAN 1 – New Roads and Road Improvement Schemes.

Disused Transport Routes

5.639 The POP suggested three reasonable alternatives on disused transport routes and these were;

- (i) Await the Local Policies Plan
- (ii) Blanket Ban
- (iii) Blanket ban with exceptions

These options were assessed within the SA/SEA Interim Report and it is considered that these options are still relevant for taking forward a Disused Transport Routes policy within the Plan Strategy.

Reasons for selecting alternatives

5.640 Many former transport routes within Mid Ulster have potential for re-use either for transportation purposes or for recreation, leisure or tourism. The SPPS dictates that disused transport routes that have a reasonable prospect of re-use for future transport purposes should be identified and safeguarded in the LDP. Where this is not the case, consideration should be given as to whether protection should be afforded through the Plan for alternative purposes such as a recreational, nature conservation or tourism related use.

5.641 Policy AMP 5 of PPS 3 provides a stricter test in that it doesn't allow permission to be granted for development that would prejudice reuse of disused transport route identified in a Development Plan for transport or recreational purposes.

It is considered that there are three policy approaches for dealing with issue of disused transport routes;

- (i) Approach 1 - Await the Local Policies Plan to give protection to disused transport routes.
- (ii) Approach 2 - Adopt a blanket ban that would prejudice the future re-use of disused transport routes.
- (iii) Approach 3 - Adopt a blanket ban with exceptions until such times as the specific routes can be identified. The exceptions would relate to recreational, nature conservation or tourism use.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Transportation	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement
Await local policies plan (RA)	N/R	-	N/R	N/R	N/R	N/R	0	-	N/R	0	-	-	-	0	0	N/R	0	0	0	0	0	0
Blanket ban (RA)	N/R	0	N/R	N/R	N/R	N/R	0	+	N/R	0	+	+	+	0	0	N/R	0	+	0	0	0	+
Blanket ban with exceptions	N/R	+	N/R	N/R	N/R	N/R	0	+	N/R	0	+	+	+	0	0	N/R	0	+	0	0	0	+

SA/SEA scores for policies on Disused Transport Routes

SA/SEA findings including any significant negative effects

5.642 Awaiting the Local Policies Plan to identify and protect disused transport (approach (i)) poses a risk of development taking place on a piecemeal basis that would prejudice the future reuse of such sites. This approach could therefore have minor negative impacts on **SA/SEA objectives 2 Health and Wellbeing, 3 Effect of traffic, 11 Conserve Biodiversity, 12 Landscapes and Townscapes and 13 Historic Environment**. Both the Blanket Ban Approach (ii) and the Blanket Ban approach with exceptions (iii) can bring minor positive effects in **terms of SA/SEA objectives 8 Effect of Traffic, 11 Conserve Biodiversity, 12 landscapes and Townscapes and 13 Historic Environment, 18 Sustainable Growth, 22 Efficient Movement of Vehicles**. Both these approaches protect identified routes from development that would prejudice their reuse. Approach (iii) can bring additional social and economic benefits, particularly in terms of **SA/SEA 2 Health and Well Being** as it allows for the possibility of routes being re-used for recreational, nature conservation or tourism uses.

Reasons for selecting preferred option and consideration of any mitigation measures

5.643 Awaiting the Local Policies Plan (Approach (i)) means risking development taking place on a piecemeal basis prejudicing the future reuse of such routes. Although scoring reasonably well in the sustainability appraisal, Approach (ii) fails to recognise that certain routes have no prospect of coming forward for re-use and have already been prejudiced by piecemeal development. The preferred approach is therefore approach (iii), which addresses the failing of approach (ii) and is also the most sustainable option.

Approach: Option (iii) – Adoption of Policy TRAN 2 – Disused Transport Routes.

Car Parking

5.644 The POP suggested two reasonable alternatives on car parking and these were assessed in the Interim SA/SEA Report. The same alternatives are considered to be relevant as the Plan Strategy brings forward a policy to address car parking.

Reasons for selecting alternatives

5.645 According to the SPPS, car parks within town centres should be identified within LDP's. Presently, car parks identified for protection within the town centre of Dungannon and Cookstown Area Plans however the Magherafelt Area Plan does not include such protection.

It is considered that there are two policy approaches for dealing with issue of Car Parking;

- (i) Approach 1 - Await the Local Policies Plan to identify and protect existing car parks within all our town centres.
- (ii) Approach 2 - Introduce a new policy to protect all existing car parks.

The below table summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Car Parking	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement
Await Local Policies Plan(RA)	N/R	-	0	N/R	N/R	-	-	-	N/R	-	0	-	0	0	N/R	N/R	0	-	0	-	-	-
Introduce Policy (PA)	N/R	+	0	N/R	N/R	+	+	+	N/R	+	0	+	0	0	N/R	N/R	0	+	0	+	+	+

SA/SEA scores for policies on Car Parking

SA/SEA findings including any significant negative effects

5.646 Awaiting the Local Policies Plan before identifying and protecting Town Centre car parks (Approach (i)) would mean that car parks within the former Magherafelt district would not be adequately protected. This approach could therefore have minor negative impacts **SA/SEA objectives 2 Health and Wellbeing, 6 Sense of Community, 7 Accessibility to Key Services, 8 Effect of traffic 11 Conserve Biodiversity, 12 Landscapes and Townscapes** and most of the economic objectives. Approach (ii) on the other

hand, which seeks to protect town centre parks, can be socially beneficial **(SA/SEA 3, 6 and 7)** in terms of helping to ensure there is a fair distribution of car parks within the whole district and easy access to services and facilities which promote health and well-being. Minor environmental **(SA/SEA 8 & 12)** and economic benefits **(SA/SEA 18, 20-22)** are also anticipated.

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.647** Car parking is an important facility in towns in order to maintain a successful town centre. Awaiting the Local Policies Plan (Approach (i)) could result in an inconsistency in the distribution of car parks across the district, with Magherafelt in particular being potentially disadvantaged. This approach could have minor negative effects on the sustainability objectives of the Plan Strategy. The preferred option (Option (ii)) is to introduce a policy which has a presumption against the development of existing carparks unless it can be demonstrated that these can be replaced in a convenient location in terms of accessibility and of similar scale within the town centre. The provision of adequate car parking at convenient locations can avoid unnecessary travel, traffic and congestion and improve the attractiveness and accessibility of town centres.

Approach: Option (ii) – Adoption of Policy TRAN 3 – Car Parking.

Protected Routes

- 5.648** The POP suggested three reasonable alternatives on the topic of Protected Routes and these were assessed in the Interim SA/SEA Report. As the Plan Strategy brings forward a policy to address car parking, the same alternatives are considered to be relevant however, in line with the approach adopted throughout this report a fourth option has been added. This option is to ‘adopt the current policy approach’.

Reasons for selecting alternatives

- 5.649** The SPPS states that the LDP will list and display on maps for information purposes those sections of regionally designated protected routes which are located within the Plan area. The regional policy is to restrict the number of new accesses and control the level of use of existing accesses onto protected routes. Current policy AMP 3 Access to Protected Routes (PPS 3) is also designed to restrict access onto protected routes. The Publication of PPS 21 brought about a consequential revision to the section of policy that related to protected routes outside settlement limits. One of the objectives of the plan is to improve connectivity between and within settlements and their rural hinterland.
- 5.650** For completeness, and in line with other policy approaches, an additional option of ‘Adopting current policy’ has also been considered and appraised below.

It is considered that there are now four policy approaches for dealing with the issue of Protected Routes;

- (i) A more liberal protected routes policy.
- (ii) A stricter protected routes Policy.
- (iii) Retain current policy and tailor to Mid Ulster, including the following amendment;
 - Provision of roadside service areas, where there are no existing or approved facilities for 12 miles along that road.
- (iv) Adopt current policy approach – Policy AMP 3, Protected Routes and Policy IC 15 – Roadside Service Facilities.

The table below summarises the SA/SEA appraisal scoring for each of the above suggested approaches.

Protected Routes	SA/SEA 1: Poverty & social exclusion	SA/SEA 2: Health & wellbeing	SA/SEA 3: Education & skills	SA/SEA 4: Opportunity of decent	SA/SEA 5: Reduce crime	SA/SEA 6: Sense of community	SA/SEA 7: Accessibility to key services	SA/SEA 8: Effect of traffic	SA/SEA 9: Water quality	SA/SEA 10: Air quality	SA/SEA 11: Conserve Biodiversity	SA/SEA 12: Landscape & townscapes	SA/SEA 13: Historic environment	SA/SEA 14: Climate change	SA/SEA 15: Flood risk	SA/SEA 16: Waste	SA/SEA 17: Land quality	SA/SEA 18: Sustainable growth	SA/SEA 19: Employment	SA/SEA 20: Economic performance	SA/SEA 21: Inward investment	SA/SEA 22: Efficient movement
Liberal Policy Approach (RA)	0	-	N/R	0	N/R	0	-	-	N/R	-	-	-	?	-	0	0	0	-	0	0	-	-
Stricter policy with less exceptions (RA)	0	+	N/R	0	N/R	0	+	+	N/R	+	0	0	?	+	0	0	0	+	0	0	+	++
Reconfigure existing policy (PA)	0	+	N/R	0	N/R	0	+	0	N/R	0	-	-	?	-	0	0	0	+	0	0	++	++
Current policy approach under transitional arrangement (RA)	0	+	N/R	0	N/R	0	+	0	N/R	-	-	-	?	-	0	0	0	+	0	0	+	++

SA/SEA scores for policies on Protected Routes.

SA/SEA findings including any significant negative effects

5.651 No significant negative effects are anticipated from any of the suggested approaches. A more liberal policy approach (Approach (i)) is likely to cause minor negative social effects on **SA/SEA objectives 2 Health and Wellbeing and 7 Accessibility to Key Services**, minor negative environmental effects on **10 Air Quality, 11 Biodiversity, 12 Landscape & Townscape and 14 Climate Change**, and minor economic effects on objectives **18 Sustainable Economic Development, 21 Inward investment and 22 Efficient Movement**. A stricter policy approach (approach (ii)) has potential to be more beneficial socially, although this would depend on whether or not it stifles other economic and

residential development. This would also be the most environmentally friendly approach, primarily because it reduces the prospect of new accesses being created. Approaches (iii) and (iv) have similar scorings as essentially they are the same approach. The main difference is that there is no 'demonstrable need' requirement for the preferred approach (option (iii)) in relation to new motorway service areas. As such, it is considered that this may have significant benefits in terms of inward investment (**SA/SEA 21**). Both approaches (iii) and (iv) are likely to be significantly beneficial in terms of encouraging efficient patterns of movement in support of economic growth (**SA/SEA 22**).

Reasons for selecting preferred option and consideration of any mitigation measures

- 5.652** Approach (i), a more relaxed protected routes policy, has been discounted as it is the least sustainable option and also runs the risk of slowing traffic and reducing journey times. A stricter approach (Approach (ii)) can in theory be the most environmentally friendly approach. There is some doubt however over the potential social and economic benefits, given that it may be more difficult for businesses and residents to get access onto protected routes. The preferred approach (option (iii)) and the current policy approach score reasonably well both socially and economically and potential minor negative effects on landscape or biodiversity may also be mitigated. Both options recognise that policy is essential for efficient traffic movements in the interests of safety and the economy, but also recognise that some accesses are unavoidable, desirable and in some cases even beneficial. In line with other plan policy approaches, the preferred option however is to reconfigure and amalgamate existing policy, not least for ease of reference and to avoid duplication. The potentially significant economic benefits of the preferred approach in relation to attracting investment is also recognised.

Approach: Option (iii) – Adoption of Policy TRAN 4 – Access onto Protected Routes and Other Route Ways.

6.0 Implementation & Monitoring

- 6.1** Whilst monitoring is not required until the implementation of the plan, the SA/SEA Report does provide a description of the measures envisaged to meet the monitoring requirements as set out under Regulation 16 of EAPP (NI) Regulations.
- 6.2** Whilst the formal framework for monitoring will not be addressed until the Plan Strategy is fully adopted, the SA/SEA allows us to prepare a preliminary framework at this stage. This may then may evolve in response to the results of consultation or changes to the plan. This will help us to measure the plan's performance, in particular where significant effects were identified, and to monitor any uncertainties noted within the appraisal.
- 6.3** The framework is based on each SA/SEA Objective, and provides a list of the proposed monitoring indicators, and the sources of information for each. During the course of the LDP process, the council will continue to work with statutory bodies to finalise and agree the relevant sustainability effects to be monitored.
- 6.4** The table below sets out a number of suggested indicators for monitoring the potential significant effects of implementing the Plan Strategy. Where possible, the indicators proposed draw from those in the monitoring framework prepared by Mid Ulster District Council and presented in the Draft Plan Strategy and also the SA/SEA Framework.
- 6.5** The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. Northern Ireland Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 6.1 - Proposed Monitoring Framework

SA Objective Summary		Target	Relevant Monitoring Indicator	Data Source
1	Poverty & Social Exclusion	<ul style="list-style-type: none"> To reduce poverty and social exclusion 	<ul style="list-style-type: none"> Average income Unemployment figures Most deprived wards Level of high speed broadband coverage 	<ul style="list-style-type: none"> NISRA NI Multiple Deprivation Measure OFCOM
2	Health & Wellbeing	<ul style="list-style-type: none"> To improve the health and wellbeing of the population 	<ul style="list-style-type: none"> Life expectancy figures No. of new health facilities 	<ul style="list-style-type: none"> NISRA Planning applications received/permissions granted for new green / blue

				infrastructure and public realm schemes.
3	Education & Skills	<ul style="list-style-type: none"> To improve the education and skills of the population 	<ul style="list-style-type: none"> Number of people in F/T or P/T education, both academic and vocational 	<ul style="list-style-type: none"> NISRA
4	Opportunity of a Decent Home	<ul style="list-style-type: none"> To provide for vital and vibrant rural communities To provide 11,000 new homes in a range of housing, capable of meeting the needs of all our citizens 	<ul style="list-style-type: none"> Monitor Development Management Statistics of no. of dwellings allowed under each of rural housing policy criteria. Monitor total no. of registered farms Monitor total no. of registered commercial fishing licences 	<ul style="list-style-type: none"> Planning applications received and permitted for new housing in the countryside. DAERA LNFCs
5	Reduce Crime	<ul style="list-style-type: none"> To reduce crime and anti-social activity 	<ul style="list-style-type: none"> National and local crime statistics 	<ul style="list-style-type: none"> NISRA
6	Sense of Community	<ul style="list-style-type: none"> To encourage a sense of community and promote a more equal and inclusive society 	<ul style="list-style-type: none"> The provision of new health, education and community uses in the district. 	<ul style="list-style-type: none"> Planning applications received for uses relating to health, education and community uses (Council)
7	Access to Key Services	<ul style="list-style-type: none"> To improve accessibility to key services especially for those most in need 	<ul style="list-style-type: none"> The provision of new health and education facilities. Provision of new public transport routes. 	<ul style="list-style-type: none"> Planning permissions granted for health and education facilities DfI
8	Effect of Traffic	<ul style="list-style-type: none"> To reduce the effect of traffic on the environment 	<ul style="list-style-type: none"> Average distance / travel time to work / school Percentage of population travelling to work or school by means of public transport (or non-mechanical) Traffic volume figures Traffic congestion figures 	<ul style="list-style-type: none"> Travel to Work Survey Northern Ireland Monitoring the progress made in the implementation and provision of bypasses and major road improvements Monitoring the provision of cycle ways and greenways
9	Water Quality	<ul style="list-style-type: none"> To improve water quality; conserve water resources and provide for sustainable sources of water supply 	<ul style="list-style-type: none"> National Water Quality figures Water quality figures 	<ul style="list-style-type: none"> NISRA NI Water
10	Air Quality	<ul style="list-style-type: none"> To improve air quality 	<ul style="list-style-type: none"> Number of AQMA's declared Ammonia levels 	<p>Council data</p> <p>DAERA (www.airqualityni.co.uk)</p>

11	Conserve Biodiversity	<ul style="list-style-type: none"> To conserve and enhance biodiversity 	<ul style="list-style-type: none"> Change in condition of International/national sites Number of Sites of Local Nature Conservation Importance 	<ul style="list-style-type: none"> Planning permissions granted on greenfield sites (Council) DAERA
12	Landscape & Townscape	<ul style="list-style-type: none"> To maintain and enhance the character and quality of landscapes and townscapes 	<ul style="list-style-type: none"> Percentage of new development approved within the urban footprint 	<ul style="list-style-type: none"> Planning permissions granted in urban footprint (Council)
13	Historic Environment	<ul style="list-style-type: none"> To protect, conserve and, where appropriate, enhance the historic environment and cultural assets 	<ul style="list-style-type: none"> Number of historic buildings de-listed and the reason given 	<ul style="list-style-type: none"> Department for Communities
14	Climate Change	<ul style="list-style-type: none"> To reduce contributions to climate change and reduce vulnerability to climate change 	<ul style="list-style-type: none"> Percentage of energy from renewable resources Percentage of energy consumed by type 	<ul style="list-style-type: none"> Department for the Economy
15	Flood Risk	<ul style="list-style-type: none"> To reduce flood risk and the adverse consequences of flooding 	<ul style="list-style-type: none"> Number of approvals in the floodplain 	<ul style="list-style-type: none"> Planning permissions granted by council
16	Waste	<ul style="list-style-type: none"> To minimise waste production and use of non-renewable materials 	<ul style="list-style-type: none"> Recycling targets Council recycling figures Amount of waste going to landfill 	<ul style="list-style-type: none"> Council
17	Land Quality	<ul style="list-style-type: none"> To conserve and enhance land quality and soil resources 	<ul style="list-style-type: none"> Percentage of new development approved within the urban footprint 	<ul style="list-style-type: none"> Planning permissions granted within the urban footprint (Council)
18	Sustainable Growth	<ul style="list-style-type: none"> To encourage sustainable economic growth 	<ul style="list-style-type: none"> Economic activity rates Amount of employment floor space created through planning permissions Area of employment land lost to housing or other uses 	<ul style="list-style-type: none"> NISRA MUDC planning applications received for business / enterprises Planning permissions granted for uses other than economic on land, which has been zoned for economic purposes (Council)
19	Employment	<ul style="list-style-type: none"> To offer everybody the opportunity for rewarding and satisfying employment. 	<ul style="list-style-type: none"> National employment / unemployment figures. Employment activity rates. Average income figures. Amount of floor space created through planning permissions granted. 	<ul style="list-style-type: none"> NISRA Amount of permissions granted for economic purposes in the council
20	Economic Performance	<ul style="list-style-type: none"> To reduce disparities in economic performance and promote sustainable regeneration 	<ul style="list-style-type: none"> Extent of economic development land available in our main towns and settlements Regional indicators and targets for economic growth 	<ul style="list-style-type: none"> The availability of economic development land in our 3 main towns as established by annual monitoring

				<ul style="list-style-type: none"> - The number of permissions granted in our three main towns and other settlements (floor space permitted) - Number of permissions granted for economic development in the countryside - Number of permissions granted for development on brownfield sites
21	Inward Investment	<ul style="list-style-type: none"> • To encourage and accommodate both indigenous and inward investment. 	<ul style="list-style-type: none"> - Extent of economic development land available in our main towns and settlements - Regional indicators and targets for economic growth - Employment figures 	<ul style="list-style-type: none"> - Employment figures for the district - The availability of economic development land in our three main towns as established by annual monitoring - The number of permissions for economic development in our three main towns and other settlements (floor space) - Self-employment levels in the district
22	Efficient Movement Patterns	<ul style="list-style-type: none"> • To encourage efficient and sustainable patterns of movement in support of economic growth. 	<ul style="list-style-type: none"> - Average distance travelled to work or school - Percentage of population travelling to work or school by means of public transport (or non-mechanical) - Bus usage figures - Proportion of households with better daytime bus services to district towns and town centres 	<ul style="list-style-type: none"> - Travel to Work Survey Northern Ireland (DfI) - Northern Ireland Transport Statistics (DfI)

7.0 Conclusions

- 7.1** The reasonable alternative site and policy options, included in the Plan Strategy, have been subject to a detailed appraisal against the SA/SEA objectives which were developed at the Scoping stage of the SA/SEA process. Chapter 5 of this report describes the alternative site and policy options that were considered for inclusion in the Plan Strategy and how the policies and site allocations that have been selected for inclusion in the Plan Strategy, perform in relation to the alternative options considered.
- 7.2** The Plan Strategy allocates sites which will provide for an interim supply of employment land to meet the immediate needs of the Mid Ulster, therefore the SA/SEA has identified the potential for negative effects on some of the environmental objectives including biodiversity, cultural heritage and the landscape. In general, the economic development sites would have fewer significant negative effects than the alternative options considered and while some potential negative effects do exist, these generally reflect the widespread constraints within Mid Ulster, for example in terms of the wide distribution of biodiversity and historic environment assets.
- 7.3** The Plan Strategy also includes a wide range of development management policies, aiming to protect and enhance the economic, social and environmental conditions of the Mid Ulster. These policies have been designed to accommodate appropriate development within Mid Ulster, whilst at the same time ensuring the effective mitigation of the potential negative effects of the development proposed.

8.0 Next Steps

- 8.1** This SA/SEA Report has been published alongside the Plan Strategy for consultation purposes. Overall, it shows that there are mainly positive effects from the implementation of the policies of the Plan Strategy, indeed it is envisaged there will be no significant negative effects from the plan, either individually or cumulatively.
- 8.2** It is also considered that there are no transboundary effects from Mid Ulster's Draft Plan Strategy and accordingly a determination to this effect has been issued to Monaghan County Council, along with a copy of the SA/SEA Report for their comment.
- 8.3** Representations received in response to this consultation may lead to the modification of both the SA/SEA Report and Plan Strategy. If these modifications are significant this may lead to additional appraisal against the SA/SEA Framework (e.g. if other reasonable alternatives are identified).
- 8.4** An SA/SEA Adoption Statement will also be produced as soon as reasonably practicable after the adoption of the Plan Strategy. This statement will outline:

- how environmental considerations have been integrated into the plan or programme,
- how the environmental report has been taken into account;
- the reasons for choosing the plan as adopted, in light of the other reasonable alternatives dealt with;
- the measures to be taken to monitor the significant environmental effects of the implementation of the plan.

8.5 In terms of SA, the statement will include information on the wider issues of sustainability as well as the environmental considerations as required by EAPP (NI) Regulations.

Appendix 1

Matrices

Appendix 1
Detailed Site and Policy Assessments
Matrices Contents

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Growth Strategy & Spatial Planning Framework and Site Assessments

	Option 1.			Option 2.			Option 3.			Option 4														
SA / SEA Objectives	Status Quo - 'fair share' allocation for all settlements (based on 2011 housing projections): i.e. 27% to Main Towns, 33 % to settlements and 40 % to countryside.						Based on RDS 60% target: 60% to Hubs as per RDS and 'fair share' allocation to settlements (33%) and remainder (7%) to countryside.						Urban drive to main towns; 47 % in Main towns, 33% in settlements and 19% in the countryside.						Based on RDS 60 % target but without specific allocation to countryside i.e. 60% to Hubs as per RDS and 'fair share' to settlements (33%). No specific allocation to countryside. However development will be monitored with a proposed cap of 40 % of HGI allocation (4380) . 40% figure is based on existing rural housing stock figures.					
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments								
1. To reduce poverty and social exclusion	+	+	+	Likely positive impacts by enabling access to facilities/services for the majority of people.	+	+	+	Focus very much on the main towns which contain facilities and services with the majority of people but may place rural areas at a disadvantage.	+	+	+	Less dispersal with focused growth so enabling better access to facilities/services for the majority of people. Less impacts on the wider countryside and at same time more focus on villages and small settlements.	+	+	+	Likely positive impacts by enabling access to facilities/services for the majority of people.								
2. To improve the health and wellbeing of the population				Broadly positive impacts on human health through provision of new homes to meet the needs of different groups, e.g. elderly, small families, single people. Potential for negative impacts in urban areas/designated settlements, for example, via noise and nuisance in urban areas/designated settlements possibly outweighed by greater accessibility to services/facilities and scope for mitigation , for example increase levels of open space. The need for green spaces are becoming increasingly important to the wellbeing of inhabitants in urban areas. As densities increase, these spaces may be lost. Extent of impact may be governed by both site specific housing zonings and application of related policies.	+	+	+	Broadly positive impacts on human health through provision of new homes to meet the needs of different groups, e.g. elderly, small families, single people. Potential for negative impacts in urban areas/designated settlements, for example, via noise and nuisance in urban areas/designated settlements possibly outweighed by greater accessibility to services/facilities and scope for mitigation , for example increase levels of open space. The need for green spaces are becoming increasingly important to the wellbeing of inhabitants in urban areas. As densities increase, these spaces may be lost. Extent of impact may be governed by both site specific housing zonings and application of related policies.	+	+	+	Broadly positive impacts on human health through provision of new homes to meet the needs of different groups, e.g. elderly, small families, single people. Potential for negative impacts in urban areas/designated settlements, for example, via noise and nuisance in urban areas/designated settlements possibly outweighed by greater accessibility to services/facilities and scope for mitigation , for example increase levels of open space. The need for green spaces are becoming increasingly important to the wellbeing of inhabitants in urban areas. As densities increase, these spaces may be lost. Extent of impact may be governed by both site specific housing zonings and application of related policies.	+	+	+	Broadly positive impacts on human health through provision of new homes to meet the needs of different groups, e.g. elderly, small families, single people. Potential for negative impacts in urban areas/designated settlements, for example, via noise and nuisance in urban areas/designated settlements possibly outweighed by greater accessibility to services/facilities and scope for mitigation , for example increase levels of open space. The need for green spaces are becoming increasingly important to the wellbeing of inhabitants in urban areas. As densities increase, these spaces may be lost. Extent of impact may be governed by both site specific housing zonings and application of related policies.								
3. To improve the education and skills of the population	+	+	+	Likely positive effect through associated demand for construction sector related skills. Increased activity in the construction sector will provide greater opportunities for development of skills associated with jobs in this employment sector.	+	+	+	Likely positive effect through associated demand for construction sector related skills. Increased activity in the construction sector will provide greater opportunities for development of skills associated with jobs in this employment sector.	+	+	+	Likely positive effect through associated demand for construction sector related skills. Increased activity in the construction sector will provide greater opportunities for development of skills associated with jobs in this employment sector.	+	+	+	Likely positive effect through associated demand for construction sector related skills. Increased activity in the construction sector will provide greater opportunities for development of skills associated with jobs in this employment sector.								
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Broadly positive through provision of new homes to meet the needs of different groups e.g., social housing, housing for elderly, small families, single people.				Broadly positive through provision of new homes to meet the needs of different groups e.g., social housing, housing demand for housing in areas outwith the main hubs thereby diminishing the overall benefits.	+	+	+	Broadly positive through provision of new homes to meet the needs of different groups e.g., social housing, housing for elderly, small families, single people.	+	+	+	Broadly positive through provision of new homes to meet the needs of different groups e.g., social housing, housing for elderly, small families, single people.								
5. To reduce crime and anti-social activity	0	0	0	This approach will have a minimal effect on crime and anti-social activity. The plans influence will largely depend on how relevant housing policies are applied on a case by case basis, for example in terms of how the layout of development can deter crime and promote personal safety.	0	0	0	This approach will have a minimal effect on crime and anti-social activity. The plans influence will largely depend on how relevant policies are applied on a case by case basis, for example in terms of how the layout of development can deter crime and promote personal safety.	0	0	0	This approach will have a minimal effect on crime and anti-social activity. The plans influence will largely depend on how relevant policies are applied on a case by case basis, for example in terms of how the layout of development can deter crime and promote personal safety.	0	0	0	This approach will have a minimal effect on crime and anti-social activity. The plans influence will largely depend on how relevant policies are applied on a case by case basis, for example in terms of how the layout of development can deter crime and promote personal safety.								
6. To encourage a sense of community and promote a more equal and inclusive society				Likely positive effect. This approach can make adequate provision (in combination with housing policies) for those who want to live in settlements and those that want to live in the countryside and in terms of providing homes to meet the needs of different groups e.g., social housing, housing for elderly, small families, single people.	0	0	0	Positive in terms of providing homes (in combination with housing policies) to meet the needs of different groups e.g., social housing, housing for elderly, small families, single people. Potential negative effects on rural populations given the strong urban focus and small allocation to rural areas. This may have an adverse impact on community identity within rural areas.	+	+	+	Likely positive effect. This approach (in combination with housing policies) can make adequate provision for those who want to live in settlements and for those that want to live in the countryside, and in terms of providing homes to meet the needs of different groups e.g., social housing, housing for elderly, small families, single people.	+	+	+	Likely positive effect. This approach can make adequate provision (in combination with housing policies) for those who want to live in settlements and for those that want to live in the countryside, and in terms of providing homes to meet the needs of different groups e.g., social housing, housing for elderly, small families, single people.								

SA / SEA Objectives	Option 1.				Option 2.				Option 3.				Option 4			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Status Quo - 'Fair share' allocation for all settlements (based on 2011 housing projections): (i.e. 27% to Main Towns, 33 % to settlements and 40 % to countryside.					Based on RDS 60% target: 60% to Hubs as per RDS and 'fair share' allocation to settlements (33%) and remainder (7%) to countryside.				Urban drive to main towns: 47 % in Main towns, 33% in settlements and 19% in the countryside.				Based on RDS 60 % target but without specific allocation to countryside i.e. 60% to Hubs as per RDS and 'fair share' to settlements (33%). No specific allocation to countryside. However development will be monitored with a proposed cap of 40 % of HGI allocation (4380) . 40% figure is based on existing rural housing stock figures.			
7. To improve accessibility to key services, especially for those most in need	-	-	-	Greater focus on housing allocations in rural areas and settlements will lead to less accessibility to leisure, community, social, shopping and employment facilities.	++	++	++	With a greater urban focus and associated better public transport infrastructure there is greater accessibility to leisure, community, social, shopping and employment facilities.	+	+	+	This option ensures a balanced approach and both urban and rural residents have access to leisure, community, social, shopping and employment facilities.	-	-	-	Greater focus on housing allocations in rural areas and settlements may lead to decreased accessibility to leisure, community, social, shopping and employment facilities. Given the rural nature of the district and projected trends for rural single dwelling approvals it is expected that greater numbers will seek to reside in rural areas, outside of the main hubs.
8. To reduce the effect of traffic on the environment	-	-	-	This option allows for a greater number of housing in rural areas, resulting in the need to travel longer distances to access key services. Potential mitigation through better public transport and provision of sustainable transport services.	+	+	+	A stronger urban focus will result in greater accessibility to services and therefore lesser journeys plus shorter journey times.	+	+	+		-	-	-	Likely minor negative effects on this objective. This option allows for a greater number of housing in rural areas, resulting in the need to travel longer distances to access key services. Potential mitigation through better provision of public transport services.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative implications in terms of water pollution, particularly for development outside of settlements relying on non-mains sewerage i.e. assuming there are adequate WWTW facilities in urban areas. There is greater potential for run-offs and localised flooding in urban, built up areas, although potential for mitigation via the SUDS systems and permeable surfaces. Application of local policy re: flooding may dictate how effective this is. Location of housing areas prone to flooding are kept free from development.	-	-	-	Likely negative implications in terms of water pollution, particularly for development outside of settlements relying on non-mains sewerage i.e. assuming there are adequate WWTW facilities in urban areas. There is greater potential for run-offs and localised flooding in urban, built up areas, although potential for mitigation via the SUDS systems and permeable surfaces. Application of local policy re: flooding may dictate how effective this is. Location of housing areas prone to flooding are kept free from development.	-	-	-		-	-	-	Likely negative implications in terms of water pollution, particularly for development outside of settlements relying on non-mains sewerage i.e. assuming there are adequate WWTW facilities in urban areas. There is greater potential for run-offs and localised flooding in urban, built up areas, although potential for mitigation via the SUDS systems and permeable surfaces. Application of local policy re: flooding may dictate how effective this is. Location of housing areas prone to flooding are kept free from development.
10. To improve air quality	-	-	-	Increase in housing numbers generally result in greater household emissions and consequent negative impact on air quality. Positive aspect of urban focus are diluted under this approach.	-	-	-	Increase in housing numbers generally result in greater household emissions and consequent negative impact on air quality. Potential for increase in AQMA's with more urban focus, and associated traffic emissions, offset by shorter journey times.	-	-	-		-	-	-	Increase in housing numbers generally result in greater household emissions and consequent negative impact on air quality. The positive aspect of urban focus may be diluted under this approach.
11. To conserve and enhance biodiversity	-	-	-	This option focuses on more housing within rural areas and settlements as opposed to an urban focus. This would mean more development on greenfield sites with greater potential for adverse impacts flora, fauna and wildlife. Potential mitigation through related natural heritage policies and spatial restrictions eg. Special Countryside Areas	+	+	+	Greater opportunity to protect and enhance biodiversity when housing focused on hubs away from greenfield sites. Developments in close proximity to ecologically sensitive sites can give rises to significant environmental pressures. Increase population densities in main hubs can result in loss of biodiversity value within these areas. Loss of green space and loss of common urban species eg.bats. Local policies re open space and natural heritage can provide sufficient safeguards.	+	+	+		-	-	-	This option focuses on more housing within rural areas and settlements as opposed to an urban focus. This would mean more development on greenfield sites with greater potential for adverse impacts flora, fauna and wildlife. Potential mitigation through related natural heritage policies and spatial restrictions eg Special Countryside Areas.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	This option facilitates more housing within rural areas and settlements as opposed to the main towns. This may have a negative impact on the quality of landscapes and character of rural areas. Potential mitigation through criterion based policies for Housing in the Countryside and natural heritage policies and spatial restrictions such as SCA's.	+	+	+	Less housing development in rural locations will help maintain landscape quality. Potential mitigation, in terms of impacts on townscapes, with application of related policies. For example on Housing, Built Heritage and Urban Design.	+	+	+		-	-	-	This option gives the maximum opportunity for housing in both urban and rural areas. This would mean more development on greenfield sites and may impact negatively on the visual amenity and character of rural areas. Potential mitigation in rural areas through criterion based policies related policies e.g. Natural Heritage policies and spatial restrictions such as SCA's, and through annual monitoring Urban Design or Housing in Settlement policies can provide mitigation for urban areas in particular.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effects are uncertain and will depend on location, nature and scale of development. Mitigation of negative effects by way of applying relevant built heritage policies and consultation with NIEA Built Heritage.	?	?	?	Likely effects are uncertain and will depend on location, nature and scale of development. Mitigation of negative effects by way of applying relevant built heritage policies and consultation with NIEA Built Heritage.	?	?	?		?	?	?	Likely effects are uncertain and will depend on location, nature and scale of development. Mitigation of negative effects by way of applying relevant built heritage policies and consultation with NIEA Built Heritage.

SA / SEA Objectives	Option 1.				Option 2.				Option 3.				Option 4			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
	Status Quo - 'Fair share' allocation for all settlements (based on 2011 housing projections): (i.e. 27% to Main Towns, 33 % to settlements and 40 % to countryside.				Based on RDS 60% target: 60% to Hubs as per RDS and 'fair share' allocation to settlements (33%) and remainder (7%) to countryside.				Urban drive to main towns: 47 % in Main towns, 33% in settlements and 19% in the countryside.				Based on RDS 60 % target but without specific allocation to countryside i.e. 60% to Hubs as per RDS and 'fair share' to settlements (33%). No specific allocation to countryside. However development will be monitored with a proposed cap of 40 % of HGI allocation (4380) . 40% figure is based on existing rural housing stock figures.			
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Increasing the number of houses means more household emissions, more applications. Application of policies regarding flood risk can mitigate against effects of climate change i.e. increased flood risk.	-	-	-	Increasing the number of houses means more household emissions, more applications. Application of policies regarding flood risk can mitigate against effects of climate change i.e. increased flood risk	-	-	-	Increasing the number of houses means more household emissions, more applications. Application of policies regarding flood risk can mitigate against effects of climate change i.e. increased flood risk	-	-	-	Increasing the number of houses means more household emissions, more applications. Application of policies regarding flood risk can mitigate against effects of climate change i.e. increased flood risk
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective. Potential for increase in overland flow, particularly in urban context - Extent will depend on application of local Flood risk policies, and for example use of SUDS systems and permeable/semi-permeable surfaces. Mitigation through careful site selection and consultation with DARD Rivers Agency.	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective. Potential for increase in overland flow, particularly in urban context - Extent will depend on application of local Flood Risk policies, and for example use of SUDS systems and permeable/semi-permeable surfaces. Mitigation through careful site selection and consultation with DARD Rivers Agency.	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective. Potential for increase in overland flow, particularly in urban context - Extent will depend on application of local Flood risk policies, and for example use of SUDS systems and permeable/semi-permeable surfaces. Mitigation through careful site selection and consultation with DARD Rivers Agency.	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective. Potential for increase in overland flow, particularly in urban context - Extent will depend on application of local Flood risk policies, and for example use of SUDS systems and permeable/semi-permeable surfaces. Mitigation through careful site selection and consultation with DARD Rivers Agency.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. An increase in population and households will inevitably result in increased waste production both in terms of construction waste and waste generated by future residents. Mitigation by way of provision of sustainable waste management infrastructure.	-	-	-	Likely negative effect. An increase in population and households will inevitably result in increased waste production both in terms of construction waste and waste generated by future residents. Mitigation by way of provision of sustainable waste management infrastructure.	-	-	-	Likely negative effect. An increase in population and households will inevitably result in increased waste production both in terms of construction waste and waste generated by future residents. Mitigation by way of provision of sustainable waste management infrastructure.	-	-	-	Likely negative effect. An increase in population and households will inevitably result in increased waste production both in terms of construction waste and waste generated by future residents. Mitigation by way of provision of sustainable waste management infrastructure.
17. To conserve and enhance land quality and soil resources	-	-	-	Development on greenfield sites will have a more negative impact when compared with development of brownfield sites as it may result in the loss of the best and most versatile land.	0	0	0	Under this approach, there may be more opportunities for environmental enhancement within built up areas. The overall impact has potential to be less damaging and may be negligible overall.	0	0	0	Under this approach there may also be more opportunities for environmental enhancement within built up areas. The overall impact has potential to be less damaging and may be negligible overall.	-	-	-	Development on greenfield sites will have a more negative impact when compared with development of brownfield sites as it may result in the loss of the best and most versatile land. There may also be more opportunities for environmental enhancement within built up areas.
18. To encourage sustainable economic growth	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. This option will also ensure that there is adequate housing provision for those in rural areas and helping maintain the rural economy for those who want to live and work there. Potential positive effects however, may be diminished due to the need for residents to travel longer distances to access key services.	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. Increased opportunity for use of brownfield sites under this approach.	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. This option will also ensure that there is adequate housing provision for those in rural areas and helping maintain the rural economy for those who want to live and work there. However, Any potential positive effects may be diminished due to the need for residents to travel longer distances to access key services.	-	-	-	Likely negative effect. Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. This option will also ensure that there is adequate housing provision for those in rural areas and helping maintain the rural economy for those who want to live and work there. However, Any potential positive effects may be diminished due to the need for residents to travel longer distances to access key services.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors.	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. With a greater urban focus this will also be easier access to jobs located within the hubs	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. With a greater urban focus this will also be easier access to jobs located within the hubs	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. This option can address areas of need by promoting regeneration in rural areas and small settlements.	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. Impact may be limited due lack of focus on areas of need. i.e. rural areas	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. Impact may be limited due lack of focus on areas of need. i.e. rural areas.	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. This option can address areas of need by promoting regeneration in rural areas and small settlements.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely to have positive outcomes in terms of indigenous and inward investment.	+	+	+	Likely to have positive outcomes in terms of indigenous and inward investment.	+	+	+	Likely to have positive outcomes in terms of indigenous and inward investment.	+	+	+	Likely to have positive outcomes in terms of indigenous and inward investment.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.				Option 4			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	This option is likely to result in further travelling and commuter journeys and is unlikely to encourage active travel or increased use of public transport.	+	+	+	Greater allocation to the main towns is likely to mean a reduction in the travel to work distance and better accessibility of public transport and active travel.	+	+	+	Greater allocation to the main towns is likely to mean a reduction in the travel to work distance and better accessibility of public transport and active travel.	-	-	-	This option is likely to result in further travelling and commuter journeys and is unlikely to encourage active travel or increased use of public transport.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.				Option 4			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Summary - Housing Allocation - Strategic Approach																
Social Effects	No significant adverse environmental effects are anticipated from either approach. All 4 option scorings recognise the impact that housing can have and that it plays a significant role in shaping lives and communities. All options, in combination with Housing policies, can assist in reducing social exclusion, improving a sense of community and improving education and skills. Given the predominantly rural nature of midulster district it is considered that the more urban centric approach of option 2 may be less beneficial in social terms by doing less to sustain vibrant rural communities within the district.															
Environmental Effects	No significant adverse environmental effects are anticipated from either approach. Approach 1 is likely to have minor negative environmental effects as there will be a greater focus on rural areas and this may have a greater impact on biodiversity, traffic generation/air quality and landscapes. Approaches 2 and 3 are likely to have more positive impacts on the environment as there is a greater urban focus with less potential impact on the landscape and biodiversity. Notwithstanding the monitoring of development under option 4, it is considered that this approach has the potential to have minor negative environmental impacts. Ultimately, its overall impact will depend on the urban/rural demand for housing over the plan period.															
Economic Effects	No significant adverse environmental effects are anticipated from either approach. Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. Options 1 and 2 can address areas of need by promoting regeneration in rural areas and small settlements. The greater urban focus of options 2 and 3 fare better in terms of potential economic benefits, particularly in terms of supporting efficient patterns of movement and encouraging sustainable economic growth. Given the greater housing allocation associated with option 4, particularly in rural areas, there is some degree of uncertainty as to whether or not this can make a positive contribution to sustainable economic growth in the longer term.															
Mitigation and Enhancement	No significant adverse environmental effects are anticipated from either approach. Options 4, and to a lesser extent option 1, would be the least sustainable options. Option 4 differs from options 1-3 in that it does not give a specific allocation of housing to rural areas. It is considered that this approach carries greater risks in terms of the overall adverse environmental impact by potentially facilitating housing above the HGI allocation, without emphasising an urban focus. There is however potential for mitigation through continuous monitoring of development to ensure that rural housing no.'s do not exceed 40 % of the HGI i.e. the current share. Additional mitigation by way of application of related subject policies, in particular that which relates to Development in the Countryside and also policies on Flood risk and Built Heritage and Natural Heritage through the development management consultation process.															
Preferred Option	Adoption of Option 4 - Based on RDS 60 % target but without specific allocation to countryside															

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Strategic Approach

KEY

+	0	?	+	N/R
Positive	Neutral	Uncertain	Major Positive	No Relationship

SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing settlement hierarchy.				Review existing settlement hierarchy, including identification of new settlements.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have minimal impact on reducing poverty and social exclusion.	0	0	0	Likely to have minimal impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	0	0	0	Likely minimal impact on health and wellbeing.	+	+	+	Likely positive impact. Defining settlement limits may facilitate more opportunities for housing and this is beneficial for those who want to live in the rural areas close to family ties, contributing to improved mental wellbeing.
3. To improve the education and skills of the population	0	0	0	Likely minimal impact on education and skills.	0	0	0	Likely minimal impact on education and skills.
4. To provide everybody with the opportunity to live in a decent home	-	-	-	Likely negative impacts as this approach does not align with the predominantly rural population in Mid Ulster and will not increase the variety of housing that is available in rural areas.	+	+	+	Likely positive impact. This would facilitate more opportunities to live in the rural areas as designation of new settlements may facilitate more variety in housing in the settlements.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact on crime.	0	0	0	Likely minimal impact on crime.
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely minimal impact on encouraging a sense of community.	+	+	+	Likely positive impact. This would facilitate more opportunities to live in the rural areas and sustain vibrant rural communities.
7. To improve accessibility to key services, especially for those most in need	-	-	-	Likely negative impacts as this approach could contribute to more accesses to single dwellings in the countryside.	+	+	+	Likely positive impact as this option is avoiding the proliferation of individual accesses on the key route ways in Mid Ulster.
8. To reduce the effect of traffic on the environment	0	0	0	Likely minimal impact on reducing the effect of traffic.	+	+	+	Likely positive impact as it would focus development in the settlements and reduce car journeys.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely minimal impact on water quality and water resources.	0	0	0	Likely minimal impact on water quality and water resources.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Strategic Approach

KEY

+	0	?	-	N/R
Positive	Neutral	Uncertain	Major Positive	No Relationship

SA / SEA Objectives	Option 1. Adopt existing settlement hierarchy.				Option 2. Review existing settlement hierarchy, including identification of new settlements.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
10. To improve air quality	0	0	0	Likely minimal impact on air quality.	0	0	0	Likely minimal impact on air quality.
11. To conserve and enhance biodiversity	0	0	0	Likely minimal impact on biodiversity.	0	0	0	Likely minimal impact on biodiversity.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impact as this option is not contributing to achieving compact urban forms, avoiding ribbon development. No new settlements are designated so there is greater potential more urban sprawl and groups of single dwellings.	+	+	+	Likely positive impact. By ensuring development is in keeping with the scale and character of the settlement this will maintain/enhance the character of the landscape or townscape. This option can bring compact settlement forms and avoid urban sprawl and ribbon development from single dwellings.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	This option has the potential to facilitate more housing within rural areas. This would mean potentially more development on greenfield sites and could have a detrimental effect on our historic environment and cultural assets. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	This option has the potential to facilitate more housing within rural areas. This would mean potentially more development on greenfield sites and could have a detrimental effect on our historic environment and cultural assets. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely minimal impact on climate change.	0	0	0	Likely minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely minimal impact on flood risk.	+	+	+	Likely positive effects as land that is prone to flood risk or other environmental constraints such as smells and nuisance may be discounted from any permissions.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely minimal impact on waste.	0	0	0	Likely minimal impact on waste.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Strategic Approach

+	0	?	+	N/R
Positive	Neutral	Uncertain	Major Positive	No Relationship

KEY

SA / SEA Objectives	Option 1. Adopt existing settlement hierarchy.					Option 2. Review existing settlement hierarchy, including identification of new settlements.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	
17. To conserve and enhance land quality and soil resources	0	0	0	Likely minimal impact on land quality and soil resources.		0	0	0	Likely minimal impact on land quality and soil resources.	
18. To encourage sustainable economic growth	0	0	0	Likely minimal impact on sustainable economic growth.		+	+	+	Likely positive impact by facilitating compact urban forms.	
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely minimal impact on employment.		0	0	0	Likely minimal impact on employment.	
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely minimal impact on regeneration.		0	0	0	Likely minimal impact on regeneration.	
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely minimal impact on investment.		0	0	0	Likely minimal impact on investment.	
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have minimal impact on encouraging efficient movement patterns.		+	+	+	Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.	

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Strategic Approach

+	Positive	0	Neutral	?	Uncertain	+	Major Positive	-	Minor Negative	N/R	No Relationship
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KEY

SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing settlement hierarchy.		Review existing settlement hierarchy, including identification of new settlements.	
	Short Term	Med. Term	Long Term	Comments

Summary - Settlement Hierarchy - Strategic Approach				
Social Effects	Approach 1 is likely to have minor negative effects on opportunities to live in a decent home and accessibility to key services as it does not reflect the rural nature of the Mid Ulster population. In contrast Approach 2 can bring minor positive effects on health and wellbeing, opportunities to live in a decent home, sense of community and accessibility to key services as it assessing the potential for new settlements which can provide more opportunities to live within the rural area close to family ties.			
Environmental Effects	Approach 1 is likely to have minor negative effects on maintaining and enhancing the landscape as there is the potential for more urban sprawl in rural areas where there already is a lot of dwellings. On the flip side Approach 2 can bring minor positive effects on the landscape, reducing flooding and reducing the effect of traffic. This approach assesses the potential of designating new settlements and this will contribute to achieving compact urban forms and a clear distinction between the built-up area and surrounding countryside.			
Economic Effects	Approach 1 is likely to have minimal effects on economic growth and investment. Approach 2 can bring minor positive effects on sustainable economic growth and efficient movement patterns as this option is ensuring compact urban forms and a proliferation of individual accesses on key roads.			
Mitigation and Enhancement	There are no significant positive or negative effects. Mitigation measures would be through the use of conditions from any planning permissions in the settlements.			
Preferred Option	Adopt Option 2 - Review existing settlement hierarchy, including identification of new settlements.			

Assessment of Alternatives - Mid Ulster Settlement Hierarchy

New Settlement - Aughamullan/Derryloughan



Option 1.					
Identification of new small settlement at Aughamullan/Derryloughan.					
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	0	0	0	Likely to have minimal impact on reducing poverty and social exclusion.	
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact. Defining the settlement limit for Aughamullan/Derryloughan may facilitate a greater variety of housing opportunities for those living in the local area.	
3. To improve the education and skills of the population	0	0	0	Likely minimal impact on education and skills.	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive impact. Defining the settlement limit for Aughamullan/Derryloughan may facilitate a greater variety of housing opportunities for those living in the local area.	
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact on crime.	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impact. There is Aughamullan Primary School, Derryloughan GAC and Washing Bay community centre and these are important resources in the local community. Facilitating opportunities for people to live in close proximity to these services and facilities will help sustain the local vibrant rural communities.	
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive impact by achieving compact urban forms.	
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.	

Assessment of Alternatives - Mid Ulster Settlement Hierarchy

New Settlement - Aughamullan/Derryloughan



SA / SEA Objectives	Option 1.				Comments
	Identification of new small settlement at Aughamullan/Derryloughan.				
	Short Term	Med. Term	Long Term		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely minimal impact on water quality and water resources.	
10. To improve air quality	0	0	0	Likely minimal impact on air quality.	
11. To conserve and enhance biodiversity	0	0	0	Likely minimal impact on biodiversity. Although the designation of a small settlement may offer some protection to the natural environment as these would be avoided in any development proposals. There is a Site of Local Nature Conservation Importance to the south of the proposed settlement and an Area of Special Scientific Interest along the Lough Neagh shore.	
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive impact. Coole road provides the settlement feel to the area with houses at either side of the road along with the school and other business, there is facilities on Ballybeg Road and Reenaderry Road. Defining the settlement limit will maintain/enhance the character of the landscape or townscape. This option can bring a compact settlement form and avoid urban sprawl and ribbon development from single dwellings.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain impacts. There is no features of Industrial Heritage, listed buildings or Archaeological Sites and monuments within the considered area. But the development limit has not been delineated yet so it is uncertain of the impacts.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely minimal impact on climate change.	

Assessment of Alternatives - Mid Ulster Settlement Hierarchy

New Settlement - Aughamullan/Derryloughan



Option 1.					
SA / SEA Objectives	Identification of new small settlement at Aughamullan/Derryloughan.				
	Short Term	Med. Term	Long Term	Comments	
	0	0	0	Likely neutral impact as any new development as the LDP process will ensure that the correct land is selected inclusion within settlement limit.	
	0	0	0	Likely minimal impact on waste.	
	0	0	0	Likely minimal impact on land quality and soil resources.	
	+	+	+	Likely positive impact by facilitating compact urban forms.	
	0	0	0	Likely minimal impact on employment.	
	0	0	0	Likely minimal impact on regeneration.	
	0	0	0	Likely minimal impact on investment.	

Assessment of Alternatives - Mid Ulster Settlement Hierarchy

New Settlement - Aughamullan/Derryloughan



SA / SEA Objectives	Option 1.			
	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.

Summary - Aughamullan/Derryloughan	
Social Effects	Likely positive social effects as defining the settlement limit may provide more opportunities to live within this community who may want to be close to family ties and for those who may be involved in the local community i.e. GAC club. This facilitates sustaining vibrant rural communities.
Environmental Effects	Likely positive effects on traffic as it may achieve compact urban forms and reducing the proliferation of individual accesses onto main routes. Also there is likely to be a negative effect on flooding as any new development is likely to increase the level flood risk. There are however pockets of surface water flooding.
Economic Effects	Likely positive impacts on sustainable economic growth and investment. There are limited service within the area such as shop/post office and a few businesses. Defining the settlement limit is unlikely to lead to a growth in services. The nearby towns of Dungannon and Coalisland provide most of the shops and services needed.
Mitigation and Enhancement	Likely positive impacts on sustainable economic growth and investment. There are limited service within the area such as shop/post office and a few businesses. Defining the settlement limit is unlikely to lead to a growth in services. The nearby towns of Dungannon and Coalisland provide most of the shops and services needed.
Preferred Option	Adopt Option 1 - Identify new settlement at Aughamullan/Derryloughan

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Derrytresk

Key



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
Identification of new small settlement at Derrytresk.					
1. To reduce poverty and social exclusion	0	0	0		Likely to have minimal impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	+	+	+		Likely positive impact. Defining the settlement limit for Derrytresk may facilitate a greater variety of housing opportunities for those living in the local area.
3. To improve the education and skills of the population	0	0	0		Likely minimal impact on education and skills.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Likely positive impact. Defining the settlement limit for Derrytresk may facilitate a greater variety of housing opportunities for those living in the local area.
5. To reduce crime and anti-social activity	0	0	0		Likely minimal impact on crime.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+		Likely positive impact. There is a primary school; and a GAC and Community Centre and these are important resources in the local community. Facilitating opportunities for people to live in the local area can sustain vibrant rural communities.
7. To improve accessibility to key services, especially for those most in need	+	+	+		Likely positive impact by achieving compact urban forms.
8. To reduce the effect of traffic on the environment	+	+	+		Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0		Likely minimal impact on water quality and water resources.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Derrytresk

Key



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
Identification of new small settlement at Derrytresk.					
10. To improve air quality	0	0	0		Likely minimal impact on air quality.
11. To conserve and enhance biodiversity	0	0	0		Likely minimal impact on biodiversity. Although the designation of a small settlement may offer some protection to the natural environment as these would be avoided in any development proposals. There is however a Site of Local Nature Conservation Importance (Annaghmore SLNCI) located further to the north of the area.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+		Likely positive impact. There is a small cluster of development built up adjacent the Annaghmore / Reenadeery Road T-junction as a focal point. Defining the settlement limit can ensure development grows around this focal point. This will maintain/enhance the character of the landscape or townscape. This option can bring a compact settlement form and avoid urban sprawl and ribbon development from single dwellings.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?		Likely uncertain impacts. There are no features of industrial, archaeological heritage or Listed Buildings within the immediate vicinity of the small cluster of development or GAC and Community grounds. But the development limit has not been delineated yet so it is uncertain of the impacts.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0		Likely minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		Likely negative impact as any new development is likely to increase the level flood risk. According to up-to-date Flood Hazard Data from DARD Rivers Agency (August 2017) there is no evidence of flooding within the immediate vicinity. There is however some surface water flooding in the area, primarily on undeveloped bog lands to the south of the aforementioned development cluster and to the north of the Annaghmore Road around Derrytresk GAC and Community Centre. All new development will need to comply with relevant Flood Risk policies.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Derrytresh

Key



Option 1.					
SA / SEA Objectives	Identification of new small settlement at Derrytresh.				
	Short Term	Med. Term	Long Term	Comments	
	0	0	0	Likely minimal impact on waste.	
	0	0	0	Likely minimal impact on land quality and soil resources.	
	+	+	+	Likely positive impact by facilitating compact urban forms.	
	0	0	0	Likely minimal impact on employment.	
	0	0	0	Likely minimal impact on regeneration.	
	0	0	0	Likely minimal impact on investment.	
	+	+	+	Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes..	

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Derrytresk

Key



Option 1.				
SA / SEA Objectives	Identification of new small settlement at Derrytresk.			
	Short Term	Med. Term	Long Term	Comments

Summary - Derrytresk	
Social Effects	Likely positive social effects as defining the settlement limit may provide more opportunities to live within this community who may want to be close to family ties and for those who may be involved in the local community i.e. GAC club. This facilitates sustaining vibrant rural communities.
Environmental Effects	Likely positive effects on traffic as it may achieve compact urban forms and reducing the proliferation of individual accesses onto main routes. Also there is likely to be a negative effect on flooding as any new development is likely to increase the level flood risk. There are however pockets of surface water flooding.
Economic Effects	Likely positive impacts on sustainable economic growth and investment. There are limited service within the area such as shop/post office and a few businesses. Defining the settlement limit is unlikely to lead to a growth in services. The nearby towns of Dungannon and Coalisland provide most of the shops and services needed.
Mitigation and Enhancement	There are negative effects on flooding and this can be mitigated against through relevant Flood Risk Policies i.e. PPS 15.
Preferred Option	Adopt Option 1 - Identify new settlement at Derrytresk

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullyallen/Edencrannon

Key



Option 1.				
SA / SEA Objectives	Identification of new small settlement at Tullyallen/Edencrannon.			
	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have minimal impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact. Defining the settlement limit for Tullyallen/Edencrannon may facilitate a greater variety of housing opportunities for those living in the local area.
3. To improve the education and skills of the population	0	0	0	Likely minimal impact on education and skills.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive impact. Defining the settlement limit for Tullyallen/Edencrannon may facilitate more opportunities for housing but only in Edencrannon. Information contained in the housing allocation paper would suggest that there is no need for additional housing in Tullyallen and accordingly, the settlement limit is unlikely to be extended. Figures from the 2014 housing monitor show that there is the potential for 3 residential units to be completed within the settlement limit. Therefore an expansion of the existing development limit in Tullyallen for the purpose of housing is unlikely to be required.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact on crime.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impact. Within Tullyallen there is a Roman Catholic Church, a hall and a pub and these are important resources in the local community. In Edencrannon there is also a pub/restaurant. They are places local dwellers can meet up and socialise. Facilitating opportunities for people to live in the local area can sustain vibrant rural communities.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullyallen/Edencrannon

Key

+	-	0	?	++	---	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

Option 1.					
SA / SEA Objectives	Identification of new small settlement at Tullyallen/Edencrannon.				
	Short Term	Med. Term	Long Term	Comments	
	+	+	+	Likely positive impact by achieving compact urban forms.	
	+	+	+	Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.	
	0	0	0	Likely minimal impact on water quality and water resources.	
	0	0	0	Likely minimal impact on air quality.	
	0	0	0	There are no LLPA's within the settlement. Likely minimal impact on biodiversity. Although the designation of a small settlement may offer some protection to the natural environment as these would be avoided in any development proposals.	
	+	+	+	Tullyallen has developed along either side of the Tullyallen Road and is predominately characterised by detached singular dwellings interspersed with open agricultural land. Edencrannon has a cluster of development around a petrol station and pub and a small group of houses. Defining the settlement limit can ensure development grows around this focal point. This will maintain/enhance the character of the landscape or townscape. This option can bring a compact settlement form and avoid urban sprawl and ribbon development from single dwellings.	

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullyallen/Edencrannon

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	--	Major Negative	N/A	No Relationship
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Option 1.				
SA / SEA Objectives	Identification of new small settlement at Tullyallen/Edencrannon.			
	Short Term	Med. Term	Long Term	Comments
	?	?	?	In Tullyallen the existing RC Church of the Assumption is a Grade B Listed Building (HB13/13/031) and an Historic Park and Gardens to the North East of Tullyallen. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.
	0	0	0	Likely minimal impact on climate change.
	-	-	-	Likely negative impact as any new development is likely to increase the level flood risk. A watercourse (Oona River) runs to the northeast of the Settlement Development Limit. According to up-to-date Flood Hazard Maps from DARD Rivers Agency (May 2014) there is a floodplain area (1% AEP) land a surface water floodplain (0.5% AEP) area located along this watercourse. Both these floodplain areas extend significantly across the field between the northern boundary of the existing development limit and the Oona River. This may constrain future growth potential in a north to northeast direction.All new development will need to comply with relevant Flood Risk policies.
	0	0	0	Likely minimal impact on waste.
	0	0	0	Likely minimal impact on land quality and soil resources.
	+	+	+	Likely positive impact by facilitating compact urban forms.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullyallen/Edencrannon

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	--	Major Negative	N/R	No Relationship
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Option 1.					Identification of new small settlement at Tullyallen/Edencrannon.				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments					
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely minimal impact on employment.					
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely minimal impact on regeneration.					
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely minimal impact on investment.					
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.					

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullyallen/Edencrannon

Key



Option 1.			
SA / SEA Objectives	Identification of new small settlement at Tullyallen/Edencrannon.		
	Short Term	Med. Term	Long Term
Comments			
Summary - Tullyallen/Edencrannon			
Social Effects	There is likely positive social effects as defining the settlement limit may provide more opportunities to live within this community who may want to be close to family ties and for those who may be involved in the local community. This facilitates sustaining vibrant rural communities.		
Environmental Effects	Likely positive effects on traffic as it may achieve compact urban forms and reducing the proliferation of individual accesses onto main routes. Also there is likely to be a negative effect on flooding as any new development is likely to increase the level flood risk. There are however pockets of surface water flooding.		
Economic Effects	Likely positive impacts on sustainable economic growth and investment. There are limited service within the area such as shop/post office and a few businesses. Defining the settlement limit is unlikely to lead to a growth in services. The nearby town of Cookstown will provide most of the shops and services needed.		
Mitigation and Enhancement	There are negative effects on flooding and this can be mitigated against through relevant Flood Risk Policies i.e. PPS 15.		
Preferred Option	Adopt Option 1 - Identify new settlement at Tullyallen/Edencrannon		

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullywiggan

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	---	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1.				Comments
	Identification of new small settlement at Tullywiggan.				
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	0	0	0		Likely to have minimal impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	+	+	+		Likely positive impact. Defining the settlement limit for Tullyallen/Edencrannon may facilitate a greater variety of housing opportunities for those living in the local area.
3. To improve the education and skills of the population	0	0	0		Likely minimal impact on education and skills.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Likely positive impact. Defining the settlement limit for Tullywiggan may facilitate more opportunities for housing. Tullywiggan currently has 66 units.
5. To reduce crime and anti-social activity	0	0	0		Likely minimal impact on crime.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+		Likely positive impact. The compact shape of the area has a sense of place and local community facilities include a play park and the Mid Ulster sports arena. Facilitating opportunities for people to live in the local area can sustain vibrant rural communities.
7. To improve accessibility to key services, especially for those most in need	+	+	+		Likely positive impact by achieving compact urban forms.
8. To reduce the effect of traffic on the environment	+	+	+		Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullywiggan

Key

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	---	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
Identification of new small settlement at Tullywiggan.					
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0		Likely minimal impact on water quality and water resources.
10. To improve air quality	0	0	0		Likely minimal impact on air quality.
11. To conserve and enhance biodiversity	0	0	0		Likely minimal impact on biodiversity. Although the designation of a small settlement may offer some protection to the natural environment as these would be avoided in any development proposals.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+		Likely positive impact. Tullywiggan comprises a number of houses in a compact linear form either side of Tullywiggan Road. There is a mix of single houses and small housing developments. There is an Agri Food Park and sports arena to the south of the settlement. Defining a settlement limit would ensure that development continues to grow in a compact urban form. This will maintain/enhance the character of the landscape or townscape and avoid urban sprawl and ribbon development from single dwellings.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?		Likely uncertain impact. There is a scheduled Archaeological site and monument located to the northeast of Tullywiggan. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0		Likely minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		Likely negative impact as any new development is likely to increase the level flood risk. The Killymoon River runs to the east and south of Tullywiggan. Up to date DARD Rivers Floodplain maps identifies a narrow floodplain area along this river, however this is a considerable distance away from the existing built-up area. All new development will need to comply with relevant Flood Risk policies.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullywiggan

Key

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	---	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1.			
	Identification of new small settlement at Tullywiggan.			
	Short Term	Med. Term	Long Term	Comments
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely minimal impact on waste.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely minimal impact on land quality and soil resources.
18. To encourage sustainable economic growth	+	+	+	Likely positive impact by facilitating compact urban forms.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely minimal impact on employment.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely minimal impact on regeneration.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely minimal impact on investment.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact by achieving compact urban forms and reducing the proliferation of individual accesses onto main routes.

Assessment of Alternatives

Mid Ulster Settlement Hierarchy - Tullywiggan



SA / SEA Objectives	Option 1.		
	Identification of new small settlement at Tullywiggan.		
	Short Term	Med. Term	Long Term
	Comments		

Summary - Tullywiggan			
Social Effects	There is likely positive social effects as defining the settlement limit may provide more opportunities for housing who may want to be close to family ties and for those who may be involved in the local community. This facilitates sustaining vibrant rural communities.		
Environmental Effects	Likely positive effects on traffic as it may achieve compact urban forms and reducing the proliferation of individual accesses onto main routes. Also there is likely to be a negative effect on flooding as any new development is likely to increase the level flood risk.		
Economic Effects	Likely positive impacts on sustainable economic growth and investment. There are limited service within the area such as shop/post office and a few businesses. Defining the settlement limit is unlikely to lead to a growth in services. The nearby town of Cookstown will provide most of the shops and services needed.		
Mitigation and Enhancement	There are negative effects on flooding and this can be mitigated against through relevant Flood Risk Policies i.e. PPS 15.		
Preferred Option	Adopt Option 1 - Identify new settlement at Tullywiggan		

Assessment of Alternatives
Dispersed Rural Communities - Strategic Approach

KEY



SA / SEA Objectives	Option 1.			Option 2.			Option 3.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
	Remove all reference to Dispersed Rural Communities within the Local Development Plan				Retain the 3 existing DRCs and identify new DRCs within the Local Development Plan			Retain the following existing Dispersed Rural Communities: 1. Broughdery and Davagh Upper DRC in Cookstown Area Plan 2010 2. Camtoghher DRC and Sixtowns DRC in Magherafelt Area Plan 2015 and bring forward tailored policy	
1. To reduce poverty and social exclusion	-	-	-	Likely negative effect by reducing opportunities for residential and small scale economic development in areas that display symptoms of economic and social disadvantage.	+	+	+	Likely to have positive effects as it will help facilitate development in areas that display symptoms of economic and social disadvantage and by encouraging social interaction.	
2. To improve the health and wellbeing of the population	-	-	-	Likely to have negative impacts by removing support mechanisms for rural communities that display symptoms of economic and social disadvantage.	+	+	+	Potential to improve the vitality of disadvantaged rural communities and help improve physical and mental wellbeing.	
3. To improve the education and skills of the population	0	0	0	Likely to have a neutral impact on skills and education.	0	0	0	Overall considered broadly neutral impact on this objective however potential indirect positive effects as the introduction of DRC's in certain areas can help sustain rural schools in some areas.	
4. To provide everybody with the opportunity to live in a decent home	-	-	-	This approach may have major negative impacts on remote areas and communities by failing to assist or promote regeneration.	++	++	++	Likely to have a significant positive effect on this objective by facilitating more opportunities for residential and economic development in areas that suffer from economic and social disadvantage.	
5. To reduce crime and anti-social activity	0	0	0	This approach is likely to have a neutral impact on crime and anti-social activity.	+	+	+	Rural crime is an ongoing concern within the district. Facilitating additional dwellings in remote areas, for example through 'clachan' type layouts can bring added security benefits.	
6. To encourage a sense of community and promote a more equal and inclusive society	-	-	-	Likely to have localized negative impacts, particularly in the long term, on remote areas that historically have a strong sense of identity, by failing to assist or promote regeneration.	++	++	++	Likely to be positive effect by supporting vibrant rural communities. There is potential for additional economic and social advantages in existing DRCs. Likely to have a neutral effect in terms of promoting equal and inclusive society.	
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a neutral impact on improving accessibility to key services	-	-	-	By facilitating residential and small scale economic development in remote locations from where key services are not easily accessible, it may result in increased journeys over longer distances. This may be offset to some degree through provision of other localised services within DRC's.	
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have minimal impact on traffic generation.	-	-	-	DRCs are likely to increase traffic generation, journey times and therefore traffic emissions. The impact however will depend on extent, number and location of proposed DRC's.	

Assessment of Alternatives
Dispersed Rural Communities - Strategic Approach

KEY



SA / SEA Objectives	Option 1.			Comments	Option 2.			Comments	Option 3.			Comments
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	
	Remove all reference to Dispersed Rural Communities within the Local Development Plan				Retain the 3 existing DRCs and Identify new DRCs within the Local Development Plan				Retain the following existing Dispersed Rural Communities: 1. Broughderg and Davagh Upper DRC in Cookstown Area Plan 2010 2. Carnthorger DRC and Sixtowns DRC in Magherafelt Area Plan 2015 and bring forward tailored policy			
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Potential localized positive impacts , particularly in the long term, as less development will reduce the risk of water pollution.	-	-	-	Additional housing within additional DRC's may result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.	-	-	-	Additional housing within DRC's may result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.
10. To improve air quality	0	0	0	Likely to have a minimal impact on this objective.	-	-	-	Potential localised negative impacts. Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Potential localised negative impacts. Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.
11. To conserve and enhance biodiversity	+	+	+	Most remote areas within the district are often those areas that are most sensitive to change. Removing the potential for development may therefore have some localized benefits for biodiversity.	-	-	-	This approach may lead to more development in these remote areas in housing, tourist or community activities that may adversely affect the local flora, fauna and nature conservation interests, particularly in the long term.	-	-	-	This approach may lead to more development in these remote areas in housing, tourist or community activities that may adversely affect the local flora, fauna and nature conservation interests, particularly in the long term.
12. To maintain and enhance the Character and quality of landscapes and townscapes	+	+	+	Most remote areas within the district are often those areas that are most sensitive to change. Removing the potential for development may therefore have some local benefits by maintaining the existing landscape character.	-	-	-	Additional development in remote areas could potential affect the local landscape character.	-	-	-	Additional development in remote areas could potential affect the local landscape character.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Most remote areas within the district are often those areas that are most sensitive to change. Removing the potential for development opportunities may therefore have some local benefits by removing the potential for assets to be adversely affected.	-	-	-	Additional development in remote areas has the potential to adversely affect historic environment and cultural assets, although this will largely depend vary on case by case basis and on the application of related built heritage policies.	-	-	-	Additional development in remote areas has the potential to adversely affect historic environment and cultural assets although this will largely depend vary on case by case basis and on the application of related built heritage policies.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely neutral effect on this objective.	-	-	-	Potential negative effects by increasing the number and distance of private journeys resulting in less sustainable modes of transport and increased traffic emissions.	-	-	-	Potential negative effects by increasing the number and distance of private journeys resulting in less sustainable modes of transport and increased traffic emissions.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a neutral impact on flooding.	-	-	-	Although flood risk policies should ensure new development is kept away from flood risk prone areas, there is potential for some localized negative impacts through, for example through increased surface runoff.	-	-	-	Although flood risk policies should ensure new development is kept away from flood risk prone areas, there is potential for some localized negative impacts through, for example through increased surface runoff.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Potential for negative impacts as any new household will result in production of waste, whether they are located within towns and villages or DRCs.	-	-	-	Potential for negative impacts as any new household will result in production of waste.	-	-	-	Potential for negative impacts as any new household will result in production of waste.

Assessment of Alternatives
Dispersed Rural Communities - Strategic Approach

KEY



SA / SEA Objectives	Option 1.			Comments	Option 2.			Comments	Option 3.			Comments
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	
	Remove all reference to Dispersed Rural Communities within the Local Development Plan				Retain the 3 existing DRCs and identify new DRCs within the Local Development Plan				Retain the following existing Dispersed Rural Communities: 1. Broughderg and Davagh Upper DRC in Cookstown Area Plan 2010 2. Camtoghher DRC and Sixtowns DRC in Magherafelt Area Plan 2015 and bring forward tailored policy			
17. To conserve and enhance land quality and soil resources	+	+	+	With this approach there is less likelihood of development on greenfield sites thereby reducing the potential loss of quality agricultural land.	-	-	-	Potential negative effect by allowing more development in the rural area which may lead to the loss of quality agricultural land and soil resources.	-	-	-	Potential negative effect by allowing more development in the rural area which may lead to the loss of quality agricultural land and soil resources.
18. To encourage sustainable economic growth	-	-	-	DRC's commonly display symptoms of economic and social disadvantage. Removing this designation may hinder attempts to promote local regeneration, particularly in the long term.	+	+	+	This approach is likely to have positive impacts by facilitating residential and economic development and promoting sustainable growth of these remote, disadvantage areas.	+	+	+	This approach is likely to have positive impacts by facilitating residential and economic development and promoting sustainable growth of these remote, disadvantage areas.
19. To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	DRC's commonly display symptoms of economic and social disadvantage. Removing this designation may hinder attempts to promote local regeneration in these areas, particularly in the long term.	+	+	+	Likely positive impacts by facilitating residential and economic development and promoting rural regeneration.	+	+	+	Likely positive impacts by facilitating residential and economic development and promoting rural regeneration.
20. To reduce disparities in economic performance and promote sustainable regeneration	-	-	-	DRC's commonly display symptoms of economic and social disadvantage. Removing this designation may hinder attempts to promote local regeneration in these areas, particularly in the long term.	++	++	++	This approach is likely to contribute significantly to the regeneration economically disadvantage areas by facilitating residential and economic development, helping sustain rural communities and improving disparity between these and the settlements.	++	++	++	This approach is likely to contribute significantly to the regeneration economically disadvantage areas by facilitating residential and economic development, helping sustain rural communities and improving disparity between these and the settlements.
21. To encourage and accommodate both indigenous and inward investment	-	-	-	DRC's commonly display symptoms of economic and social disadvantage. Removing this designation may hinder attempts to promote local regeneration, particularly in the long term.	+	+	+	This approach is likely to have positive effects on this objective by facilitating residential and economic development and promoting rural regeneration.	+	+	+	This approach is likely to have positive effects on this objective by facilitating residential and economic development and promoting rural regeneration.
22. To encourage efficient patterns of movement in support of economic growth	0	0	-	Likely negative effect on a local basis as those living in these remote areas continue to travel long distances to access key services.	0	0	-	The introduction of additional DRC's and policies that allow Clachan style developments may reduce the need of residents to commute outside their immediate areas. This is expected to only have a localised impact on movement patterns however with overall impact on current movement patterns likely to be minimal in the short-medium term and potentially negative in the long term.	0	0	-	The retention of existing DRC's and policies that allow Clachan style developments may reduce the need of residents to commute outside their immediate areas. This is expected to only have a localised impact on movement patterns however with overall impact on current movement patterns likely to be minimal in the short-medium term and potentially negative in the long term.

Assessment of Alternatives
Dispersed Rural Communities - Strategic Approach

KEY



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Remove all reference to Dispersed Rural Communities within the Local Development Plan				Retain the 3 existing DRCs and identify new DRCs within the Local Development Plan				Retain the following existing Dispersed Rural Communities: 1. Broughderg and Davagh Upper DRC in Cookstown Area Plan 2010 2. Camtoghther DRC and Sixtowns DRC in Magherafelt Area Plan 2015 and bring forward tailored policy			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Dispersed Rural Communities (Strategic Approach)												
Social Effects	Approach 1 is likely to have negative social impacts by not facilitating development in remote disadvantaged areas where there is an identified need and this is reflected in the negative scoring for poverty/social exclusion, health and wellbeing, opportunities for a decent home and sense of community. Approach 2 is likely to have significant positive effects as it will help facilitate residential and economic development in areas that display symptoms of economic and social disadvantage which will also encourage social interaction and provide more opportunities for dwellings in countryside. Approach 3 is the preferred approach and will have similar social impacts as approach 2, although not as positive as approach 3 proposes to identify new DRCs in the Local Policies Plan at a later stage.											
Environmental Effects	Approaches 2 and 3 are likely to have more negative impacts compared to approach 1 by virtue of facilitating development in remote rural areas. This may result if adverse impacts from additional traffic generation, as well as potential adverse impacts on local landscape, biodiversity and heritage assets.											
Economic Effects	DRC's commonly display symptoms of economic and social disadvantage. Removing this designation as advocated under approach 1, may hinder attempts to promote local regeneration in these areas, particularly in the long term. Approaches 2 and 3 are likely to contribute significantly to the regeneration of economic and socially disadvantaged areas by facilitating residential and economic development, helping sustain rural communities and improving disparity between these and the settlements.											
Mitigation and Enhancement	Mitigation measures would include adhere to the general policy for any single dwellings in the countryside through clustering, design and integration.											
Preferred Option	Adoption of Approach 3 – Retain existing DRC's in conjunction with tailored DRC policy.											

Key	Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A
	Green	Red	Yellow	Orange	Dark Green	Dark Red	Grey

	Option 1. Equal Share				Option 2. Hinterlands and Catchment				Option 3. Population of Town			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	55-60 hectares zoned in each town to provide an equal spread of economic zonings				Designation of economic zonings based on catchments in the former districts. 45ha for Magherafelt, 70 ha for Dungannon and 55ha for Cookstown.				Designation of economic zonings based on the size of the population in the towns. 45-50ha for Magherafelt, 60ha for Cookstown and 60-65ha for Dungannon			
1. To reduce poverty and social exclusion	+	+	+	Likely to have positive effect by facilitating employment creation and improvement in wages.	+	+	+	Likely to have positive effect by facilitating employment creation and improvement in wages	+	+	+	Likely to have positive effect by facilitating employment creation and improvement in wages.
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive effects as creating more jobs can give people a better quality of life and improve overall wellbeing.	+	+	+	Likely to have positive effects through creation of jobs will improve well-being and give people a better quality of life.	+	+	+	Likely to have positive effects through as job creation can give people a better quality of life and improve wellbeing generally.
3. To improve the education and skills of the population	+	+	+	Likely to have direct and indirect positive effects through provision of zoned land at right locations that attracts investment and greater opportunity for developing skills in various employment sectors.	+	+	+	Likely to have direct and indirect positive effects through provision of zoned land at right locations that attracts investment and greater opportunity for developing skills in various employment sectors.	+	+	+	Likely to have direct and indirect positive effects through provision of zoned land at right locations that attracts investment and greater opportunity for developing skills in various employment sectors.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effects as potential for increased wages and increased opportunity in the housing market and/or home improvements.	+	+	+	Likely positive effects as potential for increased wages and increased opportunity in the housing market and/or home improvements.	+	+	+	Likely positive effects as potential for increased wages and increased opportunity in the housing market and/or home improvements.
5. To reduce crime and anti-social activity	0	0	0	Unlikely to impact on crime and anti-social activity	0	0	0	Unlikely to impact on crime and anti-social activity	0	0	0	Unlikely to impact on crime and anti-social activity
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	May indirectly have positive effect on community pride and local inclusiveness.	+	+	+	May indirectly have positive effect on community pride and local inclusiveness.	+	+	+	May indirectly have positive effect on community pride and local inclusiveness.
7. To improve accessibility to key services, especially for those most in need	?	?	?	Likely impact will depend on the location of economic zonings in relation to residential areas and associated transport linkages.	?	?	?	Likely impact will depend on the location of economic zonings in relation to residential areas and associated transport linkages.	?	?	?	Likely impact will depend on the location of economic zonings in relation to residential areas and associated transport linkages.
8. To reduce the effect of traffic on the environment	-	-	-	An increase in economic development will lead to increase in traffic. Equal share approach may have a less negative impact given Magherafelts closer proximity to Key Transport corridor (M2) in comparison to Cookstown. It may however impact negatively on Dungannon given its higher population, associated greater need for local employment and the possibility of having to travel further to work.	-	-	-	Likely negative effect. An increase in economic development will lead to increase in traffic generation.	-	-	-	Likely negative effect. An increase in economic development will lead to increase in traffic generation



	Option 1. Equal Share				Option 2. Hinterlands and Catchment				Option 3. Population of Town			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	55-60 hectares zoned in each town to provide an equal spread of economic zonings				Designation of economic zonings based on catchments in the former districts. 45ha for Magherafelt, 70 ha for Dungannon and 55ha for Cookstown.				Designation of economic zonings based on the size of the population in the towns. 45-50ha for Magherafelt, 60ha for Cookstown and 60-65ha for Dungannon			
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative effect due to increase in discharges associated with certain types of economic development. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	-	-	-	Likely negative effect due to increase in discharges associated with certain types of economic development. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	-	-	-	Likely negative effect due to increase in discharges associated with certain types of economic development. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.
10. To improve air quality	-	-	-	Increase in traffic will lead to increase in travel and likely negative effect on air quality. Potential localised impact in Cookstown area due to greater no. of vehicle movements associated with quarrying industry and longer travelling distances.	-	-	-	Increase in traffic will lead to increase in travel and likely negative effect on air quality. Potential localised impact in Cookstown area due to greater no. of vehicle movements associated with quarrying industry and longer travelling distances.	-	-	-	Increase in traffic will lead to increase in travel and likely negative effect on air quality. Potential localised impact in Cookstown area due to greater no. of vehicle movements associated with quarrying industry and longer travelling distances.
11. To conserve and enhance biodiversity	?	?	?	Likely effect is uncertain, and will depend on nature, scale and location. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	?	?	?	Likely effect is uncertain, and will depend on nature, scale and location. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	?	?	?	Likely effect is uncertain, and will depend on nature, scale and location. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Cookstown an Magherafelt may suffer disproportionately due to their landscape sensitivity. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	-	-	-	New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Cookstown an Magherafelt may suffer disproportionately due to their landscape sensitivity. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	-	-	-	New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Cookstown an Magherafelt may suffer disproportionately due to their landscape sensitivity. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effect is uncertain, and will depend on nature, scale and location. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	?	?	?	Likely effect is uncertain, and will depend on nature, scale and location. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.	?	?	?	Likely effect is uncertain, and will depend on nature, scale and location. Careful site selection and application of Habitat Regulation Assessment, EIA and local criterion based policies can help mitigate against adverse impacts.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative effects from increased industrial emissions, particularly given high proportion working in manufacturing sector within our district.	-	-	-	Likely negative effects due to increased industrial emissions, particularly given high proportion working in manufacturing sector within our district.	-	-	-	Likely negative effects due to increased industrial emissions, particularly given high proportion working in manufacturing sector within our district.

Assessment of Alternatives - Economic Development Strategy												
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SA / SEA Objectives	Option 1. Equal Share				Option 2. Hinterlands and Catchment				Option 3. Population of Town			
	55-60 hectares zoned in each town to provide an equal spread of economic zonings				Designation of economic zonings based on catchments in the former districts. 45ha for Magherafelt, 70 ha for Dungannon and 55ha for Cookstown.				Designation of economic zonings based on the size of the population in the towns. 45-50ha for Magherafelt, 60ha for Cookstown and 60-65ha for Dungannon			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Economic Development Strategic Approach												
Social Effects	There are likely to be broadly positive social effects from each approach as each seek to facilitate employment creation which will have obvious associated benefits for the wider community.											
Environmental Effects	Due to the nature of economic development and employment creation, there is greater potential for negative environmental effects, irrespective of location. Nonetheless, careful site selection at the plan making stage followed by the application of local criterion based policies at the development management stage can provide appropriate mitigation. Ultimately, potential negative effects will be determined by the scale nature and location of developments.											
Economic Effects	Given that each option would provide a generous supply of economic land, economic effects of each approach are likely to be positive.											
Mitigation and Enhancement	Potential mitigation by putting a time limit on existing lands zoned for industry and business to allow for land de zoning if not acted upon, and replaced with alternative land for such uses. Introducing an interim supply of new strategic economic development zonings to address an evident deficiency of serviced sites in the Dunagannon/Granville areas can both mitigate against potential loss of business (due to inadequate land supply) and also enhance benefits locally. A stock take of existing zoned land to ascertain which land is deliverable over the plan period will also help ensure an adequate amount of developable economic land is provided in the right locations. Careful site selection, for example avoiding land within or near flood risk areas and choosing more accessible sites, can mitigate against potentially adverse environmental effects.											
Preferred Option	Adoption of Option 1 - Based on RDS 60 % target but without specific allocation to countryside.											

Assessment of Alternatives - Environmental Protection - Strategic Approach



SA/SEA Objectives	Option 1.					Option 2.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	
Current approach i.e. Each application considered on its merits taking account of international, national and local designations and associated policies contained in PPS 2 Natural Heritage.										Current approach but with introduction of spatial designations i.e. Special Countryside Areas (SCA's) Areas of Constraint on Wind Turbines and High Structures (AoC's) and Areas of Constraint on Mineral Development (ACMD's).
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on poverty and social exclusion		0	0	0	Likely to have a minimal impact on poverty and social exclusion	
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive effects. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being and our quality of life by maintaining amenity value and facilitating recreational activities.		++	++	++	Likely to have significant positive effects. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being and our quality of life by maintaining amenity value and facilitating recreational activities. Additional protection of the districts scenic quality is also expected under this approach.	
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on education and skills		0	0	0	Likely to have a minimal impact on education and skills	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to have a positive effect by protecting landscape, built and natural heritage assets within the district from inappropriate development. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being, and our quality of life.		+	+	+	Likely to have a positive effect by protecting landscape, built and natural heritage assets within the district from inappropriate development. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being, and our quality of life.	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Potential localised benefits by fostering a sense of place and local distinctiveness.		+	+	+	Potential localised benefits by fostering a sense of place and local distinctiveness	
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely to have a positive impact by protecting, maintaining and enhancing the amenity value of environmental assets		+	+	+	Likely to have a positive impact by protecting, maintaining and enhancing the amenity value of environmental assets and access thereto.	
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on traffic on the environment		0	0	0	Likely to have a minimal impact on traffic on the environment	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Overall the option has a negligible effect on the objective.		0	0	0	Overall the option has a negligible effect on the objective.	
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality		0	0	0	Likely to have a minimal impact on air quality	
11. To conserve and enhance biodiversity	++	++	++	Potentially significant positive effects by protecting important environmental assets from inappropriate development.		++	++	++	Potentially significant positive effect by protecting important environmental assets from inappropriate development. Further benefits by introducing additional spatial constraints in areas such as the Lough Neagh/ Lough Beg shores, the Sperrin's and Clogher Valley.	

Assessment of Alternatives - Environmental Protection - Strategic Approach



SA/SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Current approach i.e. Each application considered on its merits taking account of international, national and local designations and associated policies contained in PPS 2 Natural Heritage.				Current approach but with introduction of spatial designations i.e. Special Countryside Areas (SCA's) Areas of Constraint on Wind Turbines and High Structures (AoC's) and Areas of Constraint on Mineral Development (ACMD's).			
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effects. This option enables protection, conservation and enhancement of the districts sensitive landscapes. Evidence would suggest however that Areas of High Scenic Value designations and associated policies have afforded sufficient protection to areas of scenic quality.	++	++	++	Likely significant positive effects. This option gives an additional layer of protection to vulnerable landscapes by introducing spatial constraints in sensitive areas such as the High Sperrins and along the Lough Shore.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive impacts by protecting the settings of built and natural heritage assets and fostering a sense of place and local distinctiveness	++	++	++	Likely significant positive impacts by protecting the settings of built and natural heritage assets and fostering a sense of place and local distinctiveness. Additional protection afforded to areas such as the Lough Shore, Beaghmore and the Sperrins under this approach.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects by conserving land quality and soil resources within identified sensitive areas.	+	+	+	Likely positive effects by conserving land quality and soil resources within identified sensitive areas. Introduction of additional spatial constraints can provide an additional layer of protection in specific areas.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. Maintaining and enhancing environmental /tourism assets and providing a good quality environment can provide benefits that enhance economic performance.	+	+	+	Likely positive effects. Maintaining and enhancing Environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. This approach seeks to protect important assets while at the same time facilitate opportunities for employment creation.	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of the Sperrins, Slieve Beach and the Lough Shore.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. This approach seeks to protect important assets while at the same time allow opportunities for regeneration and employment creation.	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of the Sperrins, Slieve Beach and the Lough Shore.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment eg. tourism related development. This approach seeks to protect important assets while at the same time allow opportunities for investment and employment creation.	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment eg. tourism related development. This approach seeks to protect important assets while at the same time allow opportunities for investment and employment creation.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns	0	0	0	Likely to have a minimal impact on efficient movement patterns

Assessment of Alternatives - Environmental Protection - Strategic Approach



SA/SEA Objectives	Option 1.				Option 2.			
	Current approach i.e. Each application considered on its merits taking account of international, national and local designations and associated policies contained in PPS 2 Natural Heritage.							
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Environmental Protection Strategic Approach								
Social Effects	The careful management, maintenance and enhancement of vulnerable landscapes can both directly and indirectly help improve living standards, health and well-being, and our quality of life. By giving additional protection to our most vulnerable landscapes under approach 2 through the introduction of Special Countryside Areas and Areas of Constraint, benefits can be further enhanced.							
Environmental Effects	Both approaches can bring positive or significantly positive effects, by conserving and protecting biodiversity and enhancing historical and cultural assets and protecting and maintaining green and blue infrastructure. Evidence would suggest that existing Areas of High Scenic Value (Approach 1) have no afforded suffi to areas of scenic quality as originally intended. Approach 2 can bring additional benefits in this regard given the nature, location and extent of spatial constraints and the sensitivity of landscapes it seeks to protect.							
Economic Effects	Both approaches can bring positive environmental effects. Our environmental assets and a good quality environment provide benefits that enhance economic performance and offer new opportunities for investment and employment such as tourism related development.							
Mitigation and Enhancement	No significant environmental effects have been identified from either approach. There is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage and application of related criterion based policies including for example, Natural Heritage, Built Heritage and Tourism Development policies.							
Preferred Option	Adopt Option 2- Current approach but with introduction of spatial designations i.e. Special Countryside Areas, Areas of Constraint on Wind Turbines and High Structures and Areas of Constraint on Mineral Development.							

Key									
Option 2.									
SA / SEA Objectives	Option 1.				Comments	Option 2.			
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely positive effect by encouraging and facilitating the use of sustainable and healthier modes of travel.		+	+	+	Likely positive effect by encouraging and facilitating the use of sustainable and healthier modes of travel and the efficient use of the private car.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact by improving access to sustainable modes of travel thereby encouraging healthier lifestyles through for example increased walking and cycling provision and discouraging the use of private car.		+	+	+	Likely positive effect by encouraging and facilitating the use of sustainable and healthier modes of travel and the efficient use of the private car.
3. To improve the education and skills of the population	+	+	+	Likely minimal effect on this objective.		+	+	+	Likely minimal effect on this objective.
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship
5. To reduce crime and anti- social activity	N/R	N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impact by improving access to public transport making access to community activities and events easier.		+	+	+	Likely positive effect providing the greatest choice of transport to all i.e. by encouraging and facilitating the use of sustainable and healthier modes of travel and the efficient use of the private car.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effect by improving access to and facilitating sustainable modes of transport, especially to those most in need.		+	+	+	Likely positive effect by encouraging and facilitating the use of both sustainable modes of travel and the efficient use of the private car.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive effect. By encouraging the use of public transport and other more environmentally friendly forms of transport such as walking and cycling which in turn should decrease traffic congestion and traffic pollution.		-	-	-	Likely negative effect from this approach as it seeks to facilitate and improve existing roads infrastructure, and therefore private car usage. This may be offset to some degree as it also encourages the use of sustainable modes of travel.

Key									
Option 2.									
SA / SEA Objectives	Option 1.				Comments		Short Term	Med. Term	Long Term
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship	
10. To improve air quality	+	+	+	Whilst this approach has the potential to have a significant positive effect by encouraging the use of public transport and other more environmentally friendly forms of transport such as walking and cycling, however, given the existing public transport provision and Mid Ulsters high reliance on the private car the overall impact is likely to be a minor positive.	-	-	-	Likely negative effect from this approach as it seeks to facilitate and improve existing roads infrastructure, and therefore private car usage. This may be offset to some degree as it also encourages the use of sustainable modes of travel.	
11. To conserve and enhance biodiversity	+	+	+	Likely to have a positive impact on biodiversity by potentially reducing noise and air emissions that may be detrimental to biodiversity and potentially causing habitat fragmentation.	-	-	-	Likely to have a negative impact on biodiversity by potentially increasing noise and air emissions detrimental to biodiversity causing habitat fragmentation, although marginally offset to some degree through the simultaneous promotion and facilitation of more sustainable modes of travel.	
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effect by taking cars out of towns and reducing the need for car parks within or near town centres	-	-	-	Likely negative effect by resulting in more car parks and parking within the town that may adversely impact on landscape and townscape quality. This negative effect may be offset to some degree over the longterm through the encouragement and promotion of more sustainable modes of travel.	
	-	-	-	Likely negative effect by increasing the likelihood of new public transport infrastructure schemes which have potential to negatively impact on the landscape / townscape quality if not carefully sited and mitigated against.	-	-	-		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effect by reducing the level of emissions/pollutants, particularly within towncentre areas where congestion can be greatest.	-	-	-	Likely negative impact by increasing the demand for car parks and parking within town centres in particular which may negatively impact on the historic environment and cultural assets if not carefully controlled or	

Key									
Option 2.									
SA / SEA Objectives	Option 1.				Comments	Option 2.			
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term	Comments
	-	-	-		This approach may result in a greater likelihood of new public transport infrastructure schemes which have the potential to negatively impact on the historic environment and cultural assets if not carefully sited and mitigated against.	-	-	-	mitigated. This negative effect may be offset to some degree over the longterm through the encouragement and promotion of more sustainable modes of travel.
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++		Likely significant positive effect by encouraging and facilitating the use of sustainable modes of travel, thereby reducing emission of climate change causing pollutants	-	-	-	Likely negative effect as encouraging the use of the private vehicle which may result in higher emissions increasing our carbon footprint and vulnerability to climate change. This negative effect may be offset to some degree over the longterm through the encouragement and promotion of more sustainable modes of travel.
15. To reduce flood risk and the adverse consequences of flooding	+	+	+		Likely positive effect by encouraging and facilitating the use of sustainable and modes of travel.	-	-	-	Likely negative effect by encouraging the use of the private vehicle which may result in higher emissions of climate change causing pollutants and the likelihood of damage to properties from extreme storm events. This negative effect may be offset to some degree over the longterm through the encouragement and promotion of more sustainable modes of travel.
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R		No direct relationship	N/R	N/R	N/R	No direct relationship
17. To conserve and enhance land quality and soil resources	0	0	0		Likely minimal effect on this objective	0	0	0	Likely minimal effect on this objective.
18. To encourage sustainable economic growth	-	-	-		Likely positive effects. The integration of transport and land use is fundamental to the objective of furthering sustainable development. A modern sustainable safe transportation system can help rebuild and rebalance the economy.	+	+	+	This approach can have positive effects although this will depend on how well sustainable modes to travel or encouraged and on the level of provision of, for e.g. park and rides, walk ways etc. There may be risks by focusing too much on infrastructural improvements at the expense of more sustainable modes of travel, although this may be monitored.

Key						Option 2.			
Option 1.						Maximise the use of roads whilst promoting the use of sustainable modes of transport through measures such as: designing for buses within our settlements, park & ride facilities.			

+	0	?	++	N/R
Positive	Neutral	Uncertain	Major Positive	No Relationship
-				
Negative				

Key

SA / SEA Objectives	Option 1.				Option 2.			
	Maximise the use of public transport and walking and cycling as the primary modes of travel within Mid Ulster.				Maximise the use of roads whilst promoting the use of sustainable modes of transport through measures such as: designing for buses within our settlements, park & ride facilities.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Transportation and Connectivity - Strategic Approach								
Social Effects	Approach 1, to a lesser extent approach 2 can be socially beneficial by encouraging and facilitating the use of sustainable and healthy modes of travel giving people a greater choice of travel options.							
Environmental Effects	Approach 1 is the most environmental friendly option as it focuses on the use of sustainable modes of transport which may result in decreased traffic volume and traffic emissions/pollutants, less air pollution, and reduce contributions to climate change and habitat fragmentation. In contrast,, As Approach 2 seeks to facilitate and improve existing roads infrastructure, and therefore private car usage it may also have minor negative environmental effects although this may be offset to some degree as it also encourages the use of sustainable modes of travel.							
Economic Effects	Approach 1 is likely to have significant positive economic effects. The integration of transport and land use is fundamental to the objective of furthering sustainable development. A modern sustainable safe transportation system can help rebuild and rebalance the economy. Although there is a heavy reliance on the private car within Mid Ulster there are an increasing number who rely on public transport to meet their every day needs who may be adversely affected, particularly in the longterm, by this approach. Approach 3 has the potential to achieve balanced effects as it may be economically beneficial, as it seeks to maximise the use of roads and whilst promoting more sustainable modes of transport.							
Mitigation and Enhancement	The minor negative effects associated with preferred option 2 cannot be helped given that it seeks to facilitate a better roads infrastructure and thereby indirectly encouraging the use of the private car. This however may be offset to some degree over the long term by improving public transport options and through the careful selection of new tinfratructural projects, as and when required.							
Preferred Option	Adopt Option 2 - Maximise the use of roads whilst promoting the use of sustainable modes of transport through measures such as: designing for buses within our settlements, park & ride facilities.							



Key

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site A.				Comments
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+		Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0		The location of new economic development is not expected to have a direct effect on crime and social activity, which will be influenced by wider social factors. The likely effects on this SA objective are therefore negligible.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8. To reduce the effect of traffic on the environment	-	-	-		Likely negative impact. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "good." It is felt that the good accessibility of this site will enable workers to access it without using their car as it has good public transport links and fair accessibility for cyclists. Although this should help counteract the negative impact of traffic caused by day to day operational traffic, the overall impact is likely to be negative.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		Likely negative impact. The zoning of any economic land may lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-		Likely negative impact. The increased operational traffic and associated emissions from economic development will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the zoning of this site could have an effect on air quality in Dungannon as a result of congestion at peak times. Although this may be offset to some degree given the sites overall good accessibility from sustainable modes of transport, an overall negative effect is anticipated.
11. To conserve and enhance biodiversity	-	-	-		Likely negative impact. NED have indicated that this site has high potential for open mosaic priority habitat which can be valuable for protected species and rare invertebrates. There is also a waterbody which is likely to be of high biodiversity value to a range of species.



Key

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site A.			Comments
	Short Term	Med. Term	Long Term	
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impact. The site is located outside the settlement limit and consists of greenfield land. Therefore any attempt to zone this land and include it within the settlement limit is likely to have the potential for a negative impact on landscape quality.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Likely minor negative impact. Part of the site lies in close proximity to the Grade 2 listed Drumglass House and its setting.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. Although this may be offset to some degree given the sites good accessibility to sustainable modes of transport the overall impact is likely to be negative.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the flood plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry with "good" transport accessibility.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects in terms of job creation, increased economic performance and regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at this site close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	The site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. TNI have described the overall accessibility of the site as "good" with "good" public transport accessibility and "fair" cycling accessibility.
	-	-	-	Road junctions in the vicinity of the site are already experiencing significant congestion at peak times. Additional development at this location could therefore exacerbate this problem, resulting in a negative impact.



Key

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site A.			Comments
	Short Term	Med. Term	Long Term	
Summary - Economic Zoning Options. Dungannon, Site A				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	Although no significant environmental impacts are anticipated, there may be some minor negative impacts on biodiversity, landscape, built heritage, flood risk and soil quality.			
Economic Effects	Economic impacts are largely positive due to the potential for job creation and the increased attractiveness of the area to inward investment.			
Mitigation and Enhancement	Negative impacts on biodiversity and landscape may be mitigated by employing KSR's requiring retention of existing trees, hedgerows and woodland areas within and around the site, a full ecological assessment of the site and retention of the body of water within the site. Mitigation for impacts on water quality could include the encouragement of the use of SuDS. A KSR requiring access from the A 29 Cooksown Road with infrastructure improvements to the carriageway along with a new footway/cycle provision to the nearest/pedestrian cycle link could go some way to alleviating concerns about traffic congestion and impacts on air quality.			
Preferred Option	Dungannon Site A - potential candidate economic development zoning. Take forward to second stage assessment.			

Key

+	-	0	?	++	---	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site B				Comments
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+		Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0		Minimal impact on this objective
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8. To reduce the effect of traffic on the environment	-	-	-		Likely negative impact. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "poor" and therefore access to the site by workers is likely to be achieved via the private car, thus exacerbating the impact negative impacts of the generation of excess day to day operational traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-		Likely negative impact. The increased operational traffic and associated emissions from economic development will mean that this zoning may have negative effects in terms of air quality. TNI have also advised that the zoning of this site could have an affect on air quality in Dungannon, particularly at local junctions which are already experiencing significant congestion.
11. To conserve and enhance biodiversity	-	-	-		Likely negative effect due to the potential for the loss of trees and hedgerows both within and on the perimeter of the site.

Appraisal of Reasonable Alternatives - Dungannon Site B

Key

+	-	0	?	++	---	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site B			Comments
	Short Term	Med. Term	Long Term	
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely minor effect. The site comprises an area of greenfield land, slightly elevated above the level of the public road. Any development on this site would be visible in both directions along the main Cookstown Road. Industrial/ development on this site could potentially have a negative impact on local landscape quality.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	HED have not advised of any historic environment features which are likely to be directly affected by this zoning. NED have advised that the site is home to significant earth science features and is part of the Derraghadoan Pit Earth Science Review Site. They have advised that development should be careful not to eradicate these features. The requirement to do this is likely to have a negative impact on the site's ability to accommodate industrial development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The increased operational traffic and associated emissions from factories and the likelihood of the use of the private car by workers, will mean that any economic zoning will have negative effects in terms of air quality. TNI have also advised that the zoning of this site could have an effect on air quality in Dungannon, particularly at local junctions which are already experiencing significant congestion.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although it may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land and therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	Likely positive effect on this objective by facilitating employment creation.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effects on this objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely to have positive effects in terms of economic performance and regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at this site close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	The site has been assessed by TNI as having poor accessibility in terms of sustainable modes of transport. At present traffic heading from this site would have to negotiate Dungannon town including junctions which are already experiencing significant pressure, thereby exacerbating congestion problems in this area at peak times.



SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site B			Comments
	Short Term	Med. Term	Long Term	
	+	+	+	The site benefits from being located immediately adjacent to the main spinal transport corridor running through Mid Ulster i.e. A29 and this lends itself to supporting an efficient movement pattern.

Key

+	-	0	?	++	---	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site B				Comments
	Short Term	Med. Term	Long Term		
Summary - Economic Zoning Options. Dungannon, Site B					
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.				
Environmental Effects	Potentially significant impacts on local landscape quality, and additional negative effects on biodiversity, water quality, flood risk and air quality.				
Economic Effects	Economic impacts are largely positive due to the potential for job creation and the increased attractiveness of the area to inward investment.				
Mitigation and Enhancement	Negative impacts on biodiversity and landscape may be mitigated by employing KSR's requiring retention of existing trees, hedgerows within and around the site and a generous buffer planting along the roadside boundary. Mitigation for impacts on water quality could include the encouragement of the use of SuDS. A KSR requiring infrastructure improvements to the carriageway along with a new footway/cycle provision to the nearest/pedestrian cycle link could go some way to alleviating concerns about traffic congestion, impacts on air quality and the sites overall poor accessibility by sustainable modes of transport.				
Preferred Option	Dungannon Site B - potential candidate economic development zoning. Take forward to second stage assessment.				

Appraisal of Reasonable Alternatives - Dungannon - Site C



SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site C					Comments
SA/SEA Objectives	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+		Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0		The location of new economic development is not expected to have a direct effect on crime and social activity, which will be influenced by wider social factors. The likely effects on this SA objective are therefore negligible.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8. To reduce the effect of traffic on the environment	-	-	-		Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. Whilst TNI have advised that the overall accessibility from this site to sustainable modes of transport site is "fair" the Granville Road is currently unsuitable for higher volumes of HGV's. The overall impact is therefore likely to be negative.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-		The increased operational traffic and associated emissions from economic development will mean that any economic zoning will have negative effects in terms of air quality.
11. To conserve and enhance biodiversity	-	-	-		There is a waterbody close to the site and the associated marshy grassland is likely to be of high biodiversity value to a range of species. There are also mature trees throughout the site.

Appraisal of Reasonable Alternatives - Dungannon - Site C

Key

+	-	0	?	++	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain	Major Positive		

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site C				Comments
	Short Term	Med. Term	Long Term		
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		Likely minor negative effect on this objective. The site is located outside the settlement limit and consists of greenfield land detached from the settlement of Dungannon. It is a large site, part of which is visible from the Granville Road which defines the sites north-western boundary. Economic development on this site may have a negative impact on local landscape quality.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-		Likely significant effect on this objective. The site incorporates a rath, (SMR TYR 54:13) which has a setting an relationship with other elements of the historic landscape, including a possible Crannog site located in the lake immediately east, which is included within LLPA 03 Ballysaggart Lough.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-		The increased operational traffic and associated emissions from factories and the likelihood of the use of the private car by workers, will mean that any economic zoning will have negative effects in terms of air quality. Although this may be offset to some degree given the sites 'fair' accessibility to sustainable modes of transport, an overall negative impact is anticipated.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		Likely significant effect on this objective. DfI Rivers have indicated that part of this site lies within the Strategic Map flood plain.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-		All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+		The zoning of this site will help facilitate economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++		Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Likely positive effects in terms of job creation, increased economic performance and regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		The creation of economic development at this site close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-		Likely negative effect. The site is not located adjacent to a main transport corridor but is instead located adjacent to a relatively minor road which TNI have stated is currently unsuitable for higher volumes of traffic.

Appraisal of Reasonable Alternatives - Dungannon - Site C

Key

+	Positive
-	Negative
0	Neutral
?	Uncertain
++	Major Positive
--	Major Negative
N/R	No Relationship

SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. Dungannon, Site C			Comments
	Short Term	Med. Term	Long Term	
	+	+	+	Likely positive effect. Accessibility to the site From sustainable modes of transport has been described as fair and this means workers can potentially access the site without needing to use their car, thus reducing traffic levels on our roads.

Appraisal of Reasonable Alternatives - Dungannon - Site C



SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options: Dungannon, Site C				Comments
	Short Term	Med. Term	Long Term	Term	
Summary - Economic Zoning Options. Dungannon, Site C					
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.				
Environmental Effects	The environmental impacts of this site are largely negative. Development of the whole site could significantly impact on built heritage, flood risk and local landscape quality.				
Economic Effects	Economic impacts are largely positive due to the potential for job creation and the increased attractiveness of the area to inward investment.				
Mitigation and Enhancement	It may be difficult to mitigate against potential impacts on built heritage effectively ruling a large part of the site for development. Identified flood risk areas may be excluded from potential development and the requirement to submit a FRA , Drainage Assessment and the encouragement to SUDS may also provide some mitigation. Potential adverse impacts biodiversity may be alleviated by requiring the retention of the waterbody and wet land areas as a buffer and retaining the trees in order to provide a linkage to the waterbody.				
Preferred Option	Dungannon Site C not taken forward for second stage assessment.				

Appraisal of Reasonable Alternatives - Dungannon Site D

Key



SA/SEA Assessment for the Economic Zoning Options - Dungannon, Site D					Comments
SA/SEA Objectives	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+		Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0		The location of new economic development is not expected to have a direct effect on crime and social activity, which will be influenced by wider social factors. The likely effects on this SA objective are therefore negligible.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8. To reduce the effect of traffic on the environment	-	-	-		Likely negative impact. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. Whilst TNI have advised that the overall accessibility from this site to sustainable modes of transport site is "fair" the Killyman road is currently unsuitable for higher volumes of HGV's. The overall impact is therefore likely to be negative.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		Likely negative impact. The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-		Likely negative impact. The increased operational traffic and associated emissions from economic development will mean that any economic zoning will have negative effects in terms of air quality.
11. To conserve and enhance biodiversity	-	-	-		The site is located outside the settlement limit and consists of greenfield land detached from the settlement of Dungannon. If zoned for industry and subsequently developed is likely to have a negative impact on bats at the nearby woodland.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		Any economic development on this site is likely to have negative impacts on local landscape quality.

Appraisal of Reasonable Alternatives - Dungannon Site D

Key



SA/SEA Assessment for the Economic Zoning Options - Dungannon, Site D					Comments
SA/SEA Objectives	Short Term	Med. Term	Long Term		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0		likely to have a negligible effect on this objective. There are no records of built heritage interests within or in close proximity to the site.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-		The increased operational traffic and associated emissions from economic development and the likelihood of the use of the private car by workers, will mean that any economic zoning will have negative effects in terms of air quality.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		DFI Rivers have indicated that this site is within a flood plain. A small portion of the site is located within the Flood Hazard Map. Although the area of flood risk is small, it is central to the body of the site and therefore may cause a problem for the comprehensive development of the site.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-		All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+		The zoning of this site will help facilitate economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++		Likely significant positive effect on this objective by facilitating employment creation
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Likely positive effects in terms of job creation, increased economic performance and regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		The creation of economic development at this site close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-		The site is not located adjacent to a relatively minor road (B34) which TNI have stated is currently unsuitable for higher volumes of traffic.
	+	+	+		Accessibility to the site by sustainable modes of transport have been described as fair by DFI which means workers can potentially access the site without needing to use their car, thus reducing traffic levels on our roads giving everyone a reasonable opportunity for to access the site for employment purposes. The site is also located very close to a major area of existing industry and this would lend itself to supporting efficient patterns of movement. Even although access is onto a minor road which would need improvement, access to the M1 from this site does not require traffic to negotiate Dungannon town, therefore increasing efficiency levels.



SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options - Dungannon, Site D				Comments
	Short Term	Med. Term	Long Term		
Summary - Economic Zoning Options. Dungannon, Site D					
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.				
Environmental Effects	Potentially significant environmental effects in terms of potential flood risk. There are likely to be other minor negative effects on biodiversity, air quality, soil quality and the local landscape.				
Economic Effects	Economic impacts are largely positive due to the potential for job creation and the increased attractiveness of the area to inward investment.				
Mitigation and Enhancement	Impacts in terms of flood risk may be alleviated by avoiding/excluding those areas identified as prone to flooding. A KSR requiring an FRA may also be necessary if this site was otherwise found suitable for zoning. Mitigation for the impact on biodiversity may include attaching KSR's attached any zoning requiring the need to carry out appropriate wildlife assessment, to provide dark stream corridors and putting restraints on certain types of lighting given the likelihood of bats within the site. The encouragement of the use of SuDS can help mitigate against potential harm to water quality.				
Preferred Option	Dungannon Site D not taken forward for second stage assessment.				

Appraisal of Reasonable Alternatives Granville - Site A

Key											
+	Positive	0	Neutral	?	Uncertain	++	Major Positive	+	Minor Positive	N/R	No Relationship

SA/SEA Matrix for the Economic Zoning Options - Granville, Site A.											
SA/SEA Objectives		Short Term	Med. Term	Long Term	Comments						
1. To reduce poverty and social exclusion		+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects. At over 21 hectares this is the largest possible zoning within Granville and as such has the potential to provide greater benefits in relation to this objective.						
2. To improve the health and wellbeing of the population		+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.						
3. To improve the education and skills of the population		-	-	-	An existing dwelling is located within the western most portion of this site and there is potential for the zoning of this site for industry to have a negative effect on the amenity of this property. Mitigation of these likely impacts could be achieved through the use of key site requirements such as an appropriate separation distance and introduction of a planted landscaped buffer.						
4. To provide everybody with the opportunity to live in a decent home		+	+	+	The location of employment sites will not have a direct effect on improving the education of the population however the facilitation of new jobs via new economic zonings could lead to an increase in employment levels, and could potentially lead to an increase in the skills of the population, therefore a minor positive has been identified.						
5. To reduce crime and anti-social activity		-	-	-	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will likely increase household revenues and provide people with opportunities to access decent housing.						
6. To encourage a sense of community and promote a more equal and inclusive society		0	0	0	An existing dwelling is located within the western most portion of this site and there is potential for the zoning of this site for industry to have a negative effect on the amenity of the property. Mitigation of the likely impacts could be achieved through the use of key site requirements such as an appropriate separation distance and introduction of a planted landscaped buffer.						
7. To improve accessibility to key services, especially for those most in need		N/R	N/R	N/R	The location of employment sites will not effect this objective significantly. It is possible that the provision of job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the Granville/Dungannon area, thereby reducing the levels of crime; however this would be an indirect effect and cannot be assumed.						
8. To reduce the effect of traffic on the environment		N/R	N/R	N/R	No relationship						
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		-	-	-	No relationship						
10. To improve air quality		-	-	-	Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI recognise that the Granville industrial estate is generally well located in terms of vehicular access to the strategic road network. The site is located close to main A4 and also has been assessed by DfI Roads as having an overall 'fair' accessibility to public transport and cycling. Therefore, a minor negative effect is likely for this objective.						
		-	-	-	The location of economic zonings would not have a direct effect on levels of water quality, which would ultimately be influenced by factors such as whether there is capacity at the district's sewage treatment works to treat the additional wastewater generated. The zoning of any economic land will however lead to increased levels of hard surfaces and increased run off to watercourses however mitigation is possible through use of SuDS and permeable surfaces, as such a minor negative is likely.						
		-	-	-	Additional vehicles (in particular HGVs) associated with the site would likely contribute to additional emissions in this area, resulting in a negative effect on air quality. Whilst TNI have advised that the overall accessibility of this site to be 'fair' in relation to cycling and walking, it is felt that the level of accessibility to the site will not counter the excess traffic generation / factory emissions and therefore a minor negative effect is likely.						

Appraisal of Reasonable Alternatives Granville - Site A

Key				
+	0	?	++	N/R
Positive	Neutral	Uncertain	Major Positive	No Relationship
-	-	-	-	-
Negative				

SA/SEA Matrix for the Economic Zoning Options - Granville, Site A.				
SA/SEA Objectives	Short Term	Med. Term	Long Term	Comments
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect. NED have indicated that this site is bounded by mature hedgerows which are linked to a nearby woodland. Development of this site would likely have a negative effect on the wildlife and biodiversity contained within these habitats, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. They have also raised the need to be mindful of the potential for roosting bats (due to proximity to Lough Eskragh) in existing buildings which are on the site, should they need to be demolished to accommodate economic development.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	The site is located in and around a locally prominent drumlin which lies to the south-southwest of the existing industry at Granville. The highest point of the site is located centrally within the site and development of this central area could have a significant negative impact on this objective. The A4 runs along the southern boundary of the site so that the southern portion of the site would also be highly visible from the main transport corridor. However the lower ground on the northern and western side of the site would be somewhat screened from the main vantage point on the A4 by the existing topography. Given the prominence and wide visibility of the central part of the site it is considered that zoning it for economic development is likely to have a significant negative impact on landscape character and quality.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	This site, if developed for industry is unlikely to lead to any impact either positive or negative on the historic environment or cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to some surface water flooding in the west of the site; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	Notwithstanding a dwelling and farm grouping located centrally within the site the remainder of the site is greenfield and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry with "fair" transport accessibility.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effect on this objective by facilitating employment creation.

Appraisal of Reasonable Alternatives Granville - Site A

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	---	Major Negative	N/R	No Relationship
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SA/SEA Matrix for the Economic Zoning Options - Granville, Site A.		Comments		
SA/SEA Objectives		Short Term	Med. Term	Long Term
20. To reduce disparities in economic performance and promote sustainable regeneration		+	+	+
21. To encourage and accommodate both indigenous and inward investment		+	+	+
22. To encourage efficient patterns of movement in support of economic growth		+	+	+

Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.

The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.

The site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. TNI have described accessibility of the site as "fair" and Isochrome maps provided by TNI have shown that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.

Appraisal of Reasonable Alternatives Granville - Site A

Key											
+	Positive	0	Neutral	?	Uncertain	++	Major Positive	+	Minor Positive	N/R	No Relationship

SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site A.			Comments
	Short Term	Med. Term	Long Term	
Summary - Economic Zoning Options - Granville, Site A				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	There are potentially significant landscape impacts from the development of this site, particularly the central portion which is widely visible from the public roads network.			
Economic Effects	Economic impacts are all positive due to the potential for job creation and the increased attractiveness of the area to inward investment. The site receives a double positive score because of its accessibility and how this allows job creation for everybody in our District.			
Mitigation and Enhancement	Potential for mitigation on landscape impacts by excluding those parts of the site that are visually prominent from any future zoning. Other potentially adverse impacts on the less elevated parts of the site may be mitigated against by including Key Site Requirements on for example, the retention of hedgerows, the requirement of a bat survey where existing buildings must be demolished, the use of SuDS, and the introduction of an appropriately scaled landscaped buffer around existing development. Potential for enhancement in the amenity value of the site by requiring integration of existing blocks of woodland into any new development scheme.			
Preferred Option	Granville Site A - Potential candidate site for economic development zoning. Take forward to second stage assessment.			

Appraisal of Reasonable Alternatives - Granville Site B

Key

+	-	0	?	++	---	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site B.			Comments
	Short Term	Med. Term	Long Term	
1. To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0	The location of employment sites will not effect this objective significantly. The argument may be made for improved prosperity from job creation being linked to reduced levels of crime but crime levels in Granville are not significant at present.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8. To reduce the effect of traffic on the environment	-	-	-	Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "fair" as opposed to "good". It is felt that "fair" accessibility and proximity to the strategic roads network is not enough to counteract the negative effects caused by excess traffic generation resulting from industrial operations and therefore, the score for this objective is marked as a negative.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "fair" as opposed to "good" and, as with Granville as a whole, is well located in terms of the strategic roads network. Notwithstanding, it is felt that the level of accessibility to the site will not counter the excess traffic generation / factory emissions and that because of this, the score for this objective is negative.
11. To conserve and enhance biodiversity	-	-	-	Potentially negative effects on biodiversity in terms of tree/ hedgerow loss or damage and associated fragmentation of and isolation of habitats.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Given the topography and aspect of this site and is proximity to the public roads network any new development located anywhere on the site will be widely visible resulting in potentially significant adverse visual impacts on the local landscape

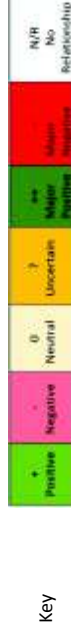
Appraisal of Reasonable Alternatives - Granville Site B

Key

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site B.			Comments
	Short Term	Med. Term	Long Term	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	Baseline evidence would suggest that there would be minimal impact on the historic environment or cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The excess traffic and associated emissions from factories will increase contributions to climate change, although this will be offset to some extent given 'TNI's 'fair' rating in terms of access to sustainable modes of transport and the fact it is well located to the strategic roads network.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely significant impact on this objective. DfI Rivers Agency and the Strategic flood Maps indicate that the western portion of the site is located within the Strategic Flood Plain.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry accessibility described as "fair."
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. Accessibility to this site has been described as "fair." Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site

Appraisal of Reasonable Alternatives - Granville Site B



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site B.			Comments
	Short Term	Med. Term	Long Term	
Summary - Economic Zoning Options. Granville, Site B				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	There are potentially significant adverse effects in terms of flood risk as the wester portion of the site falls within the Strategic Flood plain. There are also potentially significant impacts on the landscape, given its overall, topography, aspect and proximity to the roads network. There are also potentially minor negative impacts in terms of traffic generation, air quality, climate change and soil resources.			
Economic Effects	Economic impacts are all positive due to the potential for job creation and the increased attractiveness of the area to inward investment.			
Mitigation and Enhancement	Potential Flood risk mitigation by reducing the overall site to avoid those areas located within the strategic flood plain. Alternatively, include a KSR requiring a Flood Risk Assessment to be carried out as part of any proposal. Landscape impacts may be alleviated by including a KSR on buffer planting on the perimeter of the site. Impact on Biodiversity can be alleviated by including KSR's requiring the retention of trees and hedgerows along the site perimeter and the existing stream within the site. The encouragement of the use of SuDS can also alleviate potential flooding and impacts on water quality.			
Preferred Option	Granville Site B not taken forward for second stage assessment.			

Appraisal of Reasonable Alternatives - Granville Site C



SA/SEA Objectives		SA/SEA Assessment for the Economic Zoning Options - Granville, Site C			Comments
		Short Term	Med. Term	Long Term	
1. To reduce poverty and social exclusion		+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population		+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population		+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home		+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity		0	0	0	The location of employment sites will not effect this objective significantly. The argument may be made for improved prosperity from job creation being linked to reduced levels of crime but crime levels in Granville are not significant at present.
6. To encourage a sense of community and promote a more equal and inclusive society		N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need		N/R	N/R	N/R	No relationship
8. To reduce the effect of traffic on the environment		-	-	-	Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "fair" as opposed to "good". It is felt that "fair" accessibility and proximity to the strategic roads network is not enough to counteract the negative effects caused by excess traffic generation resulting from industrial operations and therefore, the score for this objective is marked as a negative.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		-	-	-	The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality		-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "fair" as opposed to "good" and, as with Granville as a whole, is well located in terms of the strategic roads network. Notwithstanding, it is felt that the level of accessibility to the site will not counter the excess traffic generation / factory emissions and that because of this, the score for this objective is negative.
11. To conserve and enhance biodiversity		-	-	-	Likely negative effect. NED have indicated that this site is bounded by mature hedgerows which are linked to a nearby woodland. Development of this site would likely have a negative effect on the wildlife and biodiversity contained within these habitats, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. They have also raised the need to be mindful of the potential for roosting bats (due to proximity to Lough Eskragh) in existing buildings which are on the site, should they need to be demolished to accommodate economic development.
12. To maintain and enhance the character and quality of landscapes and townscapes		-	-	-	Likely to have a minor negative impact on this objective by introducing new industrial type buildings on a greenfield site. The landscape impacts caused by developing this site would be alleviated to some extent due to its topography and its location and surrounding context.

Appraisal of Reasonable Alternatives - Granville Site C



SA/SEA Assessment for the Economic Zoning Options - Granville, Site C					Comments
SA/SEA Objectives	Short Term	Med. Term	Long Term		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0		Baseline evidence would suggest that there would be minimal impact on the historic environment or cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-		Likely negative impact. The excess traffic and associated emissions from economic/industrial type development may increase contributions to climate change. This however, may be offset to some extent given 'TNI's 'fair' rating in terms of access to sustainable modes of transport and the fact it is well located to the strategic roads network.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-		likely negative impact. All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+		The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy, located in an existing area of industry / employment.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++		Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		The creation of economic development at any of the Granville sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+		This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement . Accessibility to this site has been described as "fair." Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.

Appraisal of Reasonable Alternatives - Granville Site C



SA/SEA Objectives	SA/SEA Assessment for the Economic Zoning Options - Granville, Site C				Comments
	Short Term	Med. Term	Long Term	Term	
Summary - Economic Zoning Options - Granville, Site C					
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.				
Environmental Effects	The environmental effects of zoning this site for economic development will be largely negative. Negative impacts will be experienced on biodiversity, traffic, volumes, air quality, water quality and loss of soil resources.				
Economic Effects	Economic benefits are largely positive due to the jobs which will be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.				
Mitigation and Enhancement	Impact on biodiversity can be alleviated by including KSR's requiring the retention of trees and hedgerow's along the site perimeter and along the existing stream within the site. The encouragement of the use of SuDS can also alleviate potential flooding and impacts on water quality.				
Preferred Option	Granville Site C - potential candidate economic development zoning. Take forward to second stage assessment				

Appraisal of Reasonable Alternatives - Granville Site D

Key



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site D.				Comments
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+		Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0		The location of employment sites will not effect this objective significantly. The argument may be made for improved prosperity from job creation being linked to reduced levels of crime but crime levels in Granville are not significant at present.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8. To reduce the effect of traffic on the environment	-	-	-		Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "fair" as opposed to "good". It is felt that "fair" accessibility and proximity to the strategic roads network is not enough to counteract the negative effects caused by excess traffic generation and therefore, the score for this objective is marked as a negative.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-		The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "fair" and is well located in terms of the strategic roads network. However, as it is, it is felt that the level of accessibility to the site will not counter the excess traffic generation / factory emissions and that because of this, the score for this objective is negative.
11. To conserve and enhance biodiversity	-	-	-		NED have advised that this site, if developed for industry, has the potential to impact upon the biodiversity of Eskragh Lough SLNCI. They have also advised that this site is bounded by mature hedgerows and that development could impact upon the biodiversity value of these. They have also raised the need to be mindful of the potential for roosting bats (due to the proximity of lakes in the area) in existing houses which are on the site, should they need to be demolished to accommodate economic development.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		Likely to have a significant negative impact on this objective by facilitating the introduction of new industrial type buildings on a greenfield site. The development of this steeply sloping site would likely involve significant earthworks to facilitate such development and the impact of these works would likely have a detrimental effect on the landscape character.

Appraisal of Reasonable Alternatives - Granville Site D

Key



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site D.			Comments
	Short Term	Med. Term	Long Term	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potential negative impact on this objective given the prevalence of ancient lakeside settlement sites in this adjoining area, zoning of this site may result in impacts on such sites. The site lies in close proximity to lough Eskragh (SLNCI) which has several lakeside settlement sites on its shores. HED advise that the potential impacts on the setting of ancient activity should be considered, as should the potential for encountering previously unidentified dry land remains associated with these already identified archaeological sites. The impact on such sites could be mitigated against through the use of key site requirements for archaeological evaluation/mitigation.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative impact. The excess traffic and associated emissions from economic/industrial type development may increase contributions to climate change. This however, may be offset to some extent given 'TNI's 'fair' rating in terms of access to sustainable modes of transport and the fact it is well located to the strategic roads network.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	This site is not located in a flood plain or is not prone to surface water flooding. The development of this site for economic reasons therefore will not have any negative impact on flood risk.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy, located in an existing area of industry / employment.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of the Granville sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement . Accessibility to this site has been described as "fair." Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes.

Appraisal of Reasonable Alternatives - Granville Site D

Key



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site D.			Comments
	Short Term	Med. Term	Long Term	
Summary - Economic Zoning Options - Granville, Site D				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	The environmental effects of zoning this site for economic development will be largely negative. There are potential negative effects on the archaeological value of Eskra Lough. Minor negative impacts may also experienced on biodiversity, , air quality, water quality soil resources.			
Economic Effects	Economic benefits are largely positive due to the potential for jobs to be reated by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.			
Mitigation and Enhancement	The potentially adverse effect on built heritage may be offset or avoided by requiring archaeological evaluation of the site prior to its development. Other environmental mitigation measures could include retention of hedgerows, a buffer of 10m between being retained between the site and Eskragh Lough, bat surveys if houses need to be demolished or the encouragement of the use of SuDS. This site is not scored negatively in terms of impact on flood risk. There is also potential for a new generous landscape buffer between the site and Eskragh lough to be of recreational value if it was to be sensitively designed.			
Preferred Option	Granville Site D not taken forward for second stage assessment.			

Appraisal of Reasonable Alternatives - Granville Site E



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site E			Comments
	Short Term	Med. Term	Long Term	
1. To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	-	-	-	Given the presence of an existing dwelling located centrally in the site, there is potential for the zoning of this site for industry to have a negative effect on the amenity of this property.
	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
4. To provide everybody with the opportunity to live in a decent home	-	-	-	Given the presence of an existing dwelling located centrally in the site, there is potential for the zoning of this site for industry to have a negative effect on the amenity of this property.
	0	0	0	The location of employment sites will not effect this objective significantly. The argument may be made for improved prosperity from job creation being linked to reduced levels of crime but crime levels in Granville are not significant at present.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8. To reduce the effect of traffic on the environment	-	-	-	Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "poor" which will mean that there may be an over reliance on the public car by workers in order to access the site instead of using public transport or by walking or cycling. This is offset to some degree by the strategic location of the site in terms of the local roads network. An overall minor negative effect is therefore anticipated.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative effect. The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-	Likely negative effect. The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "poor" and this means that workers will be more reliant on their cars to access the site as opposed to being able to access it via walking, cycling or public transport. This is offset to some degree by the strategic location of the site in terms of the local roads network. An overall minor negative effect is therefore anticipated.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effected have advised that this site contains a possible wetland or grass land area which has the potential for biodiversity importance and therefore any development on the site would have to potential to cause damage to this area. They have also raised the need to be mindful of the potential for roosting bats (due to the proximity of lakes in the area) in existing houses which are on the site, should they need to be demolished to accommodate economic development.

Appraisal of Reasonable Alternatives - Granville Site E

Key

Positive	Negative	0 Neutral	?	Uncertain	Major Positive	Minor Positive	N/R No Relationship
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SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site E			Comments
	Short Term	Med. Term	Long Term	
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely to have a minor negative impact on this objective by facilitating the introduction of new industrial type buildings on a greenfield site. The landscape impacts caused by developing this site would be alleviated to some extent due to its topography, location and surrounding context.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potential negative impact on this objective given the prevalence of ancient lakeside settlement sites in this adjoining area, zoning of this site may result in impacts on such sites. The site lies in close proximity to Lough Eskragh (SLNCI) which has several lakeside settlement sites on its shores. HED advise that the potential impacts on the setting of ancient activity should be considered, as should the potential for encountering previously unidentified dry land remains associated with these already identified archaeological sites. The impact on such sites could be mitigated against through the use of key site requirements for archaeological evaluation/mitigation.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative effect. The excess traffic and associated emissions from factories will increase the contributions to climate change as will the traffic generated by workers needing to access the site which has been classed having "poor" accessibility. This however, may be offset to some extent given the sites proximity to the strategic roads network.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land and therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry accessibility described as "fair."
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effect. It is felt that even though the site may have "poor" accessibility in terms of ease of access via public transport, walking or cycling, the location close to existing industry and closeness to the main A4 transport corridor will lead to an efficient pattern of movement in relation to the operation of any industry which may be built on the site.



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site E				Comments
	Short Term	Med. Term	Long Term		
Summary - Economic Zoning Options - Granville, Site E					
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life. A dual impact has been assigned however due to the presence of a residential property within the site.				
Environmental Effects	The environmental effects of zoning this site for economic development will be largely negative. There are potential negative effects on the archaeological value of Eskra Lough. Minor negative impacts may also experienced on biodiversity, , air quality, water quality soil resources.				
Economic Effects	Economic benefits are largely positive due to the potential for jobs to be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.				
Mitigation and Enhancement	The potential negative effect on built heritage may be offset or avoided by requiring archaeological evaluation of the site prior to its development. Other environmental mitigation measures could include retention of hedgerows, a buffer of 10m between being retained between the site and Eskragh Lough, bat surveys if houses need to be demolished, or the encouragement of the use of SuDS.				
Preferred Option	Granville Site E - potential candidate economic development zoning. Take forward to second stage assessment				

Appraisal of Reasonable Alternatives - Granville Site F

Key

+	-	0	?	+++	---	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives		SA/SEA Matrix for the Economic Zoning Options - Granville, Site F				Comments
		Short Term	Med. Term	Long Term		
1.	To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2.	To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3.	To improve the education and skills of the population	+	+	+		Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4.	To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5.	To reduce crime and anti-social activity	0	0	0		Minimal impact on this objective.
6.	To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7.	To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8.	To reduce the effect of traffic on the environment	-	-	-		Likely minor negative effect. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "poor" which will mean that there may be a reliance on the private vehicles by workers in order to access the site instead of using public transport or by walking or cycling. This is tempered to some extent by the fact that the site is well located in terms of vehicular access to the strategic roads network.
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10.	To improve air quality	-	-	-		The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "poor" and this means that workers will be more reliant on their cars to access the site as opposed to being able to access it via walking, cycling or public transport. This will exacerbate the negative impacts on air quality which will be caused by day to day operational traffic and factory emissions. This may be offset to some extent by the fact that the site is well located in terms of vehicular access to the strategic network, and the avoidance of traffic congestion/increase pollution within town centre areas.
11.	To conserve and enhance biodiversity	-	-	-		There is potentially negative impact on biodiversity through loss of vegetation although this can be mitigated via KSR's
12.	To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		Likely negative impact on this objective. This site lies adjacent to the main transport corridor detached from existing development at Granville. Its proximity to the main road means that there would be some direct views of any new development on this site. The visual impacts of development on this site could be alleviated through appropriate buffer planting.

Appraisal of Reasonable Alternatives - Granville Site F

Key

Positive	Negative	Neutral	Uncertain	Major Positive	Minor Positive	N/A No Relationship
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SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site F			Comments
	Short Term	Med. Term	Long Term	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Likely significant negative effect. Historic Environment Division have expressed concern over the level of impact which this site would have on Killyliss Rath, which is a State Care Monument, if it were zoned or developed for industry.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The excess traffic and associated emissions from factories will increase the contributions to climate change as will the traffic generated by workers needing to access the site which has been classed having "poor" accessibility. This may be offset to some extent by the fact that the site is well located in terms of vehicular access to the strategic network, and the potential avoidance of traffic congestion/increase pollution within town centre areas.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry accessibility described as "fair."
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	The site is located near to a centre of existing industry. Whilst DfI have stated that accessibility to the site is poor, Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. It is felt that even though the site may have "poor" accessibility in terms of ease of access via public transport, walking or cycling, the location close to existing industry and closeness to the main A4 transport corridor will lead to an efficient pattern of movement in relation to the operation of any industry which may be built on the site.

Appraisal of Reasonable Alternatives - Granville Site F



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site F				Comments
	Short Term	Med. Term	Long Term		
Summary - Economic Zoning Options - Granville, Site F					
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.				
Environmental Effects	There are potentially significant negative effects on built heritage due to the proximity to Killyliss Rath, which is a State Care Monument. The fact that accessibility is described as "poor" means that the impact on air quality and traffic generation and as a result, impact on climate change are marked as a double negative.				
Economic Effects	Economic benefits are largely positive due to the jobs which will be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.				
Mitigation and Enhancement	Potential mitigation by excluding the western portion of the site surrounding the rath and by including Key Site Requirements in relation to archaeological evaluation of the site. Impacts on the landscape and biodiversity may be mitigated by requiring existing trees and hedgerows to be retained and supplemented with buffer planting along the site perimeter and/or to require compensatory hedge row within the site to be planted if it is not feasible to incorporate existing hedgerow. Bat surveys may be required to The encouragement of the use of SuDS can also mitigate potential impacts on water quality and flood risk.				
Preferred Option	Granville Site F - potential candidate economic development zoning. Take forward to second stage assessment.				

Appraisal of Reasonable Alternatives - Granville Site G



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site G			Comments
	Short Term	Med. Term	Long Term	
1. To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0	Minimal impact on this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8. To reduce the effect of traffic on the environment	-	-	-	Likely minor negative effect. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "poor" which will mean that there will be a reliance on the public car by workers in order to access the site instead of using public transport or by walking or cycling. This is tempered to some extent by the fact that the site is well located in terms of vehicular access to the strategic roads network.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "poor" and this means that workers will be more reliant on their cars to access the site as opposed to being able to access it via walking, cycling or public transport. This will exacerbate the negative impacts on air quality which will be caused by day to day operational traffic and factory emissions. This is tempered to some extent by the fact that the site is well located in terms of vehicular access to the strategic roads network and the avoidance of traffic congestion/increased pollution within town centre areas. A minor negative impact is therefore anticipated.
11. To conserve and enhance biodiversity	-	-	-	Likely significant effects. Site is within Black Lough Cornmullagh SLNCI and will directly lead to a loss of biodiversity. NED advise that this type of development by its nature will directly result in the loss of all habitat within the zoning and have no buffer to the remaining habitats within the SLNCI. They will oppose this site as an economic zoning.

Appraisal of Reasonable Alternatives - Granville Site G

Key

Positive	Negative	Neutral	Uncertain	Major Positive	Minor Positive	N/A No Relationship
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SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site G			Comments
	Short Term	Med. Term	Long Term	
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	The introduction of new industrial buildings will always impact on the local landscape to some extent . The overall impact will be alleviated to some extent given the local context and the limited public views
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potential negative impact on this objective given the prevalence of ancient lakeside settlement sites in this adjoining area, zoning of this site may result in impacts on such sites. HED advise that the potential impacts on the setting of ancient activity should be considered, as should the potential for encountering previously unidentified dry land remains associated with these already identified archaeological sites. The impact on such sites could be mitigated against through the use of key site requirements for archaeological evaluation/mitigation.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The excess traffic and associated emissions from factories will increase the contributions to climate change as will the traffic generated by workers needing to access the site which has been classed having "poor" accessibility. This may be offset to some extent by the fact that the site is well located in terms of vehicular access to the strategic roads network.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	The site is located near to a centre of existing industry. Whilst DfI have stated that accessibility to the site is poor. Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth.	+	+	+	This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement . It is felt that even though the site may have "poor" accessibility in terms of ease of access via public transport, walking or cycling, the location close to existing industry and closeness to the main A4 transport corridor will lead to an efficient pattern of movement in relation to the operation of any industry which may be built on the site.

Appraisal of Reasonable Alternatives - Granville Site G



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site G			Comments
	Short Term	Med. Term	Long Term	
Summary - Economic Zoning Options - Granville, Site G				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	There are likely to be negative impacts on built heritage, due to its proximity to an ancient lake and unidentified wetland archaeology, and natural heritage due to its location within Black Lough SLNCI.			
Economic Effects	Economic benefits are largely positive due to the jobs which will be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.			
Mitigation and Enhancement	The application of Key Site Requirements for archaeological evaluation/mitigation may be appropriate, although HED advise that Zoning these lands would require careful consideration because of the potential for impacts on previously unidentified wetland archaeology and also the potential financial implications of dealing with it. NED also have serious concerns about the potential loss of biodiversity and instead of suggesting mitigation oppose zoning of the site. Mitigation measures for drainage and access impacts might include the encouragement of the use of SuDs and the use of an access onto the existing industrial road (although this appears to be constrained by physical geography.)			
Preferred Option	Granville Site G not taken forward for second stage assessment.			

Appraisal of Reasonable Alternatives - Granville H

Key



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site H			Comments
	Short Term	Med. Term	Long Term	
1. To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0	The location of employment sites will not effect this objective significantly. The argument may be made for improved prosperity from job creation being linked to reduced levels of crime but crime levels in Granville are not significant at present.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8. To reduce the effect of traffic on the environment	-	-	-	Likely minor negative effect. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "poor" which will mean that there will be a reliance on the public car by workers in order to access the site instead of using public transport or by walking or cycling. This is tempered to some extent by the fact that the site is well located in terms of vehicular access to the strategic roads network.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.

Appraisal of Reasonable Alternatives - Granville H



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site H			Comments
	Short Term	Med. Term	Long Term	
10. To improve air quality	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "poor" and this means that workers will be more reliant on their cars to access the site as opposed to being able to access it via walking, cycling or public transport. This will exacerbate the negative impacts on air quality which will be caused by day to day operational traffic and factory emissions. This is tempered to some extent by the fact that the site is well located in terms of vehicular access to the strategic roads network and an overall minor negative impact is therefore anticipated.
11. To conserve and enhance biodiversity	-	-	-	The site lies adjacent to the Black Lough Cormullagh SLNCl. It is therefore felt that economic development adjacent to this zoning would be harmful to biodiversity because it would impact upon the SLNCl via lighting, general activity and disturbance from construction. There is also a block of woodland which is linked to the wetland and could be compromised by an economic zoning.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	The introduction of new industrial buildings will always impact on the local landscape. This site however is located in and around the existing industry at Granville and is not located adjacent to a main transport corridor / vantage point. The local context and the limited public views can help reduce the overall visual impact in the local landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potential negative impact on this objective given the prevalence of ancient lakeside settlement sites in this adjoining area, zoning of this site may result in impacts on such sites. HED advise that the potential impacts on the setting of ancient activity should be considered, as should the potential for encountering previously unidentified dry land remains associated with these already identified archaeological sites. The impact on such sites could be mitigated against through the use of key site requirements for archaeological evaluation/mitigation.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The excess traffic and associated emissions from factories will increase the contributions to climate change as will the traffic generated by workers needing to access the site which has been classed having "poor" accessibility. This may be offset to some extent by the fact that the site is well located in terms of vehicular access to the strategic roads network.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy.

Appraisal of Reasonable Alternatives - Granville H



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site H			Comments
	Short Term	Med. Term	Long Term	
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	The site is located near to a centre of existing industry. Whilst DFI have stated that accessibility to the site is poor, Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. It is felt that even though the site may have "poor" accessibility in terms of ease of access via public transport, walking or cycling, the location close to existing industry and closeness to the main A4 transport corridor will lead to an efficient pattern of movement in relation to the operation of any industry which may be built on the site.

Appraisal of Reasonable Alternatives - Granville H



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - Granville, Site H				Comments
	Short Term	Med. Term	Long Term	Term	
Summary - Economic Zoning Options - Granville, Site H					
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.				
Environmental Effects	Environmental impacts are largely negative. There are likely to be minor negative impacts on built heritage, due to the sites proximity to an ancient lake and unidentified wetland archaeology. The site could also negatively impact on the biodiversity of Black Lough SLNCI indirectly from lighting, general activity and disturbance and from construction works.				
Economic Effects	Economic benefits are largely positive due to the jobs which will be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.				
Mitigation and Enhancement	The application of Key Site Requirements for archaeological evaluation/mitigation may be appropriate, although HED advise that zoning these lands would require careful consideration because of the potential for impacts on previously unidentified wetland archaeology and also the potential financial implications of dealing with it. Mitigation for the loss of biodiversity might include the retention of the block of woodland associated with the wetland, retention of all trees around the site perimeter, a landscape buffer adjacent to the SLNCI, and development free area within 5 metres of the stream corridor. Mitigation measures for drainage and access impacts might include the encouragement of the use of SuDS.				
Preferred Option	Granville Site H - potential candidate economic development zoning. Take forward to second stage assessment.				

Appraisal of Reasonable Alternatives - D ECON 1 (Granville Site A)

KEY



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options: D ECON 1 - Granville, Site A.				Comments
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects. At over 21 hectares this is the largest possible zoning within Granville and as such has the potential to provide greater benefits in relation to this objective.
2. To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health. The use of key site requirements to achieve adequate buffer planting from existing development will mitigate any likely negative effects.
3. To improve the education and skills of the population	+	+	+		The location of employment sites will not have a direct effect on improving the education of the population however the facilitation of new jobs via new economic zonings could lead to an increase in employment levels, and could potentially lead to an increase in the skills of the population, therefore a minor positive has been identified.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will likely increase household revenues and provide people with opportunities to access decent housing. The use of key site requirements to achieve adequate buffer planting from existing development will mitigate any likely negative effects.
5. To reduce crime and anti-social activity	0	0	0		The location of employment sites will not effect this objective significantly. It is possible that the provision of job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the Granville/Dungannon area, thereby reducing the levels of crime; however this would be an indirect effect and cannot be assumed.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8. To reduce the effect of traffic on the environment	-	-	-		Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI recognise that the Granville industrial estate is generally well located in terms of vehicular access to the strategic road network. The site is located close to main A4 and also has been assessed by DfI Roads as having an overall 'fair' accessibility to public transport and cycling. Therefore, a minor negative effect is likely for this objective.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		The location of economic zonings would not have a direct effect on levels of water quality, which would ultimately be influenced by factors such as whether there is capacity at the district's sewage treatment works to treat the additional wastewater generated. The zoning of any economic land will however lead to increased levels of hard surfaces and increased run off to watercourses however mitigation is possible through use of SuDS and permeable surfaces, as such a minor negative is likely.
10. To improve air quality	-	-	-		Additional vehicles (in particular HGVs) associated with the site would likely contribute to additional emissions in this area, resulting in a negative effect on air quality. Whilst TNI have advised that the overall accessibility of this site to be 'fair' in relation to cycling and walking, it is felt that the level of accessibility to the site will not counter the excess traffic generation / factory emissions and therefore a minor negative effect is likely.
11. To conserve and enhance biodiversity	-	-	-		Likely negative effect. NED have indicated that this site is bounded by mature hedgerows which are linked to a nearby woodland. Development of this site would likely have a negative effect on the wildlife and biodiversity contained within these habitats, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. They have also raised the need to be mindful of the potential for roosting bats (due to proximity to Lough Eskragh) in existing buildings which are on the site, should they need to be demolished to accommodate economic development.

Appraisal of Reasonable Alternatives - D ECON 1 (Granville Site A)

KEY



SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options. D ECON 1 - Granville, Site A.				Comments
	Short Term	Med. Term	Long Term		
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		The A4 runs along the southern boundary of the site so that the southern portion of the site would also be highly visible from the main transport corridor. Given the prominence and wide visibility of the central part of the site, this portion of the proposed site has been removed from consideration as zoning for economic development. In light of this the zoning of this reduced site is envisaged to have a minor negative impact on this objective.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0		This site, if developed for industry is unlikely to lead to any impact either positive or negative on the historic environment or cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-		The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality.
15. To reduce flood risk and the adverse	-	-	-		DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to some surface water flooding in the west of the site; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		All new employment development will involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-		Notwithstanding a dwelling and farm grouping located centrally within the site the remainder of the site is greenfield and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+		The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry with "fair" transport accessibility.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++		Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+		The site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. TNI have described accessibility of the site as "fair" and Iscochrome maps provided by TNI have shown that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.

Appraisal of Reasonable Alternatives - D ECON 1 (Granville Site A)

KEY

Positive

Negative

Neutral

Uncertain

Minor Positive

Minor Negative

Major Positive

Major Negative

Relationship

+

-

0

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+

-

+

-

N/A

SA / SEA Objectives	SA/SEA Matrix for the Economic Zoning Options. D ECON 1 - Granville, Site A.			
	Short Term	Med. Term	Long Term	Comments

Summary - Economic Zoning Options. D ECON 1 - (Granville, Site A)	
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.
Environmental Effects	There are potentially significant landscape impacts from the development of this site, particularly the central portion which is widely visible from the public roads network.
Economic Effects	Economic impacts are all positive due to the potential for job creation and the increased attractiveness of the area to inward investment. The site receives a double positive score because of its accessibility and how this allows job creation for everybody in our District.
Mitigation and Enhancement	Removal of most visually prominent element of site mitigates against the visual impact of zoning this site. Other potentially adverse impacts on the less elevated parts of the site may be mitigated against by including Key Site Requirements on for example, the retention of hedgerows, the requirement of a bat survey where existing buildings must be demolished, the use of SuDS, and the introduction of an appropriately scaled landscaped buffer around existing development. Potential for enhancement in the amenity value of the site by requiring integration of existing blocks of woodland into any new development scheme.
Preferred Option	Take forward zoning of site D ECON 1 (Granville Site A) within Plan Strategy.

Key



Option 1.				
Economic Zoning Options - D ECON 2 - (Granville - Site F)				
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0	Minimal impact on this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8. To reduce the effect of traffic on the environment	-	-	-	Likely minor negative effect. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. DfI Roads have advised that the overall accessibility of this site is "poor" which will mean that there may be a reliance on the private vehicles by workers in order to access the site instead of using public transport or by walking or cycling. This is tempered to some extent by the fact that the site is well located in terms of vehicular access to existing major roads infrastructure.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "poor" and this means that workers will be more reliant on their cars to access the site as opposed to being able to access it via walking, cycling or public transport.
11. To conserve and enhance biodiversity	-	-	-	There is potentially negative impact on biodiversity through loss of vegetation although this can be mitigated via Key Site Requirements.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impact on this objective. This site lies adjacent to the main transport corridor detached from existing development at Granville. Its proximity to the main road means that there would be some direct views of any new development on this site. The visual impacts of development on this site could be alleviated through appropriate buffer planting.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Following the comments received from key consultees during the first assessment, the geographic extent of this site has been significantly reduced so as not to negatively impact on historic environment and cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The excess traffic and associated emissions from factories will increase the contributions to climate change as will the traffic generated by workers needing to access the site which has been classed as having 'poor' accessibility by DfI Roads. This may be offset to some extent by the fact that the site is well located in terms of vehicular access to the strategic road network and the potential avoidance of traffic congestion / increased pollution within town centre areas.

Assessment of Alternatives – D ECON 2 - (Granville - Site F)



Key

SA / SEA Objectives	Option 1.				Comments
	Economic Zoning Options - D ECON 2 - (Granville - Site F)				
	Short Term	Med Term	Long Term		
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding, therefore a minor negative effect is likely.	
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land and therefore a minor negative effect on this objective is likely.	
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.	
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry accessibility described as "fair."	
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	The site is located near to a centre of existing industry. Whilst DfI Roads have stated that accessibility to the site is poor, Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.	
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.	
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.	
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. It is felt that even though the site may have "poor" accessibility in terms of ease of access via public transport, walking or cycling, the location close to existing industry and closeness to the main A4 transport corridor will lead to an efficient pattern of movement in relation to the operation of any industry which may be built on the site.	



Key

SA / SEA Objectives	Option 1.			Comments
	Economic Zoning Options - D ECON 2 - (Granville - Site F)			
	Short Term	Med Term	Long Term	

Summary - Economic Zoning Options - D ECON 2 - (Granville - Site F)				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	The amendments made to the extent of this site since the first assessment have ensured that there will be no significant negative effects on built heritage. The fact that accessibility is described as "poor" means that the impact on air quality and traffic generation and as a result, impact on climate change are marked as a minor negative.			
Economic Effects	Economic benefits are largely positive due to the jobs which will be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.			
Mitigation and Enhancement	Removing the the western portion of the site surrounding the rath has ensured there will be no significant negative effects on built heritage and by including Key Site Requirements in relation to archaeological evaluation of the site. Impacts on the landscape and biodiversity may be mitigated by requiring existing trees and hedgerows to be retained and supplemented with buffer planting along the site perimeter and/or to require compensatory hedge row within the site to be planted if it is not feasible to incorporate existing hedgerow. Bat surveys may be required to The encouragement of the use of SuDS can also mitigate potential impacts on water quality and flood risk.			
Preferred Option	Take forward zoning of Site D ECON 2 (Granville - Site F) within the Plan Strategy.			

Assessment of Alternatives – D ECON 3 - (Granville - Site H)



Key

Option 1.				
Economic Zoning Options - D ECON 3 - (Granville - Site H)				
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	0	0	0	Minimal impact on this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8. To reduce the effect of traffic on the environment	-	-	-	Likely minor negative effect. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. DfI Roads have advised that the overall accessibility of this site is "poor" which will mean that there may be a reliance on the private vehicles by workers in order to access the site instead of using public transport or by walking or cycling. This is tempered to some extent by the fact that the site is well located in terms of vehicular access to existing major roads infrastructure.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "poor" and this means that workers will be more reliant on their cars to access the site as opposed to being able to access it via walking, cycling or public transport.
11. To conserve and enhance biodiversity	-	-	-	There is potentially negative impact on biodiversity through loss of vegetation although this can be mitigated via Key Site Requirements.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impact on this objective. This site lies adjacent to the main transport corridor detached from existing development at Granville. Its proximity to the main road means that there would be some direct views of any new development on this site. The visual impacts of development on this site could be alleviated through appropriate buffer planting.

Assessment of Alternatives – D ECON 3 - (Granville - Site H)



Key

Option 1.				
Economic Zoning Options - D ECON 3 - (Granville - Site H)				
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Following the comments received from key consultees during the first assessment, the geographic extent of this site has been significantly reduced so as not to negatively impact on historic environment and cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The excess traffic and associated emissions from factories will increase the contributions to climate change as will the traffic generated by workers needing to access the site which has been classed as having 'poor' accessibility by DfI Roads. This may be offset to some extent by the fact that the site is well located in terms of vehicular access to the strategic road network and the potential avoidance of traffic congestion / increased pollution within town centre areas.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding, therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land and therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry accessibility described as "fair."
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	The site is located near to a centre of existing industry. Whilst DfI Roads have stated that accessibility to the site is poor, Isochrones maps show that at peak AM time (0700-0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. It is felt that even though the site may have "poor" accessibility in terms of ease of access via public transport, walking or cycling, the location close to existing industry and closeness to the main A4 transport corridor will lead to an efficient pattern of movement in relation to the operation of any industry which may be built on the site.

Assessment of Alternatives – D ECON 3 - (Granville - Site H)



Key

SA / SEA Objectives	Option 1.			Comments
	Economic Zoning Options - D ECON 3 - (Granville - Site H)			
	Short Term	Med Term	Long Term	

Summary - Economic Zoning Options - D ECON 3 - (Granville - Site H)				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	The amendments made to the extent of this site since the first assessment have ensured that there will be no significant negative effects on built heritage. The fact that accessibility is described as "poor" means that the impact on air quality and traffic generation and as a result, impact on climate change are marked as a minor negative.			
Economic Effects	Economic benefits are largely positive due to the jobs which will be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.			
Mitigation and Enhancement	Removing the western portion of the site surrounding the rath has ensured there will be no significant negative effects on built heritage and by including Key Site Requirements in relation to archaeological evaluation of the site. Impacts on the landscape and biodiversity may be mitigated by requiring existing trees and hedgerows to be retained and supplemented with buffer planting along the site perimeter and/or to require compensatory hedge row within the site to be planted if it is not feasible to incorporate existing hedgerow. Bat surveys may be required to The encouragement of the use of SuDS can also mitigate potential impacts on water quality and flood risk.			
Preferred Option	Take forward zoning of Site D ECON 3 (Granville - Site H) within the Plan Strategy.			

Appraisal of Reasonable Alternatives - D ECON 4 (Granville Site E)



SA/SEA Matrix for the Economic Zoning Options - D ECON 4 (Granville, Site E)					Comments
SA/SEA Objectives	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2. To improve the health and wellbeing of the population	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health. The use of a KSR to ensure an adequate landscaped buffer from existing development will ensure no negative effects against this objective.
3. To improve the education and skills of the population	+	+	+		Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing. The use of a KSR to ensure an adequate landscaped buffer from existing development will ensure no negative effects against this objective.
5. To reduce crime and anti-social activity	0	0	0		The location of employment sites will not effect this objective significantly. The argument may be made for improved prosperity from job creation being linked to reduced levels of crime but crime levels in Granville are not significant at present.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R		No relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R		No relationship
8. To reduce the effect of traffic on the environment	-	-	-		Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "poor" which will mean that there may be an over reliance on the public car by workers in order to access the site instead of using public transport or by walking or cycling. This is offset to some degree by the strategic location of the site in terms of the local roads network. An overall minor negative effect is therefore anticipated.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		Likely negative effect. The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10. To improve air quality	-	-	-		Likely negative effect. The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "poor" and this means that workers will be more reliant on their cars to access the site as opposed to being able to access it via walking, cycling or public transport. This is offset to some degree by the strategic location of the site in terms of the local roads network. An overall minor negative effect is therefore anticipated.
11. To conserve and enhance biodiversity	-	-	-		Likely negative effected have advised that this site contains a possible wetland or grass land area which has the potential for biodiversity importance and therefore any development on the site would have to potential to cause damage to this area. They have also raised the need to be mindful of the potential for roosting bats (due to the proximity of lakes in the area) in existing houses which are on the site, should they need to be demolished to accommodate economic development.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		Likely to have a minor negative impact on this objective by facilitating the introduction of new industrial type buildings on a greenfield site. The landscape impacts caused by developing this site would be alleviated to some extent due to its topography, location and surrounding context.

Appraisal of Reasonable Alternatives - D ECON 4 (Granville Site E)



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - D ECON 4 (Granville, Site E)				Comments
	Short Term	Med. Term	Long Term		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-		Potential negative impact on this objective given the prevalence of ancient lakeside settlement sites in this adjoining area, zoning of this site may result in impacts on such sites. The site lies in close proximity to Lough Eskragh (SLNCI) which has several lakeside settlement sites on its shores. HED advise that the potential impacts on the setting of ancient activity should be considered, as should the potential for encountering previously unidentified dry land remains associated with these already identified archaeological sites. The impact on such sites could be mitigated against through the use of key site requirements for archaeological evaluation/mitigation.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-		Likely negative effect. The excess traffic and associated emissions from factories will increase the contributions to climate change as will the traffic generated by workers needing to access the site which has been classed having "poor" accessibility. This however, may be offset to some extent given the sites proximity to the strategic roads network.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-		All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+		The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry accessibility described as "fair."
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++		Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		The creation of economic development at any of these sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+		Likely positive effect. It is felt that even though the site may have "poor" accessibility in terms of ease of access via public transport, walking or cycling, the location close to existing industry and closeness to the main A4 transport corridor will lead to an efficient pattern of movement in relation to the operation of any industry which may be built on the site.

Appraisal of Reasonable Alternatives - D ECON 4 (Granville Site E)



SA/SEA Objectives	SA/SEA Matrix for the Economic Zoning Options - D ECON 4 (Granville, Site E)			Comments
	Short Term	Med. Term	Long Term	
Summary - Economic Zoning Options - D ECON 4 (Granville, Site E)				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life. A dual impact has been assigned however due to the presence of a residential property within the site.			
Environmental Effects	The environmental effects of zoning this site for economic development will be largely negative. There are potential negative effects on the archaeological value of Eskra Lough. Minor negative impacts may also be experienced on biodiversity, , air quality, water quality soil resources.			
Economic Effects	Economic benefits are largely positive due to the potential for jobs to be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.			
Mitigation and Enhancement	The potential negative effect on built heritage may be offset or avoided by requiring archaeological evaluation of the site prior to its development. Other environmental mitigation measures could include retention of hedgerows, a buffer around existing priority habitat and the encouragement of the use of SuDS. The potential impact on the existing residential property could be mitigated through a landscaped buffer of 10m between the existing residential property and any development.			
Preferred Option	Take forward economic zoning - D ECON 4 (Granville Site E) within the Plan Strategy			

Appraisal of Reasonable Alternatives - D ECON 5 (Granville Site C)

SA / SEA Objectives		SA/SEA Assessment for the Economic Zoning Options - D ECON 5 (Granville, Site C)			Comments
		Short Term	Med. Term	Long Term	
1.	To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2.	To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3.	To improve the education and skills of the population	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4.	To provide everybody with the opportunity to live in a decent home	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5.	To reduce crime and anti-social activity	0	0	0	The location of employment sites will not effect this objective significantly. The argument may be made for improved prosperity from job creation being linked to reduced levels of crime but crime levels in Granville are not significant at present.
6.	To encourage a sense of community and promote a more equal	N/R	N/R	N/R	No relationship
7.	To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8.	To reduce the effect of traffic on the environment	-	-	-	Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "fair" as opposed to "good". It is felt that "fair" accessibility and proximity to the strategic roads network is not enough to counteract the negative effects caused by excess traffic generation resulting from industrial operations and therefore, the score for this objective is marked as a negative.
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10.	To improve air quality	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the overall accessibility of this site is "fair" as opposed to "good" and, as with Granville as a whole, is well located in terms of the strategic roads network. Notwithstanding, it is felt that the level of accessibility to the site will not counter the excess traffic generation / factory emissions and that because of this, the score for this objective is negative.
11.	To conserve and enhance biodiversity	-	-	-	Likely negative effect. NED have indicated that this site is bounded by mature hedgerows which are linked to a nearby woodland. Development of this site would likely have a negative effect on the wildlife and biodiversity contained within these habitats, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. They have also raised the need to be mindful of the potential for roosting bats (due to proximity to Lough Eskragh) in existing buildings which are on the site, should they need to be demolished to accommodate economic development.
12.	To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely to have a minor negative impact on this objective by introducing new industrial type buildings on a greenfield site. The landscape impacts caused by developing this site would be alleviated to some extent due its topography and its location and surrounding context.
13.	To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	Baseline evidence would suggest that there would be minimal impact on the historic environment or cultural assets.
14.	To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	likely negative impact. The excess traffic and associated emissions from economic/industrial type development may increase contributions to climate change. This however, may be offset to some extent given 'TNI's 'fair' rating in terms of access to sustainable modes of transport and the fact it is well located to the strategic roads network.

Appraisal of Reasonable Alternatives - D ECON 5 (Granville Site C)

SA / SEA Objectives	SA/SEA Assessment for the Economic Zoning Options - D ECON 5 (Granville, Site C)				Comments
	Short Term	Med. Term	Long Term		
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		DfI Rivers have indicated that this site is not located within the Flood Plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-		likely negative impact. All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+		The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy, located in an existing area of industry / employment.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++		Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Job creation will have obvious positive effects in terms of economic performance and regeneration of the area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		The creation of economic development at any of the Granville sites close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth.	+	+	+		This site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. Accessibility to this site has been described as 'fair'. Isochrones maps show that at peak AM time (0700 - 0900) public transport journey times to Granville are around 10 minutes. It is felt that this is acceptable in order to allow fair access to the employment which might be created by an economic zoning on this site.

Appraisal of Reasonable Alternatives - D ECON 5 (Granville Site C)

SA / SEA Objectives		SA/SEA Assessment for the Economic Zoning Options - D ECON 5 (Granville, Site C)			
		Short Term	Med. Term	Long Term	Comments
Summary - Economic Zoning Options - D ECON 5 (Granville, Site C)					
Social Effects		The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects		The environmental effects of zoning this site for economic development will be largely negative. Negative impacts will be experienced on biodiversity, traffic, volumes, air quality, water quality and loss of soil resources.			
Economic Effects		Economic benefits are largely positive due to the jobs which will be created by zoning this site for economic development as well as the potential for increased attractiveness to inward investment.			
Mitigation and Enhancement		Impact on biodiversity can be alleviated by including KSR's requiring the retention of trees and hedgerows along the site perimeter and along the existing stream within the site. The encouragement of the use of SuDS can also help alleviate potential flooding and impacts on water quality.			
Preferred Option		Take forward economic zoning - D ECON 5 (Granville Site C) within the Plan Strategy			

Appraisal of Reasonable Alternatives - D ECON 6 (Dungannon - Site A)



SA / SEA Objectives		SA/SEA Assessment for the Economic Zoning Options. - D ECON 6 (Dungannon, Site A)			
		Short Term	Med. Term	Long Term	Comments
1.	To reduce poverty and social exclusion	+	+	+	The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2.	To improve the health and wellbeing of the population	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3.	To improve the education and skills of the population	+	+	+	Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4.	To provide everybody with the opportunity to live in a decent home	+	+	+	Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5.	To reduce crime and anti-social activity	0	0	0	The location of new economic development is not expected to have a direct effect on crime and social activity, which will be influenced by wider social factors. The likely effects on this SA objective are therefore negligible.
6.	To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship
7.	To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship
8.	To reduce the effect of traffic on the environment	-	-	-	Likely negative impact. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "good." It is felt that the good accessibility of this site will enable workers to access it without using their car as it has good public transport links and fair accessibility for cyclists. Although this should help counteract the negative impact of traffic caused by day to day operational traffic, the overall impact is likely to be negative.
9.	To improve water quality; conserve water resources and provide for sustainable sources	-	-	-	Likely negative impact. The zoning of any economic land may lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10.	To improve air quality	-	-	-	Likely negative impact. The increased operational traffic and associated emissions from economic development will mean that any economic zoning will have negative effects in terms of air quality. TNI have advised that the zoning of this site could have an affect on air quality in Dungannon as a result of congestion at peak times. Although this may be offset to some degree given the sites overall good accessibility from sustainable modes of transport, an overall negative effect is anticipated.
11.	To conserve and enhance biodiversity	-	-	-	Likely negative impact. NED have indicated that this site has high potential for open mosaic priority habitat which can be valuable for protected species and rare invertebrates. There is also a waterbody which is likely to be of high biodiversity value to a range of species.
12.	To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impact. The site is located outside the settlement limit and consists of greenfield land. Therefore any attempt to zone this land and include it within the settlement limit is likely to have the potential for a negative impact on landscape quality.
13.	To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Likely minor negative impact. Part of the site lies in close proximity to the Grade 2 listed Drumglass House and its setting.
14.	To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The increased operational traffic and associated emissions from factories will mean that any economic zoning will have negative effects in terms of air quality. Although this may be offset to some degree given the sites good accessibility to sustainable modes of transport the overall impact is likely to be negative.

Appraisal of Reasonable Alternatives - D ECON 6 (Dungannon - Site A)



SA/SEA Assessment for the Economic Zoning Options. - D ECON 6 (Dungannon, Site A)				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	DfI Rivers have indicated that this site is not located within the flood plain, although the site may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources	-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	The zoning of this site would see economic development which will create jobs and attract inward investment and help to stimulate the growth of our economy. The site is located close to existing industry with "good" transport accessibility.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effect on this objective by facilitating employment creation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects in terms of job creation, increased economic performance and regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The creation of economic development at this site close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	The site is located close to existing industry which means that zoning at this site will help to support an efficient pattern of movement. TNI have described the overall accessibility of the site as "good" with "good" public transport accessibility and "fair" cycling accessibility.
	-	-	-	Whilst accessibility of the site has been described as 'good', its location close to a number of road junctions, which are currently experiencing peak congestion, means that a minor negative has also been identified against this objective.

Appraisal of Reasonable Alternatives - D ECON 6 (Dungannon - Site A)



SA / SEA Objectives	SA/SEA Assessment for the Economic Zoning Options. - D ECON 6 (Dungannon, Site A)			
	Short Term	Med. Term	Long Term	Comments

Summary - Economic Zoning Options - D ECON 6 (Dungannon, Site A)	
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.
Environmental Effects	Although no significant environmental impacts are anticipated, there may be some minor negative impacts on biodiversity, landscape, built heritage, flood risk and soil quality.
Economic Effects	Economic impacts are largely positive due to the potential for job creation and the increased attractiveness of the area to inward investment.
Mitigation and Enhancement	Negative impacts on biodiversity and landscape may be mitigated by employing KSR's requiring retention of existing trees, hedgerows and woodland areas within and around the site, a full ecological assessment of the site and retention of the body of water within the site. Mitigation for impacts on water quality could include the encouragement of the use of SuDS. A KSR requiring access from the A 29 Cookstown Road with infrastructure improvements to the carriageway along with a new footway/cycle provision to the nearest/pedestrian cycle link could go some way to alleviating concerns about traffic congestion and impacts on air quality.
Preferred Option	Take forward zoning of site D ECON 6 (Dungannon Site A) within the Draft Plan Strategy.

Appraisal of Reasonable Alternatives - D ECON 7 (Dungannon - Site B)



SA / SEA Objectives		SA/SEA Assessment for the Economic Zoning Options - D ECON 7 (Dungannon, Site B)					Comments
		Short Term	Med. Term	Long Term			
1.	To reduce poverty and social exclusion	+	+	+			The zoning of any economic land will help to facilitate new industry and will lead to job creation. This will help us to meet our target for job creation in order to sustain the growing population and to ensure that people have a chance to earn a living improve their economic prospects.
2.	To improve the health and wellbeing of the population	+	+	+			Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3.	To improve the education and skills of the population	+	+	+			Facilitation of new jobs via new economic zonings will lead to an increase in employment levels, and this could potentially lead to an increase in the skills of the population.
4.	To provide everybody with the opportunity to live in a decent home	+	+	+			Zoning of any economic land will facilitate new industry and the associated creation of jobs. By facilitating job creation and improving economic prosperity, this will increase peoples chances of being able to access decent housing.
5.	To reduce crime and anti-social activity	0	0	0			Minimal impact on this objective
6.	To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R			No relationship
7.	To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R			No relationship
8.	To reduce the effect of traffic on the environment	-	-	-			Likely negative impact. Any new economic land will lead to increased levels of traffic due to the associated transport required both to and from the site in order to transport finished products and import materials. TNI have advised that the overall accessibility of this site is "poor" and therefore access to the site by workers is likely to be achieved via the private car, thus exacerbating the impact negative impacts of the generation of excess day to day operational traffic.
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-			The zoning of any economic land will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.
10.	To improve air quality	-	-	-			Likely negative impact. The increased operational traffic and associated emissions from economic development will mean that this zoning may have negative effects in terms of air quality. TNI have also advised that the zoning of this site could have an effect on air quality in Dungannon, particularly at local junctions which are already experiencing significant congestion.
11.	To conserve and enhance biodiversity	-	-	-			Likely negative effect due to the potential for the loss of trees and hedgerows both within and on the perimeter of the site.
12.	To maintain and enhance the character and quality of landscapes and townscapes	-	-	-			Likely minor effect. The site comprises an are of greenfield land, slightly elevated above the level of the public road. Any development on this site would be visible in both directions along the main Cookstown Road. Industrial/ development on this site could potentially have a negative impact on local landscape quality.

Appraisal of Reasonable Alternatives - D ECON 7 (Dungannon - Site B)



SA / SEA Objectives		SA/SEA Assessment for the Economic Zoning Options - D ECON 7 (Dungannon, Site B)			Comments
		Short Term	Med. Term	Long Term	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets		-	-	-	HED have not advised of any historic environment features which are likely to be directly affected by this zoning. NED have advised that the site is home to significant earth science features and is part of the Derraghadoan Pit Earth Science Review Site. They have advised that development should be careful not to eradicate these features. The requirement to do this is likely to have a negative impact on the sites ability to accommodate industrial development.
14. To reduce contributions to climate change and reduce vulnerability to climate change		-	-	-	The increased operational traffic and associated emissions from factories and the likelihood of the use of the private car by workers, will mean that any economic zoning will have negative effects in terms of air quality. TNI have also advised that the zoning of this site could have an effect on air quality in Dungannon, particularly at local junctions which are already experiencing significant congestion.
15. To reduce flood risk and the adverse consequences of flooding		-	-	-	DfI Rivers have indicated that this site is not located within the Flood Plain, although may be prone to surface water flooding; therefore a minor negative effect is likely.
16. To minimise the production of waste and use of non-renewable materials		-	-	-	All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. This site is located on mostly greenfield land therefore a minor negative effect on this objective is likely.
17. To conserve and enhance land quality and soil resources		-	-	-	All sites which are proposed would involve the development of greenfield sites and therefore will lead to a loss of soil resources.
18. To encourage sustainable economic growth		+	+	+	Likely positive effect on this objective by facilitating employment creation.
19. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	Likely significant positive effects on this objective.
20. To reduce disparities in economic performance and promote sustainable regeneration		+	+	+	Likely to have positive effects in terms of economic performance and regeneration.
21. To encourage and accommodate both indigenous and inward investment		+	+	+	The creation of economic development at this site close to existing industry will be attractive to companies who wish to locate at this popular industrial location and will therefore be a potential "pull factor" for investment from outside and within our district.
22. To encourage efficient patterns of movement in support of economic growth		-	-	-	The site has been assessed by TNI as having poor accessibility in terms of sustainable modes of transport. At present traffic heading from this site would have to negotiate Dungannon town including junctions which are already experiencing significant pressure, thereby exacerbating congestion problems in this area at peak times.
		+	+	+	The site benefits from being located immediately adjacent to the main spinal transport corridor running through Mid Ulster i.e. A29 and this lends itself to supporting an efficient movement pattern.

Appraisal of Reasonable Alternatives - D ECON 7 (Dungannon - Site B)



SA/SEA Assessment for the Economic Zoning Options - D ECON 7 (Dungannon, Site B)				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments

Summary - Economic Zoning Options - D ECON 7 (Dungannon, Site B)				
Social Effects	The social impacts of zoning this site for economic development will be generally positive with associated job creation leading to more economic prosperity which has links to improved physical and mental wellbeing and a better quality of life.			
Environmental Effects	Potentially significant impacts on local landscape quality, and additional negative effects on biodiversity, water quality, flood risk and air quality.			
Economic Effects	Economic impacts are largely positive due to the potential for job creation and the increased attractiveness of the area to inward investment.			
Mitigation and Enhancement	Negative impacts on biodiversity and landscape may be mitigated by employing KSR's requiring retention of existing trees, hedgerows within and around the site and a generous buffer planting along the roadside boundary. Mitigation for impacts on water quality could include the encouragement of the use of SuDS. A KSR requiring infrastructure improvements to the carriageway along with a new footway/cycle provision to the nearest/pedestrian cycle link could help alleviate concerns about traffic congestion, impacts on air quality and the sites overall poor accessibility by sustainable modes of transport.			
Preferred Option	Take forward zoning of site D ECON 7 (Dungannon Site B) within the Draft Plan Strategy.			

Assessment of Alternatives – Opportunity Site for Recreation with supporting Economic Mixed Use Development - Coalisland



Option 1.		The introduction of an Opportunity Site for Recreation with supporting Economic Mixed Use Development in Coalisland			
SA / SEA Objectives		Short Term	Med. Term	Long Term	Comments
1.	To reduce poverty and social exclusion	+	+	+	Likely to have positive effect by facilitating employment creation and improvement in wages through economic development. Recreational development may lead to the encouragement of community participation leading to a reduction in social exclusion.
2.	To improve the health and wellbeing of the population	+	+	+	Likely to have positive effects as creating more jobs and the potential to provide recreation facilities can give people a better quality of life and improve overall wellbeing.
3.	To improve the education and skills of the population	+	+	+	Likely to have direct and indirect positive effects through provision of zoned land that attracts investment and greater opportunity for developing skills in various employment sectors.
4.	To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effects as potential for increased wages and increased opportunity in the housing market and/or home improvements.
5.	To reduce crime and anti-social activity	0	0	0	Unlikely to impact on crime and anti-social activity.
6.	To encourage a sense of community and promote a more equal and inclusive society	+	+	+	The provision of a policy area for economic development may directly have a positive effect on community pride and local inclusiveness.
7.	To improve accessibility to key services, especially for those most in need	-	-	-	However the potential loss of a Site of Local Nature Conservation may reduce public interaction in this area.
8.	To reduce the effect of traffic on the environment	0	0	0	Unlikely to impact on accessibility to key services.
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	An increase in recreation and economic development will lead to increase in traffic and therefore traffic emissions.
10.	To improve air quality	-	-	-	Likely negative effect due to the potential increase in discharges from recreational and economic development. Potential impacts on the Torrent River and Mill Race to the South and West of the proposed area. Potential mitigation measures may be required to negate possible impacts.
11.	To conserve and enhance biodiversity	-	-	-	Increase in travel resulting from any recreational development and associated economic activity will lead to an increase in traffic may likely have negative effect on air quality.
12.	To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impacts on existing biodiversity from proposed economic and recreational development through the loss of a Site of Local Nature Conservation Importance and close proximity to a Local Landscape Policy Area. The proposed policy area site is in close proximity to the Torrent River, along which is located long established woodland, any development may have negative impacts on this site, compatible forms of sensitive recreational development may be possible.
13.	To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potential negative impact from proposed development on land designated as a Site of Local Nature Conservation Importance and close proximity to Local Landscape Policy Area. Potential negative impact on the long established woodland located along the Torrent River. Has the potential to impact negatively upon urban and rural landscapes. Any negative impacts may be reduced or negated by careful locating of proposed development.
14.	To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	There are currently no identified features that are located within, or in close proximity to the site. Any development for recreation or economic development may have a neutral impact on the existing historic environment and cultural assets.
		-	-	-	Likely negative effects due to increased emissions from recreational and related economic development and increased vehicle movements resulting in greater emissions from traffic.

Assessment of Alternatives – Opportunity Site for Recreation with supporting Economic Mixed Use Development - Coalisland



Option 1.				
SA / SEA Objectives	The introduction of an Opportunity Site for Recreation with supporting Economic Mixed Use Development in Coalisland			
	Short Term	Med. Term	Long Term	Comments
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Desktop survey of flood risk maps by the River Agency indicate localised present day and historical flooding in the centre section of the proposed site and along the Torrent River area, this could potentially lead to a negative impact due to less soil resources and degradation in land quality. Mitigation measures may be employed to retain important landscape features through planning conditions.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect due to potential for increased waste production and increased fuel consumption from recreation and associated economic activity.
17. To conserve and enhance land quality and soil resources	-	-	-	Increased economic and recreational development will result in loss of a Site of Local Nature Conservation importance and may impact on an adjacent local landscape policy area, this could potentially lead to a negative impact due to less soil resources and degradation in land quality. Mitigation measures may be employed to retain important landscape features through planning conditions.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects by facilitating sustainable economic and recreational development.
19. To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	However may impact negatively on the identified Mineral Reserve Policy Area located to the north of the site.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Areas of Coalisland are the most employment deprived areas of the former Dungannon Council Area (NISRA). The potential to provide a policy area for economic and recreational development may provide the opportunity for rewarding and satisfying employment.
21. To encourage and accommodate both indigenous and inward investment	++	++	++	Allows sufficient flexibility to allow for overall positive effects on both economic performance and sustainable regeneration.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a major positive effect through the provision of adequate economic and recreational development land locally for Coalisland contributing to Mid Ulster as a whole over the plan period.
	0	0	0	Unlikely to encourage efficient patterns of movement in support of economic growth.



Option 1.				
SA / SEA Objectives				
The introduction of an Opportunity Site for Recreation with supporting Economic Mixed Use Development in Coalisland				
Short Term	Med. Term	Long Term	Comments	

Summary - Opportunity Site for Recreation with supporting Economic Mixed Use - Coalisland				
Social Effects	The introduction of an opportunity site to encourage the economic and recreational development of the Clay Pit site in Coalisland on balance would have an overall positive impact on the local area and the district as a whole through the potential for providing employment opportunities resulting in improved wages leading to increased social well being. By carefully protecting and promoting the linear landscape feature of the long established woodland may encourage greater social interaction and promote well being.			
Environmental Effects	Overall impact on Environmental measures will potentially be negative due to the possible adverse impacts on the environment from economic development.			
Economic Effects	The introduction of an opportunity site to promote economic development has the potential to have a positive impact in the local area and the district as a whole by encouraging both inward and indigenous investment for the creation of employment opportunities. However any development may impact adversely on the Identified Minerals Reserve Policy Area.			
Mitigation and Enhancement	Planning Permission LA09/2016/1307/F covers the whole site of the proposed special policy area in Coalisland. Mitigation measures are conditions from this planning permission			
Preferred Option	Introduce Opportunity Site for Recreation with supporting Economic Mixed Use Development in Coalisland			

Assessment of Alternatives – RIPA Rural Industrial Policy Area Strategic Approach

Key

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/R No Relationship
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SA / SEA Objectives	Option 1.				Comments
New Strategic Approach Rural Industrial Policy Areas (RIPA)					
Short Term	Med. Term	Long Term			
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects. Safeguarding the identified employment sites will have a minor positive effect and it will help to prevent the loss of these sites and the associated jobs.	
2. To improve the health and wellbeing of the population	0	0	0	The policy will not have direct effect on this objective.	
3. To improve the education and skills of the population	+	+	+	Likely positive effects by facilitating job provision with potential to develop skills in a range of employment sectors.	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effects by facilitating new employment and safeguarding existing areas of employment, potential for better job security, increased wages and increased opportunity in housing market and/or home improvements.	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely negligible effect on this objective.	
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely negligible effect on this objective. Any minor negative effects associated with a potential increase in traffic generation may be offset by the location of sites in close proximity to main transport corridors.	

Assessment of Alternatives – RIPA Rural Industrial Policy Area Strategic Approach

Key

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/R No Relationship
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Option 1.				
SA / SEA Objectives	New Strategic Approach Rural Industrial Policy Areas (RIPA)			
	Short Term	Med. Term	Long Term	Comments
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative effect due to potential discharges from industrial development.
10. To improve air quality	-	-	-	Likely negative effect. The designation of a RIPA may result in increased industrial activity and increased traffic and associated industrial and traffic emissions.
11. To conserve and enhance biodiversity	-	-	-	Potential negative effect, particularly where industrial expansion involves the loss of greenfield sites. Designated sites are generally well protected but non-protected sites, species and habitats need safeguarding where possible.
12. To maintain and enhance the character and quality of landscapes and townscapes	?	?	?	Likely effects are uncertain and will depend on the nature location and scale of each individual RIPA and the extent to which it is already developed and the level of scope for further development.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effects are uncertain and will ultimately depend on the nature, location and scale of each individual RIPA.

Assessment of Alternatives – RIPA Rural Industrial Policy Area Strategic Approach

Key

+	-	0	?	++	---	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives		Option 1.			
New Strategic Approach Rural Industrial Policy Areas (RIPA)					
		Short Term	Med. Term	Long Term	Comments
14.	To reduce contributions to climate change and reduce vulnerability to climate change	?	?	?	Likely effects are uncertain and will depend on the nature, location and scale of each individual RIPA, the extent to which it is already developed, the level of scope for further development, and potential loss of permeable surfaces.
15.	To reduce flood risk and the adverse consequences of flooding	?	?	?	Likely effects are uncertain and will depend on the nature, location and scale of each individual RIPA, the extent to which it is already developed, the level of scope for further development, and potential loss of permeable surfaces.
16.	To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative impact due to potential for increased waste production and increased fuel consumption, although this will depend on scope for expansion within each defined RIPA. Potential also for minor positives as RIPA's could o facilitate renewable or recycling activities that can mitigate against waste generation. An overall minor negative impact however, is anticipated.
17.	To conserve and enhance land quality and soil resources	-	-	-	Likely negative effects. RIPA's will facilitate expansion of existing industry in rural areas which may have a minor negative effect on land quality and soil resources.
18.	To encourage sustainable economic growth	+	+	+	Likely positive effects. The careful siting of RIPA's can help safeguard existings employment and also help create a range of further employment opportunities at strategic rural locations within the district.
19.	To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects. The careful siting of RIPA's can help safeguard existing employment and also help create a range of further employment opportunities at strategic rural locations within the district.

Assessment of Alternatives – RIPA Rural Industrial Policy Area Strategic Approach

Key

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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SA / SEA Objectives	Option 1.			
	New Strategic Approach Rural Industrial Policy Areas (RIPA)			
	Short Term	Med. Term	Long Term	Comments
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects. The careful siting of RIPA's can help safeguard existing employment and also help create a range of further employment opportunities at strategic rural locations within the district.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. The careful siting of RIPA's can help safeguard existing local employment, attract investment and provide a range of further employment opportunities at strategic rural locations within the district.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effects. The careful siting of RIPA's at strategic rural locations within the district in close proximity to key transport corridors will encourage efficient patterns of movement.

Assessment of Alternatives – RIPA S Rural Industrial Policy Area Tullyvannon

Key

+	Positive	0	Neutral	?	Uncertain	-	Major Positive	-	Major Negative	N/R	No Relationship
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Option 1.				
Proposed Strategic Rural Industrial Policy Area - Tullyvannon (Sandvik) (Killeeshil)				
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely positive impact. The RIPA designation provides opportunity for expansion of existing and creation of new industry which will create new employment. This will in turn help to reduce poverty and social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact. The RIPA designation provides opportunity for expansion of existing and creation of new industry which will create new employment. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.
3. To improve the education and skills of the population	+	+	+	Likely positive impact . The RIPA designation will facilitate job creation through the expansion of existing industry which will help improve the education and skills of the population.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive impact. The designation of an RIPA will facilitate new industry and create new jobs, improving economic prosperity which will increase peoples chances of being able to access decent housing.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impact. The designation of a RIPA will facilitate the expansion of existing industry and create new jobs which is likely to contribute toward a more equal and inclusive society.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship

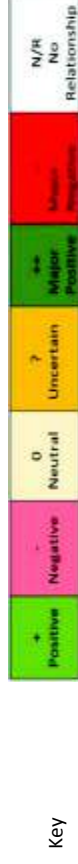
Assessment of Alternatives – RIPA S Rural Industrial Policy Area Tullyvannon

Key

+	Positive	0	Neutral	?	Uncertain	-	Minor Positive	-	Major Positive	-	N/A No Relationship
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Option 1.										
Proposed Strategic Rural Industrial Policy Area - Tullyvannon (Sandvik) (Killeeshil)										
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments						
8. To reduce the effect of traffic on the environment	-	-	-	Likely overall negative impact. The designation of a RIPA will facilitate expansion of existing industry and lead to increased levels of traffic from employees as well as the transportation of products to and from the site. However, the site benefits from excellent transport links and is less than 2 miles from a junction which connects to the main upgraded A4, Belfast - Enniskillen / Donegal / Sligo transport corridor. While accessibility of this site is good and this has potential to reduce travel times and movements, this is unlikely to outweigh the negative effects of additional traffic.						
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative impact. The designation of a RIPA will facilitate the expansion of existing industry which will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses.						
10. To improve air quality	-	-	-	Likely negative impact. The designation of an RIPA will facilitate increased traffic and associated emissions from the expansion of existing industry. This is likely to cause a negative impact on air quality.						
11. To conserve and enhance biodiversity	-	-	-	Likely negative impact. The site is substantially developed, however the designation of a RIPA is likely to facilitate expansion on undeveloped lands which are largely agricultural in nature. This will have potential to have negative impacts on wildlife and biodiversity contained within field boundaries. Measures such as the provision of a Habitats Risk Assessment and consultation with NED will assist in mitigating against negative effects.						
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely neutral impacts. The site is located in an area characterised by existing industrial development in the immediate vicinity as well as the wider context. Whilst acknowledging the RIPA designation will facilitate expansion onto undeveloped lands, the landscape character has already been eroded by existing developed and further development within the RIPA designation is unlikely to cause detrimental / negative impacts.						
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	Likely neutral impacts. An RIPA designation on this site which would facilitate the expansion of industry is unlikely to any impact either positively or negatively on the historic environment or cultural assets.						

Assessment of Alternatives – RIPA S Rural Industrial Policy Area Tullyvannon



Option 1.				
Proposed Strategic Rural Industrial Policy Area - Tullyvannon (Sandvik) (Killeeshil)				
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative impact. The designation of an RIPA can facilitate increased traffic and associated emissions from the expansion of existing industry. It is acknowledged that the accessibility of the site may reduce travel times, however this is unlikely to outweigh the negative effects of additional deliveries to and from site or factory emissions. Overall there is likely to be a negative impact on air quality which may contribute to climate change / vulnerability to climate change.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Slight negative impact. DFI Rivers Flood map indicates there is some pockets of surface water flooding on site and traces of flooding in the eastern portion of the site. small area of land is within the Killymoon river passes through the site, the shores of which appear as floodplain on DfI Rivers flood map. The designation of an RIPA will facilitate the expansion of industry which may increase surface run off and discharge to watercourses. This may have potential to negatively impact on flooding. However, if development within the flood plain is avoided and considering the relevant statutory bodies should be consulted in relation to drainage any new development should only cause a marginal negative impact.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative impact. All new employment and development will inevitably involve an increase in waste generation. However, it may also offer the opportunity to use renewables materials and practices to mitigate against waste generation. It is likely that overall there will be a slight negative impact.
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impact. Acknowledging there are opportunities for incorporating sustainable waste management practices, however a RIPA designation will facilitate expansion to existing industry which is likely to have a minor negative effect on land quality and soil resources.
18. To encourage sustainable economic growth	++	++	++	Major Positive impact. The designation of an RIPA site will facilitate expansion of industry which will create employment, attract investment and stimulate economic growth of the economy.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive impact . The RIPA designation will facilitate job creation through the expansion of existing industry. The site is also accessible in terms of public transport, thus will help to offer everyone the opportunity for rewarding and satisfying employment.

Assessment of Alternatives – RIPA S Rural Industrial Policy Area Tullyvannon

Key					
+	Positive	-	Negative	0	Neutral
++	Major Positive	?	Uncertain		
					N/A No Relationship

Option 1.					
Proposed Strategic Rural Industrial Policy Area - Tullyvannon (Sandvik) (Killeeshil)					
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments	
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive impact . The RIPA designation will facilitate job creation through the creation of new industry. This which will have positive effects in terms of economic performance and regeneration of the area.	
21. To encourage and accommodate both indigenous and inward investment	++	++	++	Likely major positive impact . The RIPA designation will facilitate job creation through the creation of new industry. This site is largely undeveloped therefore has significant capacity and is targeted at less traditional industries. New development and associated job creation has the potential to have significant positive effects on indigenous and inward investment.	
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact. The site benefits from good transport links and is less than 2 miles from a junction which connects to the main upgraded A4, Belfast - Enniskillen / Donegal / Sligo transport corridor. Accessibility of this site is therefore good and this has potential to reduce travel times and movements and will help to support an efficient pattern of movement .	

Assessment of Alternatives – RIPA S Rural Industrial Policy Area Tullyvannon

Key

+	-	0	?	Major Positive	Major Negative	N/A No Relationship
Positive	Negative	Neutral	Uncertain			

Option 1.				
SA / SEA Objectives	Proposed Strategic Rural Industrial Policy Area - Tullyvannon (Sandvik) (Killeeshil)			
	Short Term	Med Term	Long Term	Comments
Summary - Tullyvannon Rural Industrial Policy Area				
Social Effects	Likely positive effects in creating jobs which can improve standard of living, improve mental health, provide more opportunities to housing and create a more equal and inclusive society.			
Environmental Effects	Likely negative effects on all the environmental objectives as any new industrial development in the countryside can bring more traffic, waste, increased emissions, flooding. There is also the potential for a negative impact on biodiversity, landscape and the historic environment.			
Economic Effects	Likely significant positive effects on sustainable growth and investment as this approach facilitates new industry, which will create employment, attract investment and stimulate economic growth of the economy.			
Mitigation and Enhancement	The Candidate RIPA at Sandvik will need to meet a list of 8 criteria before being considered acceptable which can help avoid or mitigate against potential negative effects on for example biodiversity or neighbouring amenity. Application of associated policies, for example General Principles Flood Risk, Built Heritage etc. can also provide mitigation.			
Preferred Option	Adopt Option 1 - Rural Industrial Policy Area at Tullyvannon.			

Assessment of Alternatives – Policy RIPA Desertcreat
Rural Industrial Policy Area



Option 1.									
Proposed Rural Industrial Policy Area - Desertcreat									
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments					
1. To reduce poverty and social exclusion	+	+	+	Likely positive impact. The RIPA designation provides opportunity for the creation of new industry, which will create new employment. This will in turn help to reduce poverty and social exclusion.					
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact. The RIPA designation provides opportunity for expansion of existing and creation of new industry which will create new employment. By facilitating job creation and improving economic prosperity, people will have a better quality of life and this has links to better levels of physical health as well as improved mental health.					
3. To improve the education and skills of the population	?	+	+	The impact in short term is uncertain, however likely positive impact in medium and long term. The RIPA designation will facilitate job creation through new industry which will help improve the education and skills of the population. The RIPA designation will facilitate and embrace other forms of economic and industrial development, improving the education and skills in a less traditional industries such as associated research and development uses. Considering the site is largely undeveloped and has substantial capacity, the improvement in the short term is uncertain, however it has potential to have positive impact in the medium term and major positive in the long term as a variety of skills and education are introduced through job creation.					
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive impact. The designation of an RIPA will facilitate new industry and the creation of jobs, improving economic prosperity which will increase peoples chances of being able to access decent housing.					
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship					
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impact. The designation of a RIPA will facilitate the expansion of existing industry and create new jobs which is likely to contribute toward a more equal and inclusive society.					
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship					

Assessment of Alternatives – Policy RIPA Desertcreat
Rural Industrial Policy Area



Option 1.				
Proposed Rural Industrial Policy Area - Desertcreat				
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments
8. To reduce the effect of traffic on the environment	-	-	-	Likely overall negative impact. The designation of an RIPA site is likely to have negative effects in relation to traffic resulting in an overall neutral impact. The designation of an RIPA will facilitate new industry and lead to increased levels of traffic from employees as well as the transportation of products to and from the site. Considering this site would target less traditional industries such as associated research and development, transportation of products and materials to and from the site may be lessened. In addition, accessibility of the site is good with direct access available onto the main A29 north south corridor which has potential to reduce travel times and movements. However given the capacity for new development will mitigate but are unlikely to completely outweigh the negative effects on traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative impact. The designation of an RIPA will facilitate new industry which will lead to increased sewage infrastructure, hard surfaces and increased run off to watercourses such as the Killymoon river runs through the site. In the long term, if all the land within the RIPA were to be developed there may be increased negative impact. However consultation with relevant statutory bodies such as DFI Rivers will help mitigate against adverse effects.
10. To improve air quality	-	-	-	Likely negative impact. The designation of an RIPA will facilitate increased traffic and associated emissions from the expansion of existing industry. This is likely to cause negative impact on air quality.
11. To conserve and enhance biodiversity	-	-	-	Likely negative impact. The site is largely undeveloped and is characterised by undulating landform, agricultural land with hedgerow boundaries and trees. In addition the Killymoon River runs through the site. The designation of an RIPA is likely to facilitate expansion on these undeveloped lands and has the potential to have negative impacts on wildlife and biodiversity contained within field boundaries and along the river banks. Measures such as the provision of a Habitats Risk Assessment and consultation with NIEA will assist in mitigating against negative effects.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impacts. The site is located in an area of undulating landscape and characterised by agricultural lands. It is largely undeveloped and consequently the designation of an RIPA site is likely to cause major negative impacts on the character and quality of the landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Likely negative impacts. There site at Desertcreat is an 13th century medieval battlesite of Hugh boy O'Neill however there are no visible remains above ground. In the nearby settlement of Desertcreat to the north east, there are a number of listed buildings including a church, former church (now church hall), graveyard and B1 listed terrace. An RIPA designation on this site which would facilitate the expansion of industry which may negatively impact on these assets or their setting. Consultation with NIEA and HED will assist in mitigating against negative effects.

Assessment of Alternatives – Policy RIPA Desertcreat
Rural Industrial Policy Area



Option 1.						
Proposed Rural Industrial Policy Area - Desertcreat						
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments		
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative impact. The designation of an RIPA will facilitate increased traffic and associated emissions from the expansion of existing industry. This site targets less traditional industry such as associated research and development therefore it may not generate the same extent of traffic or emissions from factories. However the site at present is largely undeveloped , thus considering the capacity for industrial development, there is likely to be overall negative impacts on air quality which may contribute to or the vulnerability to climate change.		
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Slight negative impact. The Killymoon river passes through the site, the shores of which appear as floodplain on DfI Rivers flood map. The site at present is largely undeveloped and the designation of an RIPA will facilitate a substantial amount of new industry. This may increase surface run off and discharge to watercourses which could have potential negatively impact on flooding. However, if development is avoided within the flood plain and the relevant statutory bodies are consulted, drainage and sewerage discharges should be controlled so as not to significantly contribute to flooding resulting in a slight negative impact in the short term, increasing in the medium / long term as more land is developed.		
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative impact. All new employment and development will inevitably involve an increase in waste generation, but may also offer the opportunity to use renewables materials and practices to mitigate against waste generation. This site target less traditional industry such as associated research and development and may produce less waste than seen in more traditional industry. However the site has also greater capacity for new development so there is still likely to be a slight negative impact.		
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impact. Acknowledging there are opportunities for incorporating sustainable waste management practices, however the site is largely a greenfield site therefore a RIPA designation is likely to have a minor negative effect on land quality and soil resources as a result of industrial development.		
18. To encourage sustainable economic growth	++	++	++	Major Positive impact. The designation of an RIPA site will facilitate new industry, which will create employment, attract investment and stimulate economic growth of the economy.		
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive impact. The RIPA designation provides opportunity for the creation of new industry and is accessible. This will help to offer everyone the opportunity for rewarding and satisfying employment.		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive impact . The RIPA designation will facilitate job creation through the creation of new industry. This which will have positive effects in terms of economic performance and regeneration of the area.		

Assessment of Alternatives – Policy RIPA Desertcreat
Rural Industrial Policy Area



Option 1.				
Proposed Rural Industrial Policy Area - Desertcreat				
SA / SEA Objectives	Short Term	Med Term	Long Term	Comments
21. To encourage and accommodate both indigenous and inward investment	++	++	++	Likely major positive impact . The RIPA designation will facilitate job creation through the creation of new industry. This site is largely undeveloped therefore has significant capacity and is targeted at less traditional industries. New development and associated job creation has the potential to have significant positive effects on indigenous and inward investment.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact. The site is linked to the main A29 road which connects Cooks town, Dungannon, Armagh. Accessibility of this site is therefore good and this has potential to reduce travel times and movements which will help to support an efficient pattern of movement .

Assessment of Alternatives – Policy RIPA Desertcreat
Rural Industrial Policy Area



Option 1.			
SA / SEA Objectives	Proposed Rural Industrial Policy Area - Desertcreat		
	Short Term	Med Term	Long Term
	Comments		

Summary - Desertcreat Rural Industrial Policy Area (RIPA)			
Social Effects	Likely positive effects in creating jobs which can improve standard of living, improve mental health, provide more opportunities to housing and create a more equal and inclusive society.		
Environmental Effects	Likely negative effects on all the environmental objectives as any new industrial development in the countryside can bring more traffic, waste, increased emissions, flooding. There is also the potential for a negative impact on biodiversity, landscape and the historic environment.		
Economic Effects	Likely significant positive effects on sustainable growth and investment as this approach facilitates new industry, which will create employment, attract investment and stimulate economic growth of the economy.		
Mitigation and Enhancement	The Candidate RIPA at Desertcreat will need to meet a list of 8 criteria before being considered acceptable which can help avoid or mitigate against potential negative effects on for example biodiversity or neighbourin amenity. Application of associated policies, for example General Principles Flood Risk, Built Heritage etc. can also provide mitigation.		
Preferred Option	Adopt Option 1 - Desertcreat Rural Industrial Policy Area (RIPA)		

General Principles Policy

Assessment of Alternatives – General Principles - Policy GP1 - General Principles Planning Policy

+	-	0	?	++	Major Positive	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain				

Key

Option 1.						
SA / SEA Objectives	Introduction of 'General Principles Policy' related to all development proposals under the following sub headings (a) Amenity, (b) Nature and Scale of Development, (c) Siting Design and external appearance, (d) Advertisement, (e) Access Road layout and Parking Provision (f) Meeting needs of people with Mobility Difficulties, (g) Other infrastructural requirements, (h) Landscape Character, (i) Biodiversity, (j) Planning Gain and Developer Contribution.					
	Short Term	Med. Term	Long Term	Comments		
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects on reducing poverty and social exclusion		
2. To improve the health and wellbeing of the population	++	++	++	Likely significant positive effects by including policy which affords protection to neighbouring amenity		
3. To improve the education and skills of the population	+	+	+	Likely positive effects on improving education and skills as this approach facilitates sustainable development.		
4. To provide everybody with the opportunity to live in a decent home	++	++	++	Likely significant positive effects by affording protection to neighbouring amenity and controlling the nature, scale siting and design external appearance of all development		
5. To reduce crime and anti-social activity	+	+	+	Likely positive effects on reducing crime as development should be sited and designed as to not have an adverse impact on public safety.		
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive effects on encouraging a sense of community		

Assessment of Alternatives – General Principles - Policy GP1 - General Principles Planning Policy

+	-	0	?	++	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	No Relationship

Key

Option 1.					
SA / SEA Objectives	Introduction of 'General Principles Policy' related to all development proposals under the following sub headings (a) Amenity, (b) Nature and Scale of Development, (c) Siting Design and external appearance, (d) Advertisement, (e) Access Road layout and Parking Provision (f) Meeting needs of people with Mobility Difficulties, (g) Other infrastructural requirements, (h) Landscape Character, (i) Biodiversity, (j) Planning Gain and Developer Contribution.				
	Short Term	Med. Term	Long Term	Comments	
7. To improve accessibility to key services, especially for those most in need	++	++	++	Likely significant positive effects by requiring all development to take account of the specific needs of those with whose mobility is impaired as part of the Design and Access Statement.	
8. To reduce the effect of traffic on the environment	++	++	++	Likely significant positive effects by requiring the submission of transportation assessments where appropriate.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely significant positive effects through the encouragement of SUDS in all development proposals.	
10. To improve air quality	+	+	+	Likely positive effects on improving air quality	
11. To conserve and enhance biodiversity	++	++	++	Likely significant positive effects by requiring all development to respect, protect or enhance the districts biodiversity.	
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Likely significant positive effects by requiring all development to respect, protect or enhance the regions landscape character, features and sites.	

Assessment of Alternatives – General Principles - Policy GP1 - General Principles Planning Policy

+	-	0	?	++	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	No Relationship

Key

Option 1.					
SA / SEA Objectives	Introduction of 'General Principles Policy' related to all development proposals under the following sub headings (a) Amenity, (b) Nature and Scale of Development, (c) Siting Design and external appearance, (d) Advertisement, (e) Access Road layout and Parking Provision (f) Meeting needs of people with Mobility Difficulties, (g) Other infrastructural requirements, (h) Landscape Character, (i) Biodiversity, (j) Planning Gain and Developer Contribution.				
	Short Term	Med. Term	Long Term	Comments	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effects on the historic environment	
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++	Likely significant positive effects by incentivising innovative design solutions based on Passive Solar design & renewable technologies.	
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely positive effects, for example through the encouragement of SUDS in all development proposals.	
16. To minimise the production of waste and use of non-renewable materials	+	+	+	Likely positive effects by requiring all development to have adequate infrastructure in place to deal with waste, sewerage and drainage.	
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects on soil quality	

Assessment of Alternatives – General Principles - Policy GP1 - General Principles Planning Policy

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/R No Relationship
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Key

Option 1.						
SA / SEA Objectives	Introduction of 'General Principles Policy' related to all development proposals under the following sub headings (a) Amenity, (b) Nature and Scale of Development, (c) Siting Design and external appearance, (d) Advertisement, (e) Access Road layout and Parking Provision (f) Meeting needs of people with Mobility Difficulties, (g) Other infrastructural requirements, (h) Landscape Character, (i) Biodiversity, (j) Planning Gain and Developer Contribution.					
	Short Term	Med. Term	Long Term	Comments		
18. To encourage sustainable economic growth	+	+	+	Likely positive effects on encouraging sustainable economic growth		
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects on employment as the approach is facilitating sustainable development		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects on sustainable regeneration		
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects on investment		
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effects on encouraging efficient movement patterns as access, road layout and parking provision		

Assessment of Alternatives – General Principles - Policy GP1 - General Principles Planning Policy

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/R No Relationship
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Key

Option 1.				
SA / SEA Objectives	Introduction of 'General Principles Policy' related to all development proposals under the following sub headings (a) Amenity, (b) Nature and Scale of Development, (c) Siting Design and external appearance, (d) Advertisement, (e) Access Road layout and Parking Provision (f) Meeting needs of people with Mobility Difficulties, (g) Other infrastructural requirements, (h) Landscape Character, (i) Biodiversity, (j) Planning Gain and Developer Contribution.			
	Short Term	Med. Term	Long Term	Comments
Summary - General Principles Planning Policy (Policy GP 1)				
Background	It is considered that there are no reasonable alternative options for this subject as any alternative would not be consistent with the strategic policy and the core planning principles of the SPPs. Furthermore, during the review of the various subject policies it was considered that many of the general considerations contained within them, and which relate to all development irrespective of type, could be reflected in one overall policy applying to all development. The approach to this policy is therefore set within the context of the SPPS which states that sustainable development should be granted permission unless material considerations indicate otherwise. Mid Ulster Council wishes to tailor a General Planning Policy which allows for balanced decision making in the integration of a variety of complex social, economic, environmental and other matters that are in the long term public interest. This is fundamental to the achievement of sustainable development. All development proposals will be determined against the General Planning Policy. Sustainable development is at the heart of the SPPS and the proposed General Principles tailored for Mid Ulster. As such, no negative environmental, social or economic effects have been identified.			
Social Effects	There are likely to be significant positive social effects by having protection of amenity and improving accessibility to key services as fundamental considerations for all development proposals.			
Environmental Effects	There are also likely to be significant environmental benefits with the emphasis on biodiversity enhancement, maintaining/enhancing landscape character and encouragement of sustainable urban drainage systems. All positive effects anticipated can be further enhanced with the application of other criterion based policies on topics such as retail or the economy.			
Economic Effects	Economic benefits can also be further enhanced with the early identification of developable an deliverable industrial land in parts of the district where it is needed most.			
Mitigation and Enhancement	All development proposals will be guided by the general principle that planning permission may be refused where it conflicts with the Plan or where the proposal will cause demonstrable harm to interests of acknowledged importance.			
Preferred Option	Adopt Option 1 - Introduction of Policy GP1 General Principles Planning Policy relating to proposals under the sub headings listed above.			

Housing In Settlements

Assessment of Alternatives – Policy HOU 1 Protection of Land Zoned for Housing

Positive	Negative	Neutral	Uncertain	Minor	Major	N/A
+	-	0	?	+	+	No Relationship

Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	++	++	++	Likely to have a significant positive effect on this objective by protecting existing housing zonings and enabling low income groups in the district to have access to decent homes that meet their needs. The primary vehicle for zoning land and setting key site requirements in relation to social housing is through the plan process. Evidence shows that there is an under provision of identified social housing land within the Cookstown and Dungannon areas. Current Policy HS 2 Social Housing (PPS 12) however, provides for social housing as long as NIHE have identified a specific need. Planning permission will only be granted where provision is made for a suitable mix of housing types and tenures to meet the range of market and social housing needs identified.	++	++	++	Likely to have a significant positive effect on this objective by protecting existing housing zonings and enabling low income groups in the district to have access to decent homes that meet their needs. The primary vehicle for zoning land and setting key site requirements in relation to social housing is through the plan process. Evidence shows that there is an under provision of social housing lands within the Cookstown and Dungannon areas. To help address the potential shortfall, this policy includes an exception allowing social housing on Phase 2 land where there is an identified need, taking into account a sequential approach.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive effect. Housing zonings are reasonably well-located in relation to existing healthcare facilities within the district and may offer good opportunities for walking and cycling day to day due to their locations.	+	+	+	Likely positive effect. Housing zonings are reasonably well-located in relation to existing healthcare facilities within the district and may offer good opportunities for walking and cycling day to day due to their locations.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	++	++	++	Likely significant positive effect. The housing zonings will more than accommodate the anticipated need for additional dwellings over the plan period. The availability of phase 2 land in Cookstown and Dungannon provides for long term expansion of these towns while avoiding over provision at the same time. Provision of social housing to meet identified needs by NIHE will also enable low income groups in the district to have access to decent homes.	++	++	++	Likely significant positive effect. The housing zonings will more than accommodate the anticipated need for additional dwellings over the plan period. The availability of phase 2 land in Cookstown and Dungannon provides for long term expansion of these towns while avoiding over provision at the same time. The potential freeing up of phase 2 land where it is for affordable housing to meet an identified need will also enable low income groups in the district to have access to decent homes.
5. To reduce crime and anti-social activity	0	0	0	A negligible effect on this objective is anticipated	0	0	0	A negligible effect on this objective is anticipated
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	A minor positive effect is anticipated. Housing zonings are generally reasonably well-located in relation to existing facilities where there is ease of access to employment opportunities and a range of shopping, recreation and community facilities.	+	+	+	A minor positive effect is anticipated. Housing zonings are generally reasonably well-located in relation to existing facilities where there is ease of access to employment opportunities and a range of shopping, recreation and community facilities.

Assessment of Alternatives – Policy HOU 1 Protection of Land Zoned for Housing



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
	Adopt existing Housing Zonings policy approach contained within existing area plans and PPS 12, Policy HS2 - Social Housing				Reconfigure existing policies in existing area plans into one Policy: HOU 1 - Protection of land zoned for Housing. Current guidance remains relevant without fundamental amendments.			
7. To improve accessibility to key services, especially for those most in need	+	+	+	Potentially positive effects. Planning Control Principle 3 of current PPS12 encourages the integration of local facilities, services and infrastructure into new housing developments to meet the needs of the community which will potentially improve accessibility to key services for those most in need. Policy QD 1 criterion requires schemes to demonstrate movement patterns that support walking and cycling and meets the needs of people whose mobility is impaired.	+	+	+	Likely positive impacts. Under this criterion based approach, applicants are required to demonstrate how proposals provide access to modes of transport other than car and provides linkages to community facilities to avoid insular developments. Where a need is identified, provision needs to be made for local infrastructure or local neighbourhood facilities.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive impact. Facilitating new housing close to existing infrastructure where there is greater access to sustainable modes of transport can potentially lead to the reduction in the use of the private car resulting in a less negative impact on the environment.	+	+	+	Likely positive impact. Facilitating new housing close to existing infrastructure where there is greater access to sustainable modes of transport can potentially lead to the reduction in the use of the private car resulting in a less negative impact on the environment.
	-	-	-	Likely negative impact. Any new housing development may result in an increase in car based travel. Car dependency in Mid Ulster is already higher than the NI average (61% versus 57% - NISRA).	-	-	-	Likely negative impact. Any new housing development may result in an increase in car based travel. Car dependency in Mid Ulster is already higher than the NI average (61% versus 57% - NISRA).
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing will naturally result in increased water consumption. It will also put additional strain on existing Waste Water Treatment Works. Impact may be localised and depend on whether existing WWTW's within individual settlements can cope with additional units.	-	-	-	Additional housing will naturally result in increased water consumption. It will also put additional strain on existing Waste Water Treatment Works. Impact may be localised and depend on whether WWTW's within individual settlements can cope with additional units.
10. To improve air quality	-	-	-	Likely negative effect. Additional housing likely to result in increased traffic generation and therefore traffic emissions.	-	-	-	Likely negative effect. Additional housing likely to result in increased traffic generation and therefore traffic emissions.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect, particularly due to loss of hedgerows on greenfield sites. Care has been taken to ensure that the zonings do not unduly interfere with environmentally sensitive areas.	-	-	-	Likely negative effect, particularly due to loss of hedgerows on greenfield sites. Care has been taken to ensure that the zonings do not unduly interfere with environmentally sensitive areas.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	New development, particularly if greenfield land is required, has potential to impact on the urban and rural landscapes. An overall minor negative effect is therefore likely although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.	-	-	-	New development, particularly if greenfield land is required, has potential to impact on the urban and rural landscapes. An overall minor negative effect is therefore likely although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.

Assessment of Alternatives – Policy HOU 1 Protection of Land Zoned for Housing



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt existing Housing Zonings policy approach contained within existing area plans and PPS 12, Policy HS2 - Social Housing								Reconfigure existing policies in existing area plans into one Policy: HOU 1 - Protection of land zoned for Housing. Current guidance remains relevant without fundamental amendments.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Potentially negative but ultimately depends on the nature, scale and location of development and application of related Built Heritage policies	?	?	?	Potentially negative but ultimately depends on the nature, scale and location of development and application of related built heritage policies.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	The location of residential development will primarily influence the districts contribution to climate change in terms of how well sites are connected to jobs, services and facilities and the sustainable transport network. Most of the housing zonings are fairly well connected to the main centres, existing employment sites and/or sustainable transport links, all of which will help to reduce car use and the associated greenhouse gas emissions.	+	+	+	The location of residential development will primarily influence the districts contribution to climate change in terms of how well sites are connected to jobs, services and facilities and the sustainable transport network. Most of the housing zonings are fairly well connected to the main centres, existing employment sites and/or sustainable transport links, all of which will help to reduce car use and the associated greenhouse gas emissions.
	-	-	-	Likely negative effect. More housing may result in increased car dependency and therefore car emissions.	-	-	-	Likely negative effect. More housing may result in increased car dependency and therefore car emissions.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective. Related flood risk policies should ensure any new development is kept away from flood risk areas	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective. Related flood risk policies should ensure any new development is kept away from flood risk areas
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. An increase in population and households will result in increased waste production both in terms of construction waste and waste generated by future residents. Provision of waste management facilities, as facilitated under related waste policies, can help alleviate potential harm.	-	-	-	Likely negative effect. An increase in population and households will result in increased waste production both in terms of construction waste and waste generated by future residents. Provision of waste management facilities, as facilitated under related waste policies, can alleviate potential harm.
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative effect. New housing on greenfield sites conflicts with the aims to conserve land quality and soil resources.	-	-	-	Likely negative effect. New housing on greenfield sites conflicts with the aims to conserve land quality and soil resources.
18. To encourage sustainable economic growth	+	+	+	Likely positive effect on this objective, and on the construction sector in particular which is an important employer in Mid Ulster. The provision of housing to meet local needs through this policy will benefit the local economy by balancing population growth with the employment growth driven by other Local Plan policies.	+	+	+	Likely positive effect on this objective, and on the construction sector in particular which is an important employer in Mid Ulster. The provision of housing to meet local needs through this policy will benefit the local economy by balancing population growth with the employment growth driven by other Local Plan policies.

Assessment of Alternatives – Policy HOU 1 Protection of Land Zoned for Housing

Positive	Negative	Neutral	Uncertain	Minor Positive	Minor Negative	N/A
Key						Relationship

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effect on this objective, and on the construction sector in particular which is an important employer in Mid Ulster.	+	+	+	Likely to have a positive effect on the economy and on the construction sector which is a particularly important employer in Mid Ulster.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely to have a positive effect on the economy by facilitating regeneration	+	+	+	Likely to have a positive effect by facilitating regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effect on this objective, and on the construction sector in particular which is an important employer in Mid Ulster.	+	+	+	Likely positive effect on this objective, and on the construction sector in particular which is an important employer in Mid Ulster.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely to have a positive effect due to urban centric approach, greater accessibility to services, use of existing infrastructure and encouragement of sustainable movement patterns.	+	+	+	Likely to have a positive effect due to urban centric approach, greater accessibility to services, use of existing infrastructure and encouragement of sustainable movement patterns.

Assessment of Alternatives – Policy HOU 1 Protection of Land Zoned for Housing



SA / SEA Objectives	Option 1.			Option 2.				
	Adopt existing Housing Zonings policy approach contained within existing area plans and PPS 12, Policy HS2 - Social Housing							
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Summary - Protection of Land Zoned for Housing (Policy HOU 1)								
Social Effects	Both approaches score highly on social indicators by protecting existing housing zonings and enabling low income groups in the district to have access to decent homes that meet their needs.							
Environmental Effects	The environmental effects are likely to be negative for both approaches. Facilitating the development of housing in urban areas is likely to conflict with most environmental objectives including, maintaining and enhancing biodiversity, maintaining and enhancing the character of the townscape/landscape, reducing the effect of traffic on the environment, improving water quality and to conserving and enhancing land quality and resources. .Potential for mitigation as current policy requires housing developments to be designed drawing upon on the best local traditions of form, material and detailing as well as respecting the surrounding context and its appropriateness to layout, scale, proportions, massing and appearance of buildings. This approach can lead to enhancing the character of landscapes and townscapes reducing/or offsetting negative effects.							
Economic Effects	Both approaches are likely to have a positive economic effects by facilitating growth in the construction sector and related industries.							
Mitigation and Enhancement	No significant adverse effects are anticipated from either approach. Potential minor environmental effects may be avoided by adhering to relevant Key Site Requirements, and the sequential approach to the release of phase 2 land and through the submission of a landscape strategy for larger or sensitive sites as required under approach 2. Further potential for mitigation through continuously monitoring and/or reviewing of housing delivery throughout the plan period and through policy encouragement for sustainable forms of transport such as walking and cycling. Flood risk and the adverse consequences of flooding and be reduced through application of related policies for example, by encouraging the use of permeable paving surfaces in the construction of new housing schemes to reduce any potential impacts from flooding associated with surface water run off. For Approach 2, sustainable design methods that incorporates sustainable drainage systems for all types of development, is detailed in the proposed General Policy and may form part of Design and Access Statements.							
Preferred Option	Adopt Option 2 - Reconfigure existing policies in existing area plans into one Policy: HOU 1 - Protection of land zoned for Housing.							

Assessment of Alternatives – HOU 2 Quality Residential Development

Key	Positive	Negative	Neutral	Uncertain	Minor Positive	Minor Negative	Relationship
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		Option 1.				Option 2.			
SA / SEA Objectives		Adopt current policy approach under transitional arrangements i.e. Apply current operational policy detailed in PPS7 Quality Residential Environments (including addendums) and PPS12 Housing in Settlements and elements of PPS8 Open Space relating to the residential environment together with the SPPS, existing area plans and supplementary guidance including in particular 'Creating Places'				Reconfigure existing policy contained in PPS 7 and PPS 12 without fundamental amendments.			
		Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion		+	+	+	Likely positive impacts by facilitating housing in the main town, including provision of a mixture of house types and tenures, and enabling access to facilities/services for the majority of people.	+	+	+	Likely positive impacts by facilitating housing in the main town, including provision of a mixture of house types and tenures, and enabling access to facilities/services for the majority of people.
2. To improve the health and wellbeing of the population		+	+	+	Likely positive impact. PPS 7 Quality Residential Environments requires proposals to demonstrate that they provide adequate public and private open space (as per Creating Places guidance) and that it includes a movement pattern that supports walking and cycling. The provision of open space as part of new developments is likely to encourage outdoor leisure and recreation which has benefits for health and wellbeing.	++	++	++	Likely positive impact. Policy requires all proposals to demonstrate that it creates a sense of place, avoids town cramming and provides adequate public and private open space (as per Creating Places guidance), with additional clarification on separation distances. There is also emphasis on good design and connectivity to the wider community and existing blue and green infrastructure. The provision of open space as part of new developments is likely to encourage outdoor leisure and recreation which has benefits for health and wellbeing.
3. To improve the education and skills of the population		0	0	0	Minimal impact on this objective.	0	0	0	Minimal impact on this objective
4. To provide everybody with the opportunity to live in a decent home		+	+	+	Likely positive effect. Current policy requires that social housing be included as an integral part of a scheme where a need has been identified by NIHE. It also encourages a mix of house types and tenures to meet the needs of the community. Proposals also have to demonstrate that there are no unacceptable adverse effect on neighbouring amenity.	++	++	++	Likely positive effect through requirement to provide adequate public and private open space, with additional clarification on separation distances. As with Option 1, provision is made for a mix of house types and tenures and proposals also have to demonstrate that there are no unacceptable adverse effect on neighbouring amenity. There is potential for additional benefits under this approach as it contains an interim policy i.e.. until the local policies plan is published whereby developments of 50 units or more or on lands greater > 2ha's will need to provide social housing of a rate not less than 25%, subject to agreement NIHE. This can help ensure the delivery of social housing in areas where there is an immediate need.
5. To reduce crime and anti-social activity		+	+	+	Likely positive impact. Current operational policy requires residential schemes to be designed to reduce crime and promote personal safety.	+	+	+	Potential positive effects through facilitation of quality residential environments that are safe and attractive places to live in. Related Urban Design policies require development to be adequately designed to promote personal safety and deter crime.
6. To encourage a sense of community and promote a more equal and inclusive society		+	+	+	Current operational policy as set out in H54 of PPS12 requires a mix of house types and size as a requirement in developments over 25 units or on sites >1 hectare thus promoting a more equal and sustainable society resulting in a likely positive impact.	+	+	+	Policy requires proposals to demonstrate that provision is made for a mixture of house types and tenures on sites of 25 units are more or on sites > 1hectare to cater for all the needs of society, thus promoting a more equal and inclusive society.

Assessment of Alternatives – HOU 2 Quality Residential Development

Key	Positive	Negative	Neutral	Uncertain	Minor Positive	Minor Negative	Major Positive	Major Negative	Relationship
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SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	
Adopt current policy approach under transitional arrangements i.e. Apply current operational policy detailed in PP57 Quality Residential Environments (including addendums) and PP512 Housing in Settlements and elements of PP58 Open Space relating to the residential environment together with the SPPS, existing area plans and supplementary guidance including in particular 'Creating Places'									Reconfigure existing policy contained in PPS 7 and PPS 12 without fundamental amendments.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effects. Planning Control Principle 3 of current PPS12 encourages the integration of local facilities, services and infrastructure into new housing developments to meet the needs of the community which will potentially improve accessibility to key services for those most in need. PPS 7 Policy QD 1 requires schemes to demonstrate movement patterns that support walking and cycling and meets the needs of people whose mobility is impaired. Provision is also made for local neighbourhood facilities where a need is identified.	+	+	+		Likely positive impacts. Applicants are required to demonstrate how proposals provide access to modes of transport other than car and provides linkages to community facilities to avoid insular developments. Provision is also made for local infrastructure or local neighbourhood facilities where a need is identified.
8. To reduce the effect of traffic on the environment	-	-	-	Any new housing development may result in an increase in car based travel. Car dependency in Mid Ulster is already higher than the NI average (61% V57% - NISRA). Existing policy can however provide some mitigation. The current approach of facilitating new housing close to existing infrastructure can potentially lead to the reduction in the use of the private car resulting in a less negative impact on the environment. Policy QD 1 also requires schemes to demonstrate movement patterns that support walking and cycling.	-	-	-		Any new housing development may result in an increase in car based travel. Car dependency in Mid Ulster is already higher than the NI average (61% V57% - NISRA). This approach can however provide some mitigation. Facilitating new housing close to existing infrastructure can potentially lead to the reduction in the use of the private car reducing car emissions and therefore impacts on the environment. Alternative modes of transport to meet the needs of those without a car is also encouraged.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing will naturally result in increased water consumption. It will also put additional strain on existing Waste Water Treatment Works. Impact may be localised and depend on whether existing WWTW's within individual settlements can cope with additional units.	-	-	-		Additional housing will naturally result in increased water consumption. It will also put added strain on existing Waste Water Treatment Works. Impacts may be localised and depend on whether WWTW's within individual settlements can cope with additional units.
10. To improve air quality	-	-	-	Likely negative effect. Additional housing likely to result in increased traffic generation and therefore traffic emissions. Potential mitigation by encouraging more sustainable forms of transport such as walking and cycling to be accommodated in new housing developments. This will encourage people to use their car less thereby reducing emissions of key pollutants.	-	-	-		Likely negative effect. Additional housing likely to result in increased traffic generation and therefore traffic emissions. Potential mitigation by encouraging more sustainable forms of transport such as walking and cycling to be accommodated in new housing developments and requiring the use of alternative modes of transport to provide access for those without a vehicle.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect, particularly due to loss of greenfield sites and associated hedgerows. Current policy requires landscape features to be identified and where appropriate be incorporated into the design and layout of the overall development in a suitable manner. This can facilitate positive impacts by ensuring important environmental assets are integrated as part of new development.	-	-	-		Likely negative effect, particularly due to loss of greenfield sites and associated hedgerows. The requirement for submission of a landscape strategy as part of a Design and Access Statement for larger or sensitive sites may lead to the improved access to and the promotion of sites of biodiversity value.

Assessment of Alternatives – HOU 2 Quality Residential Development



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	New development, particularly if greenfield land is required, has potential to impact on the urban and rural landscapes. Potential for mitigation as current policy requires housing developments to be designed drawing upon on the best local traditions of form, material and detailing as well as respecting the surrounding context and its appropriateness to layout, scale, proportions, massing and appearance of buildings. This approach can lead to enhancing the character of landscapes and townscapes reducing/or offsetting negative effects.	-	-	-	New development, particularly if greenfield land is required, has potential to impact on the urban and rural landscapes. Potential for mitigation as this approach seeks to avoid town cramming, requires developments to respect the character of the local area taking account of settlement patterns, urban grain and design of existing properties.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Potentially negative but largely depends on the nature scale and location of development and how this policy and related policies linked to built heritage are applied. Current policy requires archaeological and built heritage features to be identified and where appropriate be protected and incorporated into the design and layout of the overall development in a suitable manner. This approach can ensure negative impacts are avoided, mitigated, and in some cases enhanced.	?	?	?	Potentially negative but largely depends on the nature, scale and location of development and how related built heritage policies are applied. Proposed Built heritage policies require archaeological and built heritage features to be identified and where appropriate be protected and incorporated into the design and layout of the overall development in a suitable manner. This approach can avoid/mitigate/enhance potential impacts.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative effect. More housing may result in increased car dependency and therefore car emissions.	-	-	-	Likely negative effect. More housing may result in increased car dependency and therefore car emissions.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective.	-	-	-	Any policy that facilitates housing development will conflict with the aims of this objective.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. An increase in population and households will result in increased waste production both in terms of construction waste and waste generated by future residents.	-	-	-	Likely negative effect. An increase in population and households will result in increased waste production both in terms of construction waste and waste generated by future residents.
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative effect. New housing on greenfield sites conflicts with the aims to conserve land quality and soil resources.	-	-	-	Likely negative effect. New housing on greenfield sites conflicts with the aims to conserve land quality and soil resources.

Assessment of Alternatives – HOU 2 Quality Residential Development

Key				
Positive	Negative	Neutral	Uncertain	Yes / No Relationship

	Option 1 .				Option 2 .			
SA / SEA Objectives	Adopt current policy approach under transitional arrangements i.e. Apply current operational policy detailed in PP57 Quality Residential Environments (including addendums) and PPS12 Housing in Settlements and elements of PP58 Open Space relating to the residential environment together with the SPPS, existing area plans and supplementary guidance including in particular 'Creating Places'							
		Short Term	Med Term	Long Term	Comments			
	18. To encourage sustainable economic growth	+	+	+	Likely positive effect on this objective, and on the construction sector which is a particularly important employer in Mid Ulster.			
	19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely to have a positive effect on the economy and on the construction sector which is a particularly important employer in Mid Ulster.			
	20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely to have a positive effect on the economy by facilitating regeneration.			
	21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely to have a positive effect on the economy and on the construction sector which is a particularly important employer in Mid Ulster.			
	22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely to have a positive effect due to urban centric approach, greater accessibility to services, use of existing infrastructure and encouragement of sustainable movement patterns.			
	Reconfigure existing policy contained in PPS 7 and PPS 12 without fundamental amendments.							
		Short Term	Med Term	Long Term	Comments			



SA / SEA Objectives	Option 1 .				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
	Adopt current policy approach under transitional arrangements i.e. Apply current operational policy detailed in PPS7 Quality Residential Environments (including addendums) and PPS12 Housing in Settlements and elements of PPS8 Open Space relating to the residential environment together with the SPPS, existing area plans and supplementary guidance including in particular 'Creating Places'				Reconfigure existing policy contained in PPS 7 and PPS 12 without fundamental amendments.			

Summary - Quality Residential Development (Policy HOU 2)								
Social Effects	Both approaches score highly on social indicators as they focus on the encouragement and enhancement of sustainable, quality residential communities. Approach 2 should bring added benefits to lower income families, with the introduction of an interim policy that makes the provision of social housing simpler. Approach 2 also sets out guidelines on separation distances between dwellings which may lead to more positive impacts on the well being of inhabitants.							
Environmental Effects	The environmental effects are likely to be negative for both approaches. Facilitating the development of housing in urban areas is likely to conflict with most environmental objectives including, maintaining and enhancing biodiversity, maintaining and enhancing the character of the townscape/landscape, reducing the effect of traffic on the environment, improving water quality and to conserving and enhancing land quality and resources.							
Economic Effects	Both approaches are likely to have a positive economic effects by facilitating growth in the construction sector, an important employer in Mid Ulster, and related industries.							
Mitigation and Enhancement	No significant adverse effects are anticipated from either approach. Potential minor environmental effects may be avoided with the application of criterion based policies, inclusion of Key Site Requirements and through continuous monitoring and/or reviewing of housing delivery throughout the plan period. In terms potential adverse impacts on air quality, there is potential for mitigation through encouragement of using sustainable forms of transport. There is also potential mitigation under other related policies e.g. General Principles where favourable consideration given to Passive Solar Design and renewable technologies, contributing to a reduction in emissions and therefore vulnerability to climate change. Encouraging the use of permeable paving surfaces or SUDS in the construction of new housing schemes can help reduce any potential impacts from flooding associated with surface water run off. The provision of waste management facilities in conjunction with council recycling initiatives can help address the issue of increased waste generation. Requiring the protection and integration of landscape features and provision of private and public open space, or the submission of a landscape strategy (as required for larger sensitive sites under Option 2) can indirectly provide mitigation in term of impacts on landscapes and soils.							
Preferred Option	Adopt Option 2 - Policy HOU 2 Quality Residential Development. Reconfigure existing policy contained in PPS 7 and PPS 12 without fundamental amendments.							

Assessment of Alternatives – HOU 3 Residential Extensions



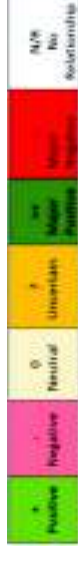
SA / SEA Objectives	Option 1				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt existing policy contained in PPS7 Addendum Residential Extensions and Alterations.								
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal effect on this objective	0	0	0	likely to have a minimal effect on this objective.
2. To improve the health and wellbeing of the population	+	+	+	Good quality design that is tailored to local circumstances would be considered to have minor positive effects on objectives relating to health, wellbeing and quality of life.	+	+	+	Good quality design that is tailored to local circumstances would be considered to have minor positive effects on objectives relating to health, wellbeing and quality of life.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effect by facilitating more affordable, residential accommodation to suit applicants needs without adversely impact on the privacy and amenity of neighbours.	+	+	+	Likely positive effect by facilitating more affordable, residential accommodation to suit applicants needs without adversely impact on the privacy and amenity of neighbours.
5. To reduce crime and anti-social activity	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
10. To improve air quality	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective.

Assessment of Alternatives – HOU 3 Residential Extensions



SA / SEA Objectives	Option 1				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Reconfigure existing policy contained in PPS7 Addendum Residential Extensions and Alterations without fundamental amendments.								
11. To conserve and enhance biodiversity	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effect. Policy requires that scale, massing, design and external materials of extensions or alterations to dwellings are sympathetic with the built form and appearance of the existing property and should not detract from the appearance and character of the surrounding area. Policy also stipulates that the proposals will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality.	+	+	+	Likely positive effect. Policy requires that scale, massing, design and external materials of extensions or alterations to dwellings are sympathetic with the built form and appearance of the existing property and should not detract from the appearance and character of the surrounding area.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Potentially negative but largely depends on the nature scale and location of development	?	?	?	Potentially negative but largely depends on the nature, scale and location of development and how related built heritage policies are applied.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective

Assessment of Alternatives – HOU 3 Residential Extensions

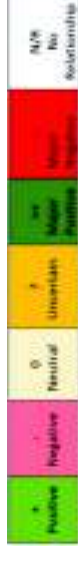


Key

SA / SEA Objectives	Option 1				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
18. To encourage sustainable economic growth	+	+	+	Likely to have a minor positive effect by facilitating small scale development within the construction sector.	+	+	+	Likely to have a minor positive effect by facilitating small scale development within the construction sector.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective

Reconfigure existing policy contained in PPS7 Addendum Residential Extensions and Alterations without fundamental amendments.

Assessment of Alternatives – HOU 3 Residential Extensions



SA / SEA Objectives	Option 1				Option 2.			
	Adopt existing policy contained in PPS7 Addendum Residential Extensions and Alterations.				Reconfigure existing policy contained in PPS7 Addendum Residential Extensions and Alterations without fundamental amendments.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Summary - Residential Extensions (Policy HOU 3)								
Social Effects	Both approaches can be socially beneficial by facilitating housing extensions that provide for growing families or to meet the needs of older or mobility impaired family members.							
Environmental Effects	Both approaches are likely to have a largely minimal impact on environmental objectives. There is some potential for positive effects on the local townscape/landscape as both approaches seek to protect the built form and external appearance of properties and the character of surrounding areas. Approach 2 however does not include any safeguards in relation to impacts on trees or other landscape features but this is dealt with in the general policy.							
Economic Effects	By facilitating small scale construction development, albeit subject to meeting specified criteria, both approaches can help bring economic benefits.							
Mitigation and Enhancement	No significant adverse effects are anticipated from either approach.							
Preferred Option	Adopt Option 2 - Policy HOU 3 Residential Extensions. Reconfigure existing policy without fundamental amendments.							

Assessment of Alternatives - Policy HOU 4 Conversion of existing buildings to flats Apartments or HMO's

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt existing policy in LC 2 in PPS 7 addendum 'Safeguarding the Character of Residential areas'.					Reconfigure existing policy LC2 in PPS 7 without fundamental amendments.			
1. To reduce poverty and social exclusion	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities.	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities.	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities. There is however a risk of negative impacts in terms of loss of privacy and private amenity space which needs to be carefully assessed on a case by case basis.	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities. There is however a risk of negative impacts in terms of loss of privacy and private amenity space which needs to be carefully assessed on a case by case basis.
5. To reduce crime and anti-social activity	0	0	0	Minimal impact on this objective.	0	0	0	Minimal impact on this objective
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities.	+	+	+	Likely positive impact by making an important contribution to meeting the varied housing needs of the whole community and the creation of balanced communities.

Assessment of Alternatives - Policy HOU 4 Conversion of existing buildings to flats Apartments or HMO's

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
	Adopt existing policy in LC 2 in PPS 7 addendum 'Safeguarding the Character of Residential areas'.				Reconfigure existing policy LC2 in PPS 7 without fundamental amendments.			
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely to have a positive impact as the greatest demands for this type of housing will be in central urban areas which would already have good accessibility to key services.	+	+	+	Likely to have a positive impact as the greatest demands for this type of housing will be in central urban areas which would already have good accessibility to key services.
8. To reduce the effect of traffic on the environment	+	+	+	likely positive impact by providing accommodation in areas where there may be greater accessibility to sustainable modes of transport.	+	+	+	likely positive impact by providing accommodation in areas where there may be greater accessibility to sustainable modes of transport.
	-	-	-	Likely negative effect as increased housing density could lead to increased traffic congestion in central urban areas.	-	-	-	Likely negative effect as increased housing density could lead to increased traffic congestion in central urban areas.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing/housing units will naturally result in increased water consumption. It will also put additional strain on existing Waste Water Treatment Works. Impact may be localised and depend on whether existing WWTW's within individual settlements can cope with additional units.	-	-	-	Additional housing/housing units will naturally result in increased water consumption. It will also put added strain on existing Waste Water Treatment Works. Impact may be localised and depend on whether WWTW's within individual settlements can cope with additional units.
10. To improve air quality	+	+	+	Likely positive impact by providing accommodation in areas where there may be greater accessibility to sustainable modes of transport.	+	+	+	Likely positive impact by providing accommodation in areas where there may be greater accessibility to sustainable modes of transport.
	-	-	-	Likely negative effect. Additional housing in more central urban areas likely to result in increased traffic generation and therefore traffic emissions with localised adverse impacts on air quality.	-	-	-	Likely negative effect. Additional housing in more central urban areas likely to result in increased traffic generation and therefore traffic emissions with localised adverse impacts on air quality.
11. To conserve and enhance biodiversity	0	0	0	Likely neutral impact on this objective.	0	0	0	Likely neutral impact on this objective

Assessment of Alternatives - Policy HOU 4 Conversion of existing buildings to flats Apartments or HMO's

Key



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
	Adopt existing policy in LC 2 in PPS 7 addendum 'Safeguarding the Character of Residential areas'.				Reconfigure existing policy LC2 in PPS 7 without fundamental amendments.			
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Potential cumulative negative effects on the character and appearance of townscapes, particularly on those which may have architectural merit e.g. conservation areas and ATC's.	-	-	-	Potential cumulative negative effects on the character and appearance of townscapes, particularly those which may have architectural merit e.g.. conservation areas and ATC's.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Potential cumulative negative effects on the character and appearance of townscapes, particularly on those which may have architectural merit e.g. conservation areas and ATC's. However this will depend on the nature and scale of the development.	?	?	?	Potential cumulative negative effects on the character and appearance of townscapes, particularly on those which may have architectural merit e.g. conservation areas and ATC's. However this will depend on the nature and scale of the development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely to have a positive impact as the greatest demands for this type of housing accommodation will be in central urban areas close to existing employment areas and sustainable modes of transport.	+	+	+	Likely to have a positive impact as the greatest demands for this type of housing will be in central urban close to existing employment areas and sustainable modes of transport.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	As the policy relates to 'conversion and change of use' of buildings new development will be minimal therefore avoiding conflict with this objective. There may even be a minor positive by reducing the need for new development although not enough to warrant a positive scoring.	0	0	0	As the policy relates to 'conversion and change of use' of buildings new development will be minimal therefore avoiding conflict with this objective. There may even be a minor positive by reducing the need for new development although not enough to warrant a positive scoring.

Assessment of Alternatives - Policy HOU 4 Conversion of existing buildings to flats Apartments or HMO's

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
	Adopt existing policy in LC 2 in PPS 7 addendum 'Safeguarding the Character of Residential areas'.				Reconfigure existing policy LC2 in PPS 7 without fundamental amendments.			
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. An increase in population and households/household units will result in increased waste production both in terms of construction waste and waste generated by future residents.	-	-	-	Likely negative effect. An increase in population and households/household units will result in increased waste production both in terms of construction waste and waste generated by future residents.
17. To conserve and enhance land quality and soil resources	0	0	0	As the policy relates to 'conversion and change of use' of buildings new development will be minimal therefore avoiding conflict with this objective. There may even be a minor positive by reducing the need for new development although not enough to warrant a positive scoring.	0	0	0	As the policy relates to 'conversion and change of use' of buildings new development will be minimal therefore avoiding conflict with this objective. There may even be a minor positive by reducing the need for new development although not enough to warrant a positive scoring..
18. To encourage sustainable economic growth	+	+	+	Likely positive effect on this objective by supporting urban regeneration and facilitating housing accommodation that suits varying housing needs including that of migrant workers.	+	+	+	Likely positive effect on this objective by supporting urban regeneration and facilitating housing accommodation that suits varying housing needs including that of migrant workers.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effect on this objective by supporting urban regeneration and facilitating housing accommodation that suits varying housing needs including that of migrant workers.	+	+	+	Likely positive effect on this objective by supporting urban regeneration and facilitating housing accommodation that suits varying housing needs including that of migrant workers.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This policy can help support urban regeneration through the reuse and conversion of existing buildings.	+	+	+	This policy can help support urban regeneration through the reuse and conversion of existing buildings.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely minimal impact on this objective	0	0	0	Likely minimal impact on this objective.

Assessment of Alternatives - Policy HOU 4 Conversion of existing buildings to flats Apartments or HMO's



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely to have a positive effect due to urban centric approach, greater accessibility to services, use of existing infrastructure and encouragement of sustainable movement patterns.	+	+	+	Likely to have a positive effect due to urban centric approach, greater accessibility to services, use of existing infrastructure and encouragement of sustainable movement patterns.

Summary - Conversion of existing buildings to flats, apartments or houses in multiple occupation (Policy HOU 4)								
Social Effects	As long as the potential adverse impacts on neighbouring amenity are carefully considered, both approaches have potential to be socially beneficial by helping to meeting the varied housing needs of the whole community and the creation of balanced communities where there is ease of access to local services and facilities.							
Environmental Effects	As with any new residential development there are potentially negative effects on water quality and air quality due to increased no of residents and associated increase in traffic generation and waste production. The flip side however is that by facilitating conversions and HMO's it may avoid the need for new developments elsewhere within settlements, that may result in the loss of greenfield site at locations with poor accessibility to sustainable modes of transport. There is particular risk to townscape quality and areas of architectural merit although this depends on the scale and degree of residential intensification and how the layout and design of schemes are considered.							
Economic Effects	Both approaches are likely to have a positive economic effects by facilitating the reuse of existing buildings and therefore promoting urban regeneration and encouraging the taking up of residence at locations with good accessibility to both employment and sustainable modes of transport.							
Mitigation and Enhancement	No significant adverse effects are anticipated from either approach. Potentially negative effects may be avoided with the application of criterion based policies, such as the 150 metre floor space restriction. Under both approaches proposals are also required to demonstrate that there is no adverse effect on the local character, environmental quality or residential amenity of the surrounding area and that the proposal maintains or enhances the form, character and architectural features, design and setting of the existing building.							
Preferred Option	Adopt Option 2 - Policy HOU 4 Both policies are essentially the same and this is reflected in their appraisal scorings.							

Assessment of Alternatives – Policy TH 1 Travellers Accommodation



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
SA / SEA Objectives 1. To reduce poverty and social exclusion 2. To improve the health and wellbeing of the population 3. To improve the education and skills of the population 4. To provide everybody with the opportunity to live in a decent home 5. To reduce crime and anti-social activity 6. To encourage a sense of community and promote a more equal and inclusive society 7. To improve accessibility to key services, especially for those most in need 8. To reduce the effect of traffic on the environment	Adopt current policy approach under transitional arrangements i.e. Apply current operational policy detailed in policy HS 3 (amended) Travellers Accommodation of PPS12 Housing in Settlements and that contained within the SPSS (p.75)				Reconfigure existing policy HS 3 (amended) without fundamental amendments: Policy TH 1 Travellers Accommodation			
	+	+	+	Likely positive impacts by ensuring accommodation is provided to meet the distinctive needs of travellers.	+	+	+	Likely positive impacts by ensuring accommodation is provided to meet the distinctive needs of travellers.
	+	+	+	Likely positive impacts by ensuring accommodation is provided to meet the distinctive needs of travellers.	+	+	+	Likely positive impacts by ensuring accommodation is provided to meet the distinctive needs of travellers.
	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
	++	++	++	Likely significant positive impacts by ensuring accommodation is provided to meet the distinctive needs of travellers.	++	++	++	Likely positive impacts by ensuring accommodation is provided to meet the distinctive needs of travellers.
	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
	+	+	+	Likely positive impacts by ensuring accommodation is provided to meet the distinctive need of travellers.	+	+	+	Likely positive impacts by ensuring accommodation is provided to meet the distinctive need of travellers.
	0	0	0	Likely to have minimal impact on this objective, although some positives in that policy seeks to provide accommodation within existing settlements initially where there may be better access to services and facilities, before looking at edge of settlement locations.	0	0	0	Likely to have minimal impact on this objective, although some positives in that policy seeks to provide accommodation within existing settlements initially where there may be better access to services and facilities, before looking at edge of settlement locations.
	0	0	0	Likely to have minimal impact on this objective, although some positives in that policy seeks to provide accommodation within existing settlements initially where there may be better access to services and facilities, before looking at edge of settlement locations.	0	0	0	Likely to have minimal impact on this objective, although some positives in that policy seeks to provide accommodation within existing settlements initially where there may be better access to services and facilities, before looking at edge of settlement locations.

Assessment of Alternatives – Policy TH 1 Travellers Accommodation



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Reconfigure existing policy HS 3 (amended) without fundamental amendments: Policy TH 1 Travellers Accommodation								
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
10. To improve air quality	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
11. To conserve and enhance biodiversity	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative impact although this will depend on the nature, scale and location of development.	-	-	-	Likely negative impact although this will depend on the nature, scale and location of development.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Will largely depend on the nature, scale and location of development.	?	?	?	Will largely depend on the nature, scale and location of development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. An increase in population and household units will result in increased waste production both in terms of construction waste and waste generated by future residents.	-	-	-	Likely negative effect. An increase in population and household units will result in increased waste production both in terms of construction waste and waste generated by future residents.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.

Assessment of Alternatives – Policy TH 1 Travellers Accommodation



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt current policy approach under transitional arrangements i.e. Apply current operational policy detailed in policy HS 3 (amended) Travellers Accommodation of PPS12 Housing in Settlements and that contained within the SPPS (p.75)								
18. To encourage sustainable economic growth	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have minimal impact on this objective.	0	0	0	Likely to have minimal impact on this objective.

Assessment of Alternatives – Policy TH 1 Travellers Accommodation



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt current policy approach under transitional arrangements i.e. Apply current operational policy detailed in policy HS 3 (amended) Travellers Accommodation of PPS12 Housing in Settlements and that contained within the SPPS (p.75)				Reconfigure existing policy HS 3 (amended) without fundamental amendments: Policy TH 1 Travellers Accommodation			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Summary - Travellers Accommodation (Policy TH 1)								
Social Effects	Potentially significant positive effects by ensuring accommodation is provided to meet the distinctive needs of travellers, where that need has been demonstrated as part of a housing needs assessment. In exceptional circumstances accommodation can also be provided for single family transit sites.							
Environmental Effects	Potentially minor negative impacts on landscapes and townscapes although this will largely depend on the nature, scale and location of development.							
Economic Effects	This policy is not likely to have a direct impact on economic objectives.							
Mitigation and Enhancement	No significant adverse effects are anticipated. Potential minor adverse effects on landscapes and townscapes may be alleviated through application of criterion based policy which stipulates that 'adequate landscaping' is provided and that 'development is compatible with existing and proposed buildings and structures in the area paying particular regard to environmental amenity'.							
Preferred Option	Adopt Option 2 -Policy TH 1 Reconfigure and tailor existing policy.							

Housing in the Countryside

Assessment of Alternatives - Rural Housing Policy
Policy CT1 General Policy



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
Amalgamate existing General Policy related to all residential development in the countryside, under the following sub headings; a) Cluster, consolidate and Group b) Integration, c) Respect rural character, d) Avoid urban Sprawl, e) Appropriate design					
1. To reduce poverty and social exclusion	+	+	+		Likely positive effects as will sustain vibrant rural communities within Mid Ulster which is important as this is a predominantly rural district
2. To improve the health and wellbeing of the population	+	+	+		Likely positive effects as will sustain vibrant rural communities within Mid Ulster which is important as this is a predominantly rural district
3. To improve the education and skills of the population	N/R	N/R	N/R		No Relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+		Likely positive effects
5. To reduce crime and anti-social activity	N/R	N/R	N/R		No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+		Likely positive effects as will sustain vibrant rural communities within Mid Ulster which is important as this is a predominantly rural district
7. To improve accessibility to key services, especially for those most in need	0	0	0		Likely neutral effect

Assessment of Alternatives - Rural Housing Policy
Policy CT1 General Policy

+	-	0	?	++	---	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
8. To reduce the effect of traffic on the environment	0	0	0		Likely neutral effect
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0		Likely neutral effect
10. To improve air quality	0	0	0		Likely neutral effect
11. To conserve and enhance biodiversity	+	+	+		Likely positive effects as the impact on wildlife, flora and fauna is a consideration in assessing any proposal
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+		Likely positive effects by encouraging new buildings to cluster with existing buildings and integrate and respect rural character.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+		Likely positive effects as the impact on historic environment and cultural assets is a consideration in assessing any proposal

Assessment of Alternatives - Rural Housing Policy
Policy CT1 General Policy

+	-	0	?	++	---	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0		Likely neutral effect
15. To reduce flood risk and the adverse consequences of flooding	0	0	0		Likely neutral effect
16. To minimise the production of waste and use of non-renewable materials	0	0	0		Likely neutral effect
17. To conserve and enhance land quality and soil resources	+	+	+		Likely positive effects
18. To encourage sustainable economic growth	+	+	+		Likely positive effects
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+		Likely positive effects

Amalgamate existing General Policy related to all residential development in the countryside, under the following sub headings; a) Cluster, consolidate and Group b) Integration, c) Respect rural character, d) Avoid urban Sprawl, e) Appropriate design

Assessment of Alternatives - Rural Housing Policy
Policy CT1 General Policy

+	-	0	?	++	---	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives	Option 1.			Comments
	Short Term	Med. Term	Long Term	
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects as will sustain vibrant rural communities within Mid Ulster which is important as this is a predominantly rural district
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely neutral effect

Assessment of Alternatives - Rural Housing Policy
Policy CT1 General Policy

+	-	0	?	++	-	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives	Option 1.			
	Amalgamate existing General Policy related to all residential development in the countryside, under the following sub headings; a) Cluster, consolidate and Group b) Integration, c) Respect rural character, d) Avoid urban Sprawl, e) Appropriate design			
	Short Term	Med. Term	Long Term	Comments

Summary - General Policy (Policy CT1)	
Background	It is considered that there are no reasonable alternative options for this subject as any alternative would not be consistent with the strategic policy and the core planning principles of the SPPS. Furthermore, during the review of the various subject policies it was considered that many of the general considerations contained within them, and which relate to all residential development in the countryside, could be reflected in one overall policy applying to all development. The approach to this policy is therefore set within the context of the SPPS which states that sustainable development should be granted permission unless material considerations indicate otherwise. Mid Ulster Council wishes to tailor a General Planning Policy which allows for balanced decision making in the integration of a variety of complex social, economic, environmental and other matters that are in the long term public interest. This is fundamental to the achievement of sustainable development. All residential development proposals in the countryside will be determined against the General Planning Policy. Sustainable development is at the heart of the SPPS and the proposed General Principles tailored for Mid Ulster.
Social Effects	Likely positive impacts.
Environmental Effects	Likely positive impacts.
Economic Effects	Likely positive impacts.
Mitigation and Enhancement	Mitigation measures would be consulting with the appropriate central government department and use of planning conditions.
Preferred Option	Adopt Option 1 -Policy CT1 Amalgamating and tailoring existing General Policy related to all residential development in the countryside.

Assessment of Alternatives – Rural Housing Policy CT2 (a)
Dwelling in an Existing Non-farm Cluster

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 2a in PPS 21 and SPPS.					Reconfigure existing policy contained in CTY 2a in PPS 21 and SPPS with the following amendments. The removal of criteria requiring that cluster of development must comprise of at least 3 dwellings.			
1. To reduce poverty and social exclusion	+	+	+	Likely a positive effect as this approach will provide additional opportunities for housing in the rural area.	+	+	+	Likely a positive effect as this approach will provide additional opportunities for housing in the rural area.
2. To improve the health and wellbeing of the population	+	+	+	Likely a positive effect as this approach will provide additional opportunities for those not directly involved in farming for housing in the rural area.	+	+	+	Likely a positive effect as this approach will provide additional opportunities for those not directly involved in farming for housing in the rural area.
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely a positive effect as this approach will provide additional opportunities for those not directly involved in farming for housing in the rural area.	+	+	+	Likely a positive effect as this approach will provide additional opportunities for those not directly involved in farming for housing in the rural area. This approach is slightly less prescriptive in that the 3 no. dwelling test has been removed however given the overall numbers envisaged it is not considered to involve a significant positive on this objective.
5. To reduce crime and anti-social activity	0	0	0	Neutral impact on this objective.	0	0	0	Neutral impact on this objective.

Assessment of Alternatives – Rural Housing Policy CT2 (a)
Dwelling in an Existing Non-farm Cluster

KEY



SA / SEA Objectives	Option 1.			Option 2.			Comments
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	
Adopt existing policy contained in CTY 2a in PPS 21 and SPPS.							
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	+	+	+	Likely to be positive effect by supporting vibrant rural communities and providing opportunities for those who wish to live in their communities.
7. To improve accessibility to key services, especially for those most in need	-	-	-	-	-	-	Through facilitating opportunities for those who wish to reside in the rural area it follows that more households will be located further away from the urban centres where it is likely that key services are provided.
8. To reduce the effect of traffic on the environment	-	-	-	-	-	-	This approach will facilitate more people living in the countryside and therefore will likely bring about an increase in journeys by private car resulting in a slight negative for this objective.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	-	-	-	Additional housing will naturally result in increased water consumption. Additional rural dwellings will also likely result in increased number of individual septic tanks and therefore potentially greater risk of watercourses being polluted.

**Assessment of Alternatives – Rural Housing Policy CT2 (a)
Dwelling in an Existing Non-farm Cluster**

KEY



SA / SEA Objectives	Option 1.			Comments	Option 2.		
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term
Adopt existing policy contained in CTY 2a in PPS 21 and SPPS.							
Reconfigure existing policy contained in CTY 2a in PPS 21 and SPPS with the following amendments. The removal of criteria requiring that cluster of development must comprise of at least 3 dwellings.							
10. To improve air quality	-	-	-	Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect as new development in the rural area may result in harm to biodiversity however this may be offset by appropriate site specific mitigation measures.	-	-	-
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	It is likely that any new development has the potential to impact upon rural landscapes. Mitigation is possible through appropriate siting and clustering with existing development to ensure rural development is accommodated sympathetically within the local landscape.	-	-	-
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The increased traveling times associated with the additional development facilitated by this approach will likely lead to increased car usage and the increased emissions will have a negative impact on this objective.	-	-	-

**Assessment of Alternatives – Rural Housing Policy CT2 (a)
Dwelling in an Existing Non-farm Cluster**

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 2a in PPS 21 and SPPS.								
Reconfigure existing policy contained in CTY 2a in PPS 21 and SPPS with the following amendments. The removal of criteria requiring that cluster of development must comprise of at least 3 dwellings.								
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Any increase in population and households will likely result in increased waste and waste generated from future residents.	-	-	-	Any increase in population and households will likely result in increased waste and waste generated from future residents.
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impact as whilst this approach seeks to consolidate and round off existing development it will nonetheless facilitate additional dwellings in the countryside, some of which may be greenfield sites.	-	-	-	Likely negative impact as whilst this approach seeks to consolidate and round off existing development it will nonetheless facilitate additional dwellings in the countryside, some of which may be greenfield sites.
18. To encourage sustainable economic growth	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.

Assessment of Alternatives – Rural Housing Policy CT2 (a)
Dwelling in an Existing Non-farm Cluster

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
19. To offer everybody the opportunity for rewarding and satisfying employment	Adopt existing policy contained in CTY 2a in PPS 21 and SPPS.				Reconfigure existing policy contained in CTY 2a in PPS 21 and SPPS with the following amendments. The removal of criteria requiring that cluster of development must comprise of at least 3 dwellings.			
	+	+	+	This approach therefore will help to regenerate rural areas by making them more agreeable places for people to live and work, thus encouraging existing rural dwellers to stay in the area and also possibly attracting new residents. At the same time, the rural nature of mid Ulster's Economy will be invigorated and stimulated by this approach.	+	+	+	This approach therefore will help to regenerate rural areas by making them more agreeable places for people to live and work, thus encouraging existing rural dwellers to stay in the area and also possibly attracting new residents. At the same time, the rural nature of mid Ulster's Economy will be invigorated and stimulated by this approach.
	+	+	+	This approach is likely to help sustain rural communities and improve disparity between rural and urban areas.	+	+	+	This approach is likely to help sustain rural communities and improve disparity between rural and urban areas.
	+	+	+	This approach therefore will help to regenerate rural areas by making them more agreeable places for people to live and work, thus encouraging existing rural dwellers to stay in the area and also possibly attracting new residents. At the same time, the rural nature of mid Ulster's Economy will be invigorated and stimulated by this approach.	+	+	+	This approach therefore will help to regenerate rural areas by making them more agreeable places for people to live and work, thus encouraging existing rural dwellers to stay in the area and also possibly attracting new residents. At the same time, the rural nature of mid Ulster's Economy will be invigorated and stimulated by this approach.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This approach is likely to help sustain rural communities and improve disparity between rural and urban areas.	+	+	+	This approach is likely to help sustain rural communities and improve disparity between rural and urban areas.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	This approach therefore will help to regenerate rural areas by making them more agreeable places for people to live and work, thus encouraging existing rural dwellers to stay in the area and also possibly attracting new residents. At the same time, the rural nature of mid Ulster's Economy will be invigorated and stimulated by this approach.	+	+	+	This approach therefore will help to regenerate rural areas by making them more agreeable places for people to live and work, thus encouraging existing rural dwellers to stay in the area and also possibly attracting new residents. At the same time, the rural nature of mid Ulster's Economy will be invigorated and stimulated by this approach.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	This approach will likely result in more people living in the rural area and this would be contrary to this objective as there may be more car journeys.	-	-	-	This approach will likely result in more people living in the rural area and this would be contrary to this objective as there may be more car journeys.

Assessment of Alternatives – Rural Housing Policy CT2 (a)
Dwelling in an Existing Non-farm Cluster

KEY



SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policy contained in CTY 2a in PPS 21 and SPPS.		Reconfigure existing policy contained in CTY 2a in PPS 21 and SPPS with the following amendments. The removal of criteria requiring that cluster of development must comprise of at least 3 dwellings.	
	Short Term	Med. Term	Long Term	Comments

Summary - Criteria regarding dwelling in an existing non-farm cluster -Policy CT2 (a)				
Social Effects	Both approaches are likely to have positive effects on the social objectives of the SA/SEA as they both facilitate residential development in the rural area, thereby likely to have a positive on the reduction of social exclusion through providing people with an opportunity to live in a decent home and indirectly improving the overall health and wellbeing of the population. The only negative impact on the social objectives is that both approaches will facilitate development and households away from the key service areas.			
Environmental Effects	Both approaches are likely to have a generally negative impact on the environmental objectives as this may result in additional traffic generation, as well as potential adverse impacts on local landscape, biodiversity and heritage assets. Furthermore additional housing in the rural area will naturally result in increased water consumption and will likely utilise a greenfield sites.			
Economic Effects	There are both broadly positive on improving economic objectives within Mid Ulster as they facilitate rural housing which will create jobs within the construction industry. There are some negative impacts identified for both approaches in relation to the economic objectives, as these approaches run counter to the notion of establishing efficient movement patterns to support economic growth.			
Mitigation and Enhancement	Mitigation measures will include, use of appropriate conditions to minimise loss of vegetation and harm to biodiversity and applying a precautionary approach to ensure new dwellings are located in appropriate locations. The use of SUDS and semi-permeable surfaces could also assist in alleviating flood risk concerns.			
Preferred Option	Adoption of Option 2 -Policy CT2 (a) reconfiguring and amending existing policy.			

**Assessment of Alternatives – Rural Housing Policy
Infill Policy CT2 (b)**

KEY



SA / SEA Objectives	Option 1.				Comments	Option 2.				
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	Adopt existing policy contained in CTY 8 in PPS 21 and SPPS.					Reconfigure existing policy contained in CTY 8 in PPS 21 and SPPS with the following amendments. a) The term "substantial and continuously built up frontage" has been removed; b) The potential for a small infill site between 2 dwellings has been introduced;				
	+	+	+	By facilitating people living in the countryside in this specific manner, the Plan will facilitate people living close to their families and / or people who they are acquainted with, thus reducing the chances of loneliness, exclusion or isolation which they may feel if they were forced to live in an urban area, away from such an environment.		+	+	+	As with the existing approach, this approach will facilitate those who wish to live nearer to their families although to an greater extent given the more facilitatory approach of the proposed policy wording.	
	+	+	+	By facilitating dwellings in gap or infill sites, this criterion will allow people who wish to live in the countryside, often close to existing family and friends, the chance to do so. This will have benefits in terms of mental wellbeing.		+	+	+	This approach will continue to facilitate development in the same way as the existing policy but to an even greater extent given the more facilitatory approach of the policy wording.	
	N/R	N/R	N/R	No relationship to skills and education		N/R	N/R	N/R	No relationship to skills and education	
	+	+	+	Facilitating development in gap or infill sites will allow more people the opportunity to live in the rural area if they have an appropriate site which meets the policy		+	+	+	The changes to this policy make it more flexible, therefore increasing the chances of people who wish to live on in appropriate site in the countryside being able to do so.	
	0	0	0	Likely to have a minimal impact on crime.		0	0	0	Likely to have a minimal impact on crime.	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	People who wish to live closer to their traditional home will be further facilitated in their desire to do so. This will help to foster a sense of community because such people will have sense of belonging to these areas and will be inclined to remain there over a long period of time.		+	+	+	The changes to policy wording, particularly the introduction of a gap site between 2 dwellings has increased the chances of dwellings on infill sites being approved, thus meaning that the chances of people living close though their existing communities / family circle have also been increased.	

**Assessment of Alternatives – Rural Housing Policy
Infill Policy CT2 (b)**

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 8 in PPS 21 and SPPS.								
7. To improve accessibility to key services, especially for those most in need	-	-	-	This criterion will enable people to live in the countryside thus encouraging people to live further away from urban centres where the key services such as health care, shops and professional services are invariably located.	-	-	-	This policy is more flexible thus potentially allowing for more residential development in the countryside. This will only increase the pattern of development away from urban centres, where key services are located.
8. To reduce the effect of traffic on the environment	-	-	-	By facilitating dwellings and small industry in the countryside, journey times will increase because people will become more dependent on their car and will have to journey to towns for key services and day to day needs	-	-	-	This policy criterion has the potential to bring about more housing in gap / infill sites thus accentuating the problems of increased journey times in order to access towns and services.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing and small scale economic development will naturally result in increased water consumption. It will also result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.	-	-	-	By potentially allowing more houses in infill / gap sites, the increased water consumption, run offs and use of septic tanks will cause greater problems for water quality and place more pressure on water supply and infrastructure
10. To improve air quality	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	This approach will lead to new development in the countryside and this will increase journey times and traffic emissions. This negative effect is likely to be exacerbated even further because of the greater level of flexibility in this approach.

**Assessment of Alternatives – Rural Housing Policy
Infill Policy CT2 (b)**

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
11. To conserve and enhance biodiversity	Adopt existing policy contained in CTY 8 in PPS 21 and SPPS.				Reconfigure existing policy contained in CTY 8 in PPS 21 and SPPS with the following amendments: a) The term "substantial and continuously built up frontage" has been removed; b) The potential for a small infill site between 2 dwellings has been introduced;			
	-	-	-	New residential development will invariably result in harm being caused to biodiversity. A gap or infill site will be located in areas which already possess a degree of built development and therefore, the potential for harm to biodiversity due to vegetation loss, habitat disruption etc. will be lessened than when compared to one off housing development. There is also the potential to mitigate this negative effect via conditions regarding vegetation loss and the need for assessments of wildlife / habitats to be carried out prior to development. However, there will still be an increased potential for a degree of bio diversity loss or damage and this is why this is a negative effect.	-	-	-	The reasons for this being scored as a negative are the same as Approach 1, however in this approach the potential for new developments is extended to include gap sites between 2 dwellings.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	It is likely that any new development has the potential to impact upon rural landscapes. Mitigation is possible through appropriate siting and clustering with existing development to ensure rural development is accommodated sympathetically within the local landscape.	-	-	-	It is likely that any new development has the potential to impact upon rural landscapes. Mitigation is possible through appropriate siting and clustering with existing development to ensure rural development is accommodated sympathetically within the local landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	As outlined above, any criterion which facilitates additional houses in the rural area will result in a greater reliance on the car and longer journey times. This along with the associated emissions will be contrary to the our efforts to reduce emissions which contribute to climate change and will therefore increase our vulnerability to climate change.	-	-	-	The same rationale applies to this approach although the potential for additional numbers of dwellings in gap sites which are potentially available under this approach may result in greater numbers of people availing of this policy.

**Assessment of Alternatives – Rural Housing Policy
Infill Policy CT2 (b)**

KEY



SA / SEA Objectives	Option 1.				Comments	Option 2.			
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 8 in PPS 21 and SPPS.	Reconfigure existing policy contained in CTY 8 in PPS 21 and SPPS with the following amendments. a) The term "substantial and continuously built up frontage" has been removed; b) The potential for a small infill site between 2 dwellings has been introduced;								
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		Any increase in population or housing will lead to an unavoidable growth in the production of waste. Impact on use of non renewables is likely to be minimal	-	-	-	Any increase in population or housing will lead to an unavoidable growth in the production of waste. Impact on use of non renewables is likely to be minimal
17. To conserve and enhance land quality and soil resources	-	-	-		The development of a gap site will often, although not always, involve the development of green field sites. This will have a negative impact on the enhancement and retention of quality soil resources.	-	-	-	The same rationale applies to approach 2 although the potential for development of greenfield sites under this approach is greater due to more flexibility in this policy wording.
18. To encourage sustainable economic growth	+	+	+		This approach will allow suitable economic development on an appropriate gap site. This recognises the importance of rural industry in Mid Ulster and will facilitate the strong tradition of rural industry and self employment which underpins economic growth in Mid Ulster	+	+	+	Whilst this approach does not specifically cater for economic development on gap sites in the way in which Approach 1 does, it would be wrong to score it as a negative because the provision for this type of development has not been removed from the Plan, it has simply been redirected to the relevant economic policy. See draft Plan Strategy Policy ECON 2
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+		This approach will allow for a small light engineering enterprise to be located in an appropriate gap site. This will enable people to live and work not only in the countryside where they live but potentially beside their dwellings, thus increasing the attractiveness of their employment .	+	+	+	Whilst this approach does not specifically cater for economic development on gap sites in the way in which Approach 1 does, it would be wrong to score it as a negative because the provision for this type of development has not been removed from the Plan, it has simply been redirected to the relevant economic policy. See draft Plan Strategy Policy ECON 2

**Assessment of Alternatives – Rural Housing Policy
Infill Policy CT2 (b)**

KEY



SA / SEA Objectives	Option 1.				Comments	Option 2.				Comments
	Adopt existing policy contained in CTY 8 in PPS 21 and SPPS.					Reconfigure existing policy contained in CTY 8 in PPS 21 and SPPS with the following amendments.				
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The provision for economic development in this approach has been discussed. This approach therefore will help to regenerate rural areas by making them more agreeable places for people to live and work, thus encouraging existing rural dwellers to stay in the area and also possibly attracting new residents. At the same time, the rural nature of mid Ulster's Economy will be invigorated and stimulated by this approach.	+	+	+	Whilst this approach does not specifically cater for economic development on gap sites in the way in which Approach 1 does, it would be wrong to score it as a negative because the provision for this type of development has not been removed from the Plan, it has simply been redirected to the relevant economic policy. See draft Plan Strategy Policy ECON 2		
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Small industry which will be facilitated in the countryside can offer employment and help develop a strong workforce and thus increase spending power in the district. This has obvious benefits in attracting inward investment and making Mid Ulster a more attractive destination for potential investors.	+	+	+	Whilst this approach does not specifically cater for economic development on gap sites in the way in which Approach 1 does, it would be wrong to score it as a negative because the provision for this type of development has not been removed from the Plan, it has simply been redirected to the relevant economic policy. See draft Plan Strategy Policy ECON 2		
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	This approach will see more people potentially living and working in the countryside. This will lead to an inefficient pattern of movement in that journey times will be increased to an extent more than could be expected if people were to move towards towns and settlements to live or to find work	-	-	-	The same rationale applies to this approach although the potential for additional numbers of dwellings in gap sites which are potentially available under this approach may result in greater numbers of people availing of this policy and living in the countryside, thus further supporting inefficient patterns of movement.		

**Assessment of Alternatives – Rural Housing Policy
Infill Policy CT2 (b)**

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy contained in CTY 8 in PPS 21 and SPPS.				Reconfigure existing policy contained in CTY 8 in PPS 21 and SPPS with the following amendments.			
					a) The term "substantial and continuously built up frontage" has been removed; b) The potential for a small infill site between 2 dwellings has been introduced;			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments

Summary - Criteria regarding dwelling infilling a small gap site - Policy CT2(b)								
Social Effects	Both approaches are likely to have positive social effects due to the increased potential for people to live in the countryside, in their communities and close to their friends and family. This will have benefits such as increased sense of wellbeing, reduced isolation and encouraging a strong sense of community.							
Environmental Effects	Both approaches are likely to score negatively from an environmental point of view. Each approach (approach 2 to a greater extent) will lead to the approval of new dwellings in the countryside and this will have negative implications for almost all of the environmental indicators. The only environmental indicators which score as uncertain are the impacts which will be on cultural or historical assets.							
Economic Effects	Overall, the economic impacts of both approaches are scored as positive. Approach 1 offers clear economic benefits to the countryside by facilitating small scale industry to operate from a gap site, where appropriate. Whilst approach 2 does not specifically contain this provision, it would be unfair to score it as a negative in this regard because the specific policy wording relating to this provision has simply been moved to the economic chapter of the Strategy, not removed altogether.							
Mitigation and Enhancement	The main mitigation measures will be required in order to counteract the negative scoring of both approaches with regards to the environment. Mitigation measures will include, use of conditions to minimise loss of vegetation and harm to biodiversity.							
Preferred Option	Adoption of Option 2 - Policy CT2 (b) reconfiguring existing policy with amendments.							

**Assessment of Alternatives – Rural Housing Policy
Replacement Dwelling Policy - Policy CT2 (c)**

KEY

+	-	0	?	++	N/R
Positive	Negative	Neutral	Uncertain	Major Positive	No Relationship

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
<p>Adopt existing policy CTY 3 in PPS 21 and SPPS.</p> <p>Reconfigure existing policy in CTY 3 in PPS 21 and SPPS with the following amendments. The removal of the "important contribution to heritage, appearance or character of the locality" test.</p>								
1. To reduce poverty and social exclusion	+	+	+	Likely positive impact on the reduction of poverty and social exclusion as this approach facilitates the replacement of former dwellings with modern housing stock. This policy will afford individuals the opportunity to reside in the rural communities where they are from.	+	+	+	Likely positive impact of this approach, as it will facilitate those who wish to live nearer to their families and result in the modernisation and improvement of rural housing stock.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact as this approach facilitates the replacement of former dwellings with modern housing stock. This policy will also afford individuals the opportunity to reside in the rural communities where they are from.	+	+	+	Likely positive impact as this approach facilitates the replacement of former dwellings with modern housing stock. This policy will also afford individuals the opportunity to reside in the rural communities where they are from.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship to skills and education	N/R	N/R	N/R	No relationship to skills and education
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Facilitating the replacement of dwellings and former dwellings allows for the renewal and upgrading of the housing stock and will enable individuals to live in a modern home. In addition this approach will allow for the replacement of vacant dwellings, enabling more people the opportunity to live in the rural area.	+	+	+	Facilitating the replacement of dwellings and former dwellings allows for the renewal and upgrading of the housing stock and will enable individuals to live in a modern home. This approach will also allow for the replacement of vacant dwellings, enabling more people the opportunity to live in the rural area.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact on crime.	0	0	0	Likely minimal impact on crime.

**Assessment of Alternatives – Rural Housing Policy
Replacement Dwelling Policy - Policy CT2 (c)**

KEY

+	-	0	?	++	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	No Relationship

Option 1.					Option 2.				
SA / SEA Objectives					Reconfigure existing policy in CTY 3 in PPS 21 and SPPS with the following amendments. The removal of the "important contribution to heritage, appearance or character of the locality" test.				
					Short Term	Med. Term	Long Term	Comments	Short Term
6.	To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This approach is likely to foster and sustain a sense of community through facilitating opportunities for individuals to reside in their communities.	+	+	+	This approach is likely to foster and sustain a sense of community through facilitating opportunities for individuals to reside in their communities.
7.	To improve accessibility to key services, especially for those most in need	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres, where the key services such as health care, shops, professional services are normally located.	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres, where the key services such as health care, shops, professional services are invariably located.
8.	To reduce the effect of traffic on the environment	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres and consequently these residents will rely on private car journeys to key services.	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres and consequently these residents will rely on private car journeys to key services.
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing will naturally result in increased water consumption. It will also likely result in increased number of dwellings serviced septic tanks and a greater potential of watercourses becoming polluted.	-	-	-	Additional housing will naturally result in increased water consumption. It will also likely result in increased number of dwellings serviced septic tanks and a greater potential of watercourses becoming polluted.
10.	To improve air quality	-	-	-	This approach will likely have a negative impact on this objective as it will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.	-	-	-	This approach will likely have a negative impact on this objective as it will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.

**Assessment of Alternatives – Rural Housing Policy
Replacement Dwelling Policy - Policy CT2 (c)**

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
11. To conserve and enhance biodiversity	-	-	-	Potential negative impact as the replacement dwelling policy will, in exceptional circumstances, allow for the development of greenfield sites. Also likely result in loss of natural habitats from new development. Mitigation can be found in related criteria based policy which requires consideration of natural heritage issues.	-	-	-	Potential negative impact as the replacement dwelling policy will, in exceptional circumstances, allow for the development of greenfield sites. Also likely result in loss of natural habitats from new development. Mitigation can be found in related criteria based policy which requires consideration of natural heritage issues.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Introduction of any new building is likely to have a negative landscape impact. Mitigation can be found in general criteria based policy including scale and siting requirements.	-	-	-	Introduction of any new building is likely to have a negative landscape impact. Mitigation can be found in general criteria based policy including scale and siting requirements.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Policy allows for the replacement of older housing stock but has inbuilt check and balance which requires the retention of a non-listed vernacular dwelling and its incorporation into a wider scheme, thereby retaining the structure for future generations to enjoy.	-	-	-	This approach allows for the replacement of a former dwelling whether it makes an important contribution to heritage, appearance or character of the locality or not. There is a likelihood that this approach could result in the loss of a greater number of non-listed vernacular dwellings and consequently a negative is envisaged .
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	This approach will likely have a negative impact on this objective as it will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.	-	-	-	This approach will likely have a negative impact on this objective as it will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.

**Assessment of Alternatives – Rural Housing Policy
Replacement Dwelling Policy - Policy CT2 (c)**

KEY

+	-	0	?	++	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	No Relationship

SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
Adopt existing policy CTY 3 in PPS 21 and SPPS.									
Reconfigure existing policy in CTY 3 in PPS 21 and SPPS with the following amendments. The removal of the "important contribution to heritage, appearance or character of the locality" test.									
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.	
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Any increase in population and households will likely result in increased waste and waste generated from future residents.	-	-	-	Any increase in population and households will likely result in increased waste and waste generated from future residents.	
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impact as whilst this approach seeks to consolidate and round off existing development it will nonetheless facilitate additional dwellings in the countryside, some of which may be greenfield sites.	-	-	-	Likely negative impact as whilst this approach seeks to consolidate and round off existing development it will nonetheless facilitate additional dwellings in the countryside, some of which may be greenfield sites.	
18. To encourage sustainable economic growth	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities.	

**Assessment of Alternatives – Rural Housing Policy
Replacement Dwelling Policy - Policy CT2 (c)**

KEY

+	-	0	?	++	+	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
Adopt existing policy CTY 3 in PPS 21 and SPPS.									
Reconfigure existing policy in CTY 3 in PPS 21 and SPPS with the following amendments. The removal of the "important contribution to heritage, appearance or character of the locality" test.									
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effect. Facilitating new rural development and utilising existing structures is likely to promote sustainable regeneration.	+	+	+	Likely positive effect. Facilitating new rural development and utilising existing structures is likely to promote sustainable regeneration.	
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effect. Facilitating development of rural businesses is likely to contribute to regenerating the rural economy.	+	+	+	Likely positive effect. Facilitating development of rural businesses is likely to contribute to regenerating the rural economy.	
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	This approach will see more people potentially living and working in the countryside. This will lead to an inefficient pattern of movement in that journey times will be increased to an extent more than could be expected if people were to move towards towns and settlements to live or to find work.	-	-	-	This approach will see more people potentially living and working in the countryside. This will lead to an inefficient pattern of movement in that journey times will be increased to an extent more than could be expected if people were to move towards towns and settlements to live or to find work.	

**Assessment of Alternatives – Rural Housing Policy
Replacement Dwelling Policy - Policy CT2 (c)**

KEY



SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policy CTY 3 in PPS 21 and SPPS.		Reconfigure existing policy in CTY 3 in PPS 21 and SPPS with the following amendments. The removal of the "important contribution to heritage, appearance or character of the locality" test.	
	Short Term	Med. Term	Long Term	Comments

Summary - Criteria regarding Replacement Dwelling - Policy CT2(c)				
Social Effects	Both approaches can have positive social impacts by facilitating development in rural areas through the replacement, adaptation of existing dwellings. The replacement of old housing stock will allow for opportunities for individuals to live in a decent home and potentially a stronger sense of community and social cohesion.			
Environmental Effects	Both approaches are likely to have broadly negative environmental effects, although it is considered these approach 2 may have a significant negative impact on the conservation of historic and cultural assets, as this approach removes the 'important contribution to heritage, appearance or character of the locality' test.			
Economic Effects	There are potentially positive economic outcomes from both approaches by facilitating development in the countryside. This can assist in helping to sustain the agricultural sector which is an important employer for the predominantly rural Mid Ulster area.			
Mitigation and Enhancement	Mitigation for approach 2 contained within the general planning principles i.e. design, siting and integration of the building and consideration of natural heritage issues.			
Preferred Option	Adoption of Option 2 - Policy CT2 (c) reconfiguring and amending existing policy.			

Assessment of Alternatives - Rural Housing - Policy CT2 (d)
Conversion / Reuse of Existing Buildings for Residential Use

KEY

+	0	?	++	N/A
Positive	Neutral	Uncertain	Major Positive	Minor Negative
				No Relationship

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 4 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 4 in PPS21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	This approach allows for the sympathetic conversion of suitable buildings for a variety of uses, including a dwelling and will therefore likely offer additional opportunities for individuals to reside in their communities, without the need to relocate to urban centres.	+	+	+	This approach allows for the sympathetic conversion of suitable buildings for a variety of uses, including a dwelling and will therefore likely offer additional opportunities for individuals to reside in their communities, without the need to relocate to urban centres.
2. To improve the health and wellbeing of the population	+	+	+	Likely to have a positive effect by providing additional opportunities for dwellings in rural areas and this can be positive for those who want to live close to family attachments and in the rural community.	+	+	+	Likely to have a positive effect by providing additional opportunities for dwellings in rural areas and this can be positive for those who want to live close to family attachments and in the rural community.
3. To improve the education and skills of the population	+	+	+	This approach provides opportunities for tradespeople involved in the conversion of older buildings to develop their skills.	+	+	+	This approach provides opportunities for tradespeople involved in the conversion of older buildings to develop their skills.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This approach allows for the sympathetic conversion of suitable buildings for a variety of uses, including a dwelling and will therefore likely offer additional opportunities for people to live in a decent home.	+	+	+	This approach allows for the sympathetic conversion of suitable buildings for a variety of uses, including a dwelling and will therefore likely offer additional opportunities for people to live in a decent home.
5. To reduce crime and anti-social activity	0	0	0	Likely to have a minimal impact on crime.	0	0	0	Likely to have a minimal impact on crime.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This approach allows for the sympathetic conversion of suitable buildings for a variety of uses, including a dwelling and will therefore likely offer additional opportunities for individuals to reside in their communities and likely foster a greater sense of community.	+	+	+	This approach allows for the sympathetic conversion of suitable buildings for a variety of uses, including a dwelling and will therefore likely offer additional opportunities for individuals to reside in their communities and likely foster a greater sense of community.

**Assessment of Alternatives - Rural Housing - Policy CT2 (d)
Conversion / Reuse of Existing Buildings for Residential Use**

KEY

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	+	Minor Positive	N/A	No Relationship
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SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 4 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 4 in PPS21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
7. To improve accessibility to key services, especially for those most in need	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres, where the key services such as health care, shops, professional services are normally located.	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres, where the key services such as health care, shops, professional services are normally located.
8. To reduce the effect of traffic on the environment	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres and consequently these residents will rely on private car journeys to key services.	-	-	-	By facilitating opportunities for dwellings in the rural area, this approach will likely encourage people to live outside of urban centres and consequently these residents will rely on private car journeys to key services.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing will naturally result in increased water consumption. It will also likely result in increased number of dwellings serviced septic tanks and a greater potential of watercourses becoming polluted.	-	-	-	Additional housing will naturally result in increased water consumption. It will also likely result in increased number of dwellings serviced septic tanks and a greater potential of watercourses becoming polluted.
10. To improve air quality	-	-	-	This approach will likely have a negative impact on this objective as it will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.	-	-	-	This approach will likely have a negative impact on this objective as it will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.
11. To conserve and enhance biodiversity	+	+	+	This approach will likely result in the re-use of older buildings and therefore will likely retain natural habitats of protected species such as swifts, bats.	+	+	+	This approach will likely result in the re-use of older buildings and therefore will likely retain natural habitats of protected species such as swifts, bats.
	-	-	-	This approach may on occasion allow for minor extensions which may impact on a limited number of greenfield sites.	-	-	-	This approach may on occasion allow for minor extensions which may impact on a limited number of greenfield sites.

Assessment of Alternatives - Rural Housing - Policy CT2 (d)
Conversion / Reuse of Existing Buildings for Residential Use

KEY

+	0	?	++	N/A
Positive	Neutral	Uncertain	Major Positive	Minor Negative
				No Relationship

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 4 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 4 in PPS21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	A likely minor positive envisaged for this approach as it promotes the sympathetic conversion and re-use of suitable buildings to a variety of uses in the countryside. This will likely result in the retention of a greater number of buildings which possess a degree of character and/or architectural merit and as such complement this objective.	+	+	+	A likely minor positive envisaged for this approach as it promotes the sympathetic conversion and re-use of suitable buildings to a variety of uses in the countryside. This will likely result in the retention of a greater number of buildings which possess a degree of character and/or architectural merit and as such complement this objective.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	This approach will likely have a positive impact as it will likely result in the re-use of older buildings and therefore will likely result in the retention of historic and cultural assets.	+	+	+	This approach will likely have a positive impact as it will likely result in the re-use of older buildings and therefore will likely result in the retention of historic and cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	It will also encourage the reuse of existing buildings and therefore have a likely positive impact on the contributions to climate change.	+	+	+	It will also encourage the reuse of existing buildings and therefore have a likely positive impact on the contributions to climate change.
	-	-	-	It will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.	-	-	-	It will facilitate additional dwellings in the open countryside, likely resulting in greater number of journeys by private car and greater fuel consumption generally.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.

**Assessment of Alternatives - Rural Housing - Policy CT2 (d)
Conversion / Reuse of Existing Buildings for Residential Use**

KEY

+	0	?	++	N/A
Positive	Neutral	Uncertain	Major Positive	Minor Negative
				No Relationship

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 4 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 4 in PPS21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Any increase in households will likely lead to growth in the production of waste. Impact on use of non renewables is likely to be minimal	-	-	-	Any increase in households will likely lead to growth in the production of waste. Impact on use of non renewables is likely to be minimal
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect as this option involves the re-use of existing buildings so there will be no new development. Hence there may be less earthwork and affecting agricultural land.	+	+	+	Likely positive effect as this option involves the re-use of existing buildings so there will be no new development. Hence there may be less earthwork and affecting agricultural land.
18. To encourage sustainable economic growth	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely significant positive effect. Utilising existing structures to facilitate a variety of new rural development uses is likely to promote sustainable regeneration.	+	+	+	Likely positive effect. Facilitating new rural residential development and utilising existing structures is likely to promote sustainable regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.

**Assessment of Alternatives - Rural Housing - Policy CT2 (d)
Conversion / Reuse of Existing Buildings for Residential Use**

KEY

 Positive	 Negative	 Neutral	 Uncertain	 Major Positive	 Major Negative	 N/A No Relationship
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SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 4 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 4 in PPS21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	This approach will see more people potentially living and working in the countryside. This will lead to an inefficient pattern of movement in that journey times will be increased to an extent more than could be expected if people were to move towards towns and settlements to live or to find work.	-	-	-	This approach will see more people potentially living and working in the countryside. This will lead to an inefficient pattern of movement in that journey times will be increased to an extent more than could be expected if people were to move towards towns and settlements to live or to find work.

**Assessment of Alternatives - Rural Housing - Policy CT2 (d)
Conversion / Reuse of Existing Buildings for Residential Use**

KEY

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	+	Minor Positive	N/A	No Relationship
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SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policy contained in CTY 4 in PPS 21 and SPPS.		Reconfigure existing policy contained in CTY 4 in PPS21 and SPPS without fundamental amendments.	
	Short Term	Med. Term	Long Term	Comments

Summary - Criteria regarding conversion/re-use of existing buildings for residential use - Policy CT2 (d)				
Social Effects	The social effects are broadly positive with the main benefits being reduced social isolation / exclusion and the provision of opportunity for people to live in a decent home, both of which will assist in fostering a stronger sense of community. The only slightly negative effect is the ability to access services which may be hindered as a result of allowing dwellings outside of the main service centres.			
Environmental Effects	On the whole the impact on the Environmental objectives is broadly negative. There are negative effects in relation to the impact on traffic and air quality given the likely increased requirement for private car journeys. There are negative impacts in relation to biodiversity, and waste production, conversely there may be positive impacts on biodiversity as the re-use of older buildings is likely to retain natural habitats of protected species such as bats. Both approaches will however have a likely positive impact on the enhance of our landscape and the protection of historic assets, given that they both seek to retain existing buildings of character and / or architectural merit.			
Economic Effects	On the whole, both approaches will have a likely positive effect on the economic objectives. Both offer opportunities for new dwellings in the countryside and with that will likely be associated economic growth and employment opportunities. This may contribute to the regeneration of rural communities with more people in the countryside who may want to work and access services in the local area.			
Mitigation and Enhancement	The use of conditions to limit the removal of hedgerows / existing vegetation in order to limit the harm caused to bio-diversity. The retention of as much of the original historic fabric of the buildings will also likely benefit the protection of species which utilise the existing structure.			
Preferred Option	Adoption of Option 2 - Policy CT2 (d) reconfiguring and tailoring existing policy.			

Assessment of Alternatives – Rural Housing Policy
Policy CT2 (e) Dwelling on a Farm

KEY



SA / SEA Objectives	Approach 1.				Comments	Approach 2.			
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 10 in PPS 21 and the SPPS.	1. To reduce poverty and social exclusion	+	+	+	Likely to have a positive effect by providing opportunities for new dwellings in rural areas, particularly for the farming community.	+	+	+	Likely to have a positive effect by providing opportunities for new dwellings in rural areas, particularly for the farming community.
	2. To improve the health and wellbeing of the population	+	+	+	Likely to have a positive effect by providing additional opportunities for new dwellings in rural areas, particularly for the farming community.	+	+	+	Likely to have a positive effect by providing additional opportunities for new dwellings in rural areas, particularly for the farming community.
	3. To improve the education and skills of the population	+	+	+	Likely positive effects by providing opportunities for more young people to live on family farms who may want to participate in agriculture and develop their skills in this industry.	+	+	+	Likely positive effects by providing opportunities for more young people to live on family farms who may want to participate in agriculture and develop their skills in this industry.
	4. To provide everybody with the opportunity to live in a decent home	+	+	+	Provision of new homes in the rural area through this policy will likely have a positive effect on the rural community generally.	+	+	+	Provision of new homes in the rural area through this policy will likely have a positive effect on the rural community generally.
	5. To reduce crime and anti-social activity	0	0	0	Neutral impact on this objective	0	0	0	Neutral impact on this objective
	6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely to be a positive effect by supporting vibrant rural communities and providing opportunities for those who wish to reside in their communities	+	+	+	Likely to be a positive effect by supporting vibrant rural communities and providing opportunities for those who wish to reside in their communities
	7. To improve accessibility to key services, especially for those most in need	-	-	-	Through facilitating opportunities for those who wish to reside in the rural area it follows that more households will be located further away from the urban centres where it is likely that key services are provided.	-	-	-	Through facilitating opportunities for those who wish to reside in the rural area it follows that more households will be located further away from the urban centres where it is likely that key services are provided.

**Assessment of Alternatives – Rural Housing Policy
Policy CT2 (e) Dwelling on a Farm**

KEY



SA / SEA Objectives	Approach 1.				Comments	Approach 2.			
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term	Comments
8. To reduce the effect of traffic on the environment	+	+	+		This approach may lead to less journeys as the farmer will be located close to the farm business.	+	+	+	This approach may lead to less journeys as the farmer will be located close to the farm business.
	-	-	-		This approach will facilitate more people living in the countryside and therefore will likely bring about an increase in journeys by private car resulting in a negative impact on this objective.	-	-	-	This approach will facilitate more people living in the countryside and therefore will likely bring about an increase in journeys by private car resulting in a negative impact on this objective.
	-	-	-		Additional housing will naturally result in increased water consumption. Additional rural dwellings will also likely result in increased number of individual septic tanks and therefore potentially greater risk of watercourses being polluted.	-	-	-	Additional housing will naturally result in increased water consumption. Additional rural dwellings will also likely result in increased number of individual septic tanks and therefore potentially greater risk of watercourses being polluted.
10. To improve air quality	+	+	+		This approach may lead to less journeys as the farmer will be located close to the farm business.	+	+	+	This approach may lead to less journeys as the farmer will be located close to the farm business.
11. To conserve and enhance biodiversity	-	-	-		Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.
	-	-	-		Likely negative effect as new development in the rural area may result in harm to biodiversity however this may be offset by appropriate site specific mitigation measures, therefore a minor negative impact identified.	-	-	-	Likely negative effect as new development in the rural area may result in harm to biodiversity however this may be offset by appropriate site specific mitigation measures, therefore a minor negative impact identified.

**Assessment of Alternatives – Rural Housing Policy
Policy CT2 (e) Dwelling on a Farm**

KEY

+	-	0	?	Major Positive	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain			

	Approach 1.				Comments	Approach 2.			
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in CTY 10 in PPS 21 and the SPPS.					Reconfigure existing policy contained in CTY 10 in PPS 21 and the SPPS with the following amendments. Removal of criteria that access to the dwelling should be from an existing lane. The new building should be clustered with a group of buildings and only considered visually linked if there are health and safety reasons or plans to expand the farm business, why the building can't be clustered to the existing group of buildings. Only in exceptional circumstances will a site be considered not visually linked to a farm group, where the house is to provide for a retiring farmer to allow for the disposal of the farm or where significant environmental benefits have been demonstrated by the applicant.			
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		It is likely that any new development has the potential to impact upon rural landscapes. Mitigation is possible through appropriate siting and clustering with existing development to ensure rural development is accommodated sympathetically within the local landscape.	-	-	-	It is likely that any new development has the potential to impact upon rural landscapes. Mitigation is possible through appropriate siting and clustering with existing development to ensure rural development is accommodated sympathetically within the local landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?		Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+		This approach may lead to less journeys as the farmer will be located close to the farm business.	+	+	+	This approach may lead to less journeys as the farmer will be located close to the farm business.
	-	-	-		Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.

**Assessment of Alternatives – Rural Housing Policy
Policy CT2 (e) Dwelling on a Farm**

KEY



SA / SEA Objectives	Approach 1.				Comments	Approach 2.			
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 10 in PPS 21 and the SPPS. Remove of criteria that access to the dwelling should be from an existing lane. The new building should be clustered with a group of buildings and only considered visually linked if there are health and safety reasons or plans to expand the farm business, why the building can't be clustered to the existing group of buildings. Only in exceptional circumstances will a site be considered not visually linked to a farm group, where the house is to provide for a retiring farmer to allow for the disposal of the farm or where significant environmental benefits have been demonstrated by the applicant.	16. To minimise the production of waste and use of non-renewable materials	-	-	-	Any increase in population and households will likely result in increased waste and waste generated from future residents.	-	-	-	Any increase in population and households will likely result in increased waste and waste generated from future residents.
	17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impact as it will facilitate additional dwellings in the countryside, some of which may be greenfield sites.	-	-	-	Likely negative impact as it will facilitate additional dwellings in the countryside, some of which may be greenfield sites.
	18. To encourage sustainable economic growth	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.
	19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely to have a positive effect by providing small scale employment opportunities across the district.	+	+	+	Likely to have a positive effect by providing small scale employment opportunities across the district.
	20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This approach is likely to help sustain rural communities and improve disparity between rural and urban areas.	+	+	+	This approach is likely to help sustain rural communities and improve disparity between rural and urban areas.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	

**Assessment of Alternatives – Rural Housing Policy
Policy CT2 (e) Dwelling on a Farm**

KEY

+	-	0	?	Major Positive	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain			

SA / SEA Objectives	Approach 1.				Approach 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	Adopt existing policy contained in CTY 10 in PPS 21 and the SPPS.				Reconfigure existing policy contained in CTY 10 in PPS 21 and the SPPS with the following amendments. Removal of criteria that access to the dwelling should be from an existing lane. The new building should be clustered with a group of buildings and only considered visually linked if there are health and safety reasons or plans to expand the farm business, why the building can't be clustered to the existing group of buildings. Only in exceptional circumstances will a site be considered not visually linked to a farm group, where the house is to provide for a retiring farmer to allow for the disposal of the farm or where significant environmental benefits have been demonstrated by the applicant.			
	+	+	+	Likely positive effects as this option enables the farmer to live adjacent to the farm business. This is likely to decrease the number of journeys.	+	+	+	Likely positive effects as this option enables the farmer to live adjacent to the farm business. This is likely to decrease the number of journeys.
	-	-	-	A rural location will likely mean a relatively higher level of private car journeys as compared to an urban location.	-	-	-	A rural location will likely mean a relatively higher level of private car journeys as compared to an urban location.

**Assessment of Alternatives – Rural Housing Policy
Policy CT2 (e) Dwelling on a Farm**

KEY



	Approach 1.				Approach 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in CTY 10 in PPS 21 and the SPPS.				<p>Reconfigure existing policy contained in CTY 10 in PPS 21 and the SPPS with the following amendments.</p> <p>Removal of criteria that access to the dwelling should be from an existing lane.</p> <p>The new building should be clustered with a group of buildings and only considered visually linked if there are health and safety reasons or plans to expand the farm business, why the building can't be clustered to the existing group of buildings. Only in exceptional circumstances will a site be considered not visually linked to a farm group, where the house is to provide for a retiring farmer to allow for the disposal of the farm or where significant environmental benefits have been demonstrated by the applicant.</p>			

Summary - Criteria regarding dwelling on a farm - Policy CT2 (e)	
Social Effects	Both approaches are likely to have positive social effects due to the increased potential for people to live in the countryside, in their communities and close to their friends and family. This will have benefits such as increased sense of wellbeing, reduced isolation and encouraging a strong sense of community.
Environmental Effects	Both approaches are likely to score negatively from an environmental point of view. Each approach will lead to the approval of new dwellings in the countryside and this will have negative implications for almost all of the environmental indicators. However there may also be positive effects on air quality, traffic and climate change as the farmer may be living adjacent to the farm business so there may be less journeys and air pollution.
Economic Effects	Overall, the economic impacts of both approaches are scored as positive. Approach 1 and 2 both offer clear economic benefits to the countryside by facilitating small scale construction activity where appropriate.
Mitigation and Enhancement	Mitigation measures will be required in order to counteract the negative scoring of both approaches with regards to the environment. Mitigation measures will include, consultation with the appropriate agency/authority and the use of conditions to minimise loss of vegetation, biodiversity and historic assets.
Preferred Option	Adopt Option 2 - Policy CT2 (e) reconfiguring and amending existing policy.

**Assessment of Alternatives - Rural Housing - Policy CT2 (f)
Dwelling in a Farm Cluster**

Key

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	+	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling in a Farm Cluster				Comments
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+		Likely to have a positive effect by providing additional opportunities for housing in rural areas. The policy will dictate that dwellings should be clustered on an existing farm thus enabling people to live close to their families and helping to combat social exclusion
2. To improve the health and wellbeing of the population	+	+	+		By facilitating further opportunities for dwellings within the farm holding, this criterion will be allowing farmers and their families to live closer to their traditional home. This will have benefits in terms of mental wellbeing. Having said that, living on a farm may well have physical risks in terms of increased exposure to fumes / odours and to accidents. However, it is felt that the latter can be mitigated against via consultation with our Environmental Health Department.
3. To improve the education and skills of the population	+	+	+		Further opportunities for living on the farm can encourage future generations to become involved in farming and enable them to learn skills essential to that profession.
4. To provide everybody with the opportunity to live in a decent home	+	+	+		This criterion will facilitate more homes in the rural area for those who want to live there so there are obvious positives for this objective.
5. To reduce crime and anti-social activity	0	0	0		Likely to have minimal impact on crime
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+		There will be a positive effect for this objective because people who wish to live closer to their traditional home will be further facilitated in their desire to do so. This will help to foster a sense of community because such people will have sense of belonging to these areas and will be inclined to remain there over a long period of time.

**Assessment of Alternatives - Rural Housing - Policy CT2 (f)
Dwelling in a Farm Cluster**

Key

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling in a Farm Cluster				Comments
	Short Term	Med. Term	Long Term		
7. To improve accessibility to key services, especially for those most in need	-	-	-		By facilitating further opportunities for dwellings in the countryside, this criterion is encouraging people to live further away from urban centres where the key services such as health care, shops, professional services are invariably located.
8. To reduce the effect of traffic on the environment	-	-	-		By facilitating more people living in the countryside we will be bringing about an increase in journey times than would be the case if they lived in urban areas, closer to the main services and shops etc. This will obviously have a negative effect on our attempts to reduce the effects of traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		Additional housing will naturally result in increased water consumption. It will also result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.
10. To improve air quality	-	-	-		Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.
11. To conserve and enhance biodiversity	-	-	-		Likely negative effect. The loss of biodiversity from one-off developments may be offset by appropriate mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible. Broadly speaking though, an additional criterion which will permit rural dwellings is likely to have a negative impact on local biodiversity, particularly in the long term.

**Assessment of Alternatives - Rural Housing - Policy CT2 (f)
Dwelling in a Farm Cluster**

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling in a Farm Cluster				Comments
	Short Term	Med. Term	Long Term		
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		Likely negative impact as any new dwelling has the potential to have an impact on the rural landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?		Where there are farm groupings comprising of traditional rural buildings then these will be retained in order to satisfy this policy. However, there is no evidence to indicate that this criterion will lead to an increased level of retention of such buildings, over other forms of rural buildings. Indeed, the argument might even be made that such development will bring about harm to traditional buildings as opposed to encouraging their preservation. Therefore, these positive effects are uncertain.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-		The increased travelling times associated with the introduction of this criterion will lead to increased car usage and the associated emissions will have a negative effect on our efforts to reduce our contributions to climate change.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-		Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		Any increase in population and households will inevitably result in increased waste production both in terms of construction and waste and waste generated from future residents. If adequate kerbside collection services measures are not introduced alongside new build then the effects could get worse over time. Impact on use of non-renewable materials are likely to be negligible.

**Assessment of Alternatives - Rural Housing - Policy CT2 (f)
Dwelling in a Farm Cluster**

Key

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling in a Farm Cluster				Comments
	Short Term	Med. Term	Long Term		
17. To conserve and enhance land quality and soil resources	-	-	-		Likely negative impact. New dwellings may lead to the loss of land and an impact on soil resources.
18. To encourage sustainable economic growth	+	+	+		Agriculture is a very important part of our economy. By facilitating further provision whereby people can live on a farm, this will aid people who wish to continue the tradition of farming and therefore will contribute supporting this sector of our economy.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+		Agriculture is a very important part of our economy. By facilitating further provision whereby people can live on a farm, this will aid people who wish to continue the tradition of farming and therefore will contribute supporting this sector of our economy.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Because of the potential positive effects that this criterion will have for agriculture, this criterion will help to support the rural economy.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		Agriculture is a very important part of our economy. By facilitating further provision whereby people can live on a farm, this will aid people who wish to continue the tradition of farming and therefore will contribute supporting this sector of our economy.

Assessment of Alternatives - Rural Housing - Policy CT2 (f)
Dwelling in a Farm Cluster

Key



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling in a Farm Cluster			
	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	Efficient movement patterns would see people living in urban centres where the bulk of jobs and economic developments are located. This criterion will result in more people being allowed to live in the countryside and this would be contrary to such an efficient movement pattern.

**Assessment of Alternatives - Rural Housing - Policy CT2 (f)
Dwelling in a Farm Cluster**

Key



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling in a Farm Cluster		
	Short Term	Med. Term	Long Term Comments
Summary - Criteria regarding dwelling in a farm cluster - Policy CT2 (f)			
Social Effects	<p>Generally, this criterion can be scored as positive in relation to the social objectives. The only negative from a social perspective is the fact that it will encourage people to locate further away from key services. However, this is offset by various factors such as the fact that it will reduce feelings of social exclusion and will encourage a sense of community . Other measures might involve the use of SuDS to reduce surface run off and reduce flood risk as well as the use of conditions to minimise removal of hedgerows and vegetation, thus reducing the impacts on biodiversity.</p>		
Environmental Effects	<p>There are no positive environmental impacts arising from this criterion. There may well be positive benefits in relation to the potential for preservation of traditional buildings however, these are unclear and may even be construed as potential negative effects. However, there are still negative impacts in relation to water quality, biodiversity, flooding and waste production.</p>		
Economic Effects	<p>There are both positive and negative effects in relation to the economy. Whilst it can be argued that this criterion will help to support the primary agricultural sector to grow, it is also runs counter to the idea of establishing efficient movement patterns to support economic growth in that the criterion will be encouraging people to live in the countryside as opposed to more urban areas where most jobs and economic development are located.</p>		
Mitigation and Enhancement	<p>Mitigation measures which would tackle some of the negative indicators might include measures such as insisting that all new development uses existing accesses where possible, thus minimising the impact of additional travel times which would result from development arising out of this criterion.</p>		
Preferred Option	<p>Adoption of Option 1 - Policy CT2(f) introducing a new policy on a dwelling in a farm cluster.</p>		

Assessment of Alternatives - Rural Housing - Policy CT2 (g)
Personal and Domestic Circumstances

KEY

+	0	?	++	N/R
Positive	Neutral	Uncertain	Major Positive	Minor Positive
				No Relationship

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 6 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 6 in PPS 21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	++	++	++	Likely to have a significant positive effect by providing opportunities for housing in rural areas for those with compelling and site specific circumstances. This will help to reduce feelings of social exclusion.	++	++	++	Likely to have a significant positive effect by providing opportunities for housing in rural areas for those with compelling and site specific circumstances. This will help to reduce feelings of social exclusion.
2. To improve the health and wellbeing of the population	++	++	++	Likely to have a significant positive effect by providing opportunities for housing in rural areas for those with compelling and site specific circumstances. Likely significant positive effect on their health and wellbeing.	++	++	++	Likely to have a significant positive effect by providing opportunities for housing in rural areas for those with compelling and site specific circumstances. Likely significant positive effect on their health and wellbeing.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship to education and skills	N/R	N/R	N/R	No relationship to education and skills
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effect as personal and domestic circumstances criteria will allow for people to live where they need to live, therefore avoiding undue hardship.	+	+	+	Likely positive effect as personal and domestic circumstances criteria will allow for people to live where they need to live, therefore avoiding undue hardship.
5. To reduce crime and anti-social activity	+	+	+	Likely positive impact on crime although for vulnerable persons being nearer to carers may reduce fears about crime.	+	+	+	Likely positive impact on crime although for vulnerable persons being nearer to carers may reduce fears about crime.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	By allowing those with compelling and site specific circumstances to live in their own community rather than have to relocate to urban areas will likely help encourage and foster a sense of community.	+	+	+	By allowing those with compelling and site specific circumstances to live in their own community rather than have to relocate to urban areas will likely help encourage and foster a sense of community.

Assessment of Alternatives - Rural Housing - Policy CT2 (g)
Personal and Domestic Circumstances

KEY

+	0	-	+/+	N/A
Positive	Neutral	Negative	Uncertain	Minor Impacts
				No Relationship

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 6 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 6 in PPS 21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
7. To improve accessibility to key services, especially for those most in need	+	+	+	The particular set of circumstances provided for under this policy will likely mean a positive impact on accessibility to key services for the individual concerned. e.g. an individual who requires a continuing and high level of care, but who could also benefit from a greater degree of independent living. Access to key services such as health, administrative, professional and civic services will also be reduced by facilitating more people to live in the countryside.	+	+	+	The particular set of circumstances provided for under this policy will likely mean a positive impact on accessibility to key services for the individual concerned. e.g. an individual who requires a continuing and high level of care, but who could also benefit from a greater degree of independent living. Access to key services such as health, administrative, professional and civic services will also be reduced by facilitating more people to live in the countryside.
8. To reduce the effect of traffic on the environment	+	+	+	The personal and domestic circumstances which this criteria facilitates will mean that for example there is less reliance on professional care resulting in less day to day travel required by medical professionals. By facilitating more people living in the countryside it will likely increase journey times than would be the case if they lived in urban areas.	+	+	+	The personal and domestic circumstances which this criteria facilitates will mean that for example there is less reliance on professional care resulting in less day to day travel required by medical professionals. By facilitating more people living in the countryside it will likely increase journey times than would be the case if they lived in urban areas.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing will naturally result in increased water consumption. It will also result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.	-	-	-	Additional housing will naturally result in increased water consumption. It will also result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.
10. To improve air quality	+	+	+	By accommodating individuals compelling site specific circumstances, then the need for travel may be significantly reduced.	+	+	+	By accommodating individuals compelling site specific circumstances, then the need for travel may be significantly reduced.

Assessment of Alternatives - Rural Housing - Policy CT2 (g)
Personal and Domestic Circumstances

KEY

+	0	?	++	N/A
Positive	Neutral	Uncertain	Major Positive	No Relationship
	Negative			

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 6 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 6 in PPS 21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect. The loss of biodiversity from further residential development may be offset by appropriate mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.	-	-	-	Likely negative effect. The loss of biodiversity from further residential development may be offset by appropriate mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	This approach allows for the provision of new housing in the countryside, therefore likely negative impact on our landscapes.	-	-	-	This approach allows for the provision of new housing in the countryside, therefore likely negative impact on our landscapes.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	By accommodating individuals compelling site specific circumstances, then the need for travel may be significantly reduced. This may reduce the amount of car journeys and hence lower air pollution.	+	+	+	By accommodating individuals compelling site specific circumstances, then the need for travel may be significantly reduced. This may reduce the amount of car journeys and hence lower air pollution.
	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.

Assessment of Alternatives - Rural Housing - Policy CT2 (g)
Personal and Domestic Circumstances

KEY

+	0	-	++	N/A
Positive	Neutral	Uncertain	Minor Positive	Major Positive
				No Relationship

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 6 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 6 in PPS 21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more housing the greater potential for increased run-off. This however may be offset by SUDS systems and semi permeable surfaces.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Any increase in population and households will result in increased waste production both in terms of construction and waste and waste generated from future residents. If adequate kerbside collection measures are not introduced alongside new build then the effects could get worse over time. Impact on use of non-renewable materials are likely to be negligible.	-	-	-	Any increase in population and households will result in increased waste production both in terms of construction and waste and waste generated from future residents. If adequate kerbside collection services measures are not introduced alongside new build then the effects could get worse over time. Impact on use of non-renewable materials are likely to be negligible.
17. To conserve and enhance land quality and soil resources	-	-	-	Building one off houses in rural areas conflicts with aims to conserve land quality and soil resources as these will predominantly be on greenfield sites. An overall negative impact is therefore anticipated.	-	-	-	Building one off houses in rural areas conflicts with aims to conserve land quality and soil resources as these will predominantly be on greenfield sites. An overall negative impact is therefore anticipated.
18. To encourage sustainable economic growth	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities.	+	+	+	Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities.

Assessment of Alternatives - Rural Housing - Policy CT2 (g)
Personal and Domestic Circumstances

KEY

+	0	?	++	+/H
Positive	Neutral	Uncertain	Major Positive	Minor Positive
				No Relationship

SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 6 in PPS 21 and SPPS.				Option 2. Reconfigure existing policy contained in CTY 6 in PPS 21 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effect. Facilitating new rural development and utilising existing structures is likely to promote sustainable regeneration.	+	+	+	Likely positive effect. Facilitating new rural development and utilising existing structures is likely to promote sustainable regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effect. Facilitating development of rural businesses is likely to contribute to regenerating the rural economy.	+	+	+	Likely positive effect. Facilitating development of rural businesses is likely to contribute to regenerating the rural economy.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	By allowing for care to be provided at home, by a relative, then the need for travel to provide that care is significantly reduced.	+	+	+	By allowing for care to be provided at home, by a relative, then the need for travel to provide that care is significantly reduced.
	-	-	-	By facilitating more people living in the countryside we will be bringing about an increase in journey times than would be the case if they lived in urban areas, closer to the main services and shops etc. This will obviously have a negative effect on our attempts to reduce the number of car journeys.	-	-	-	By facilitating more people living in the countryside we will be bringing about an increase in journey times than would be the case if they lived in urban areas, closer to the main services and shops etc. This will obviously have a negative effect on our attempts to reduce the number of car journeys.

**Assessment of Alternatives - Rural Housing - Policy CT2 (g)
Personal and Domestic Circumstances**

KEY

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	+	Minor Positive	N/A	No Relationship
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SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 6 in PPS 21 and SPPS.		Option 2. Reconfigure existing policy contained in CTY 6 in PPS 21 and SPPS without fundamental amendments.	
	Short Term	Med. Term	Long Term	Comments

Summary - Criteria regarding personal and domestic circumstances - Policy CT2 (g)				
Social Effects	The social effects are broadly positive with the main benefits being improvements in health and well being and reduced social isolation / exclusion for the carer and the person availing of care. The only slightly negative effect is the ability to access services which is offset by the increased access to family members / carers.			
Environmental Effects	Improvements to air quality and reducing the effect of traffic on the environment are the only positive environmental impacts arising from this criterion,. The need for travel may be reduced as the carer is living nearby, thus reducing the number of car journeys by medical professionals and reduced air pollution. There are negative impacts in relation to water quality, biodiversity, flooding and waste production, as a consequence of more dwellings in the countryside.			
Economic Effects	There are likely positive impacts on economic growth, employment and investment. The conversion and re-use of older buildings may provide job opportunities for tradespeople. It is also facilitating more people to live in the rural area who may work locally or may want to set up local businesses. This all contributes to the regeneration and sustaining vibrant rural communities.			
Mitigation and Enhancement	The use of SuDS and/or permeable surfaces to offset the potential increased flood risk and the use of conditions to limit the removal of hedgerows / existing vegetation in order to limit the harm caused to bio-diversity.			
Preferred Option	Adopted Option 2 - Policy CT2 (g) reconfiguring existing policy.			

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (h) - Carers



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling for a Carer or someone availing of care				Comments
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	++	++	++		Likely to have a significant positive effect by providing opportunities for housing in rural areas for those who either are in need or provide care. This will help to reduce the feeling of social isolation or even exclusion which those needing care may be vulnerable to.
2. To improve the health and wellbeing of the population	++	++	++		Facilitating the provision of new homes for those who are in need of or are receiving care, is likely to have a positive effect on their health and wellbeing and therefore a positive effect on this objective.
3. To improve the education and skills of the population	N/R	N/R	N/R		No relationship to education and skills
4. To provide everybody with the opportunity to live in a decent home	+	+	+		The carers criteria will allow for people to live near relatives who are in need of care and will also enable those who are in need to care to remain in their current homes without the need to relocate closer to other form of care.
5. To reduce crime and anti-social activity	+	+	+		Likely positive impacts as it may offer more comfort about crime to the elderly and vulnerable adults to have family ties nearby.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+		By allowing those who are in need of care to be cared for whilst till living in their own community instead of having to relocate to urban areas will obviously encourage and foster a sense of community.
7. To improve accessibility to key services, especially for those most in need	+	+	+		The person being cared for will have much better access to around the clock care by virtue of it being provided by a relative living close by and will therefore not rely on professional day to day care.

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (h) - Carers



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling for a Carer or someone availing of care				Comments
	Short Term	Med. Term	Long Term		
	-	-	-		However, should an emergency arise, they will find it less easier to access emergency medical care if they are living in the countryside than they would if they were living in an urban area. Access to other services such as administrative, professional and civic services will also be reduced by facilitating more people to live in the countryside.
8. To reduce the effect of traffic on the environment	+	+	+		The care element which this criteria facilitates will mean that there is less of a reliance on professional care which will mean that there is less day to day travel required to provide care which would otherwise be needed.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-		By facilitating more people living in the countryside we will be bringing about an increase in journey times than would be the case if they lived in urban areas, closer to the main services and shops etc. This will obviously have a negative effect on our attempts to reduce the effects of traffic. Additional housing will naturally result in increased water consumption. It will also result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.
10. To improve air quality	+	+	+		By allowing for care to be provided at home, by a relative, then the need for travel to provide that care is significantly reduced.
	-	-	-		Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.
11. To conserve and enhance biodiversity	-	-	-		Likely negative effect. The loss of biodiversity from further residential development may be offset by appropriate mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible. Broadly speaking though, an additional creation which will permit rural dwellings is likely to have a negative impact on local biodiversity.

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (h) - Carers



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling for a Carer or someone availing of care				Comments
	Short Term	Med. Term	Long Term		
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+		However the wording of the criterion in question states that only extensions to existing dwellings or changes of use of existing buildings will be permitted. This will not have a negative impact on the landscape in the way that the approval of one off dwellings would have.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-		On the face of it, the idea of providing a new criterion whereby dwellings can be approved in the countryside, would lead to a negative impact on our landscapes.
14. To reduce contributions to climate change and reduce vulnerability to climate change	?	?	?		This criterion has the potential to bring about extensions to or changes of use of, traditional rural buildings. However, this is only speculation and there is no evidence to suggest that any uptake of a carers criterion would impact more on traditional rural buildings than it would on other rural buildings.
15. To reduce flood risk and the adverse consequences of flooding	+	+	+		By allowing for care to be provided at home, by a relative, then the need for travel to provide that care is significantly reduced. Thus leading to less pollution.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		Any new development is likely to increase traffic generation and journey times and therefore traffic emissions. Thus leading to more pollution.
	-	-	-		Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.
	-	-	-		Any increase in population and households will inevitably result in increased waste production both in terms of construction and waste and waste generated from future residents. If adequate kerbside collection services measures are not introduced alongside new build then the effects could get worse over time. Impact on use of non-renewable materials are likely to be negligible.

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (h) - Carers



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling for a Carer or someone availing of care				Comments
	Short Term	Med. Term	Long Term		
17. To conserve and enhance land quality and soil resources	-	-	-		The wording of this criterion states that only extensions to existing dwellings or changes of use of existing buildings will be permitted. This will most likely result in development within the curtilage and not result in the development of greenfield sites, meaning that there will be impact on land quality or soil resources.
18. To encourage sustainable economic growth	+	+	+		Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities and promote economic growth in the district.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+		Likely positive effect. Facilitating new rural development is likely to provide additional employment opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Likely positive effect. Facilitating new rural development and utilising existing structures is likely to promote sustainable regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		Likely positive effect. Facilitating development of rural businesses is likely to contribute to regenerating the rural economy.
22. To encourage efficient patterns of movement in support	+	+	+		By allowing for care to be provided at home, by a relative, then the need for travel to provide that care is significantly reduced.

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (h) - Carers



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling for a Carer or someone availing of care			
	Short Term	Med. Term	Long Term	Comments
of economic growth	-	-	-	By facilitating more people living in the countryside we will be bringing about an increase in journey times than would be the case if they lived in urban areas, closer to the main services and shops etc. This will obviously have a negative effect on our attempts to reduce the number of car journeys.

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (h) - Carers



SA / SEA Objectives	Option 1. Introduction of Policy on Dwelling for a Carer or someone availing of care			
	Short Term	Med. Term	Long Term	Comments
Summary - Criteria regarding carers - Policy CT2 (h)				
Social Effects	The social effects are broadly positive with the main benefits being improvements in health and well being and reduced social isolation / exclusion. The only slightly negative effect is the ability to access services which is offset by the increased availability of care.			
Environmental Effects	There are both positive and negative effects in relation to the impact on traffic and air quality. The fact that policy wording seeks that all provision for carers should be achieved via extensions to existing dwellings or by change of use of existing buildings means there will be no "one off" buildings and this will limit the impacts on soil quality and effect on the landscape. However, there are still negative impacts in relation to water quality, biodiversity, flooding and waste production.			
Economic Effects	There are likely positive impacts on economic growth, employment and investment. The conversion and re-use of older buildings may provide job opportunities for tradespeople. It is also facilitating more people to live in the rural area who may work locally or may want to set up local businesses. This all contributes to the regeneration and sustaining vibrant rural communities.			
Mitigation and Enhancement	The use of SuDS to offset the potential increased flood risk and the use of conditions to limit the removal of hedgerows / existing vegetation in order to limit the harm caused to biodiversity.			
Preferred Option	Adopt Option 1 - Policy CT2 (h) introducing a policy on dwelling for a carer or someone availing of care.			

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (i) -Dwelling for a Business Enterprise

KEY

+	0	?	+	-	N/R
Positive	Neutral	Uncertain	Minor Positive	Major Negative	No Relationship

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy contained in CTY 7 in PPS 21 and SPPS				Reconfigure existing policy CTY 7 contained in PPS 21 and SPPS with the following amendments. Inclusion of test that business has been established minimum 6 years and is operating from a building of not less than 150.sqm			
1. To reduce poverty and social exclusion	+	+	+	Likely to have a positive effect by providing opportunities for housing for those with site specific reasons relating to an established commercial enterprise in rural areas.	+	+	+	Likely to have a positive effect by providing opportunities for housing for those with site specific reasons relating to an established commercial enterprise in rural areas
2. To improve the health and wellbeing of the population	+	+	+	Likely to have a positive effect by providing opportunities for housing in rural areas for those with site specific circumstances relating to an established rural business.	+	+	+	Likely to have a positive effect by providing opportunities for housing in rural areas for those with site specific circumstances relating to an established rural business
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship to education and skills.	N/R	N/R	N/R	No relationship to education and skills.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effect as this approach will allow for people to live near to their place of work.	+	+	+	Likely positive effect as this approach will allow for people to live near to their place of work.
5. To reduce crime and anti-social activity	+	+	+	Likely positive effect on this objective. This policy approach may accommodate individual circumstances relating to prevention of anti-social behaviour at or near their rural business.	+	+	+	Likely positive effect on this objective. This policy approach may accommodate individual circumstances relating to prevention of anti-social behaviour at or near their rural business.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	By allowing those with compelling and site specific circumstances to live adjacent or near their business will likely help encourage and foster a sense of community.	+	+	+	By allowing those with compelling and site specific circumstances to live adjacent or near their business will likely help encourage and foster a sense of community.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Negligible impact anticipated given the likely quantum of dwellings provided for.	0	0	0	Negligible impact anticipated given the likely quantum of dwellings provided for.
8. To reduce the effect of traffic on the environment	+	+	+	As this criteria facilitates individuals living near their place of work it may also have a positive impact reducing car journeys and air pollution.	+	+	+	As this criteria facilitates individuals living near their place of work it may also have a positive impact reducing car journeys and air pollution.

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (i) - Dwelling for a Business Enterprise

KEY

+	0	?	+	+	N/R
Positive	Neutral	Uncertain	Minor Positive	Major Positive	No Relationship

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy contained in CTY 7 in PPS 21 and SPPS				Reconfigure existing policy CTY 7 contained in PPS 21 and SPPS with the following amendments. Inclusion of test that business has been established minimum 6 years and is operating from a building of not less than 150.sqm			
	-	-	-	By facilitating more people living in the countryside it will likely increase journey numbers than would be the case if they lived in urban areas.	-	-	-	By facilitating more people living in the countryside it will likely increase journey numbers than would be the case if they lived in urban areas.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	All additional housing will naturally result in increased water consumption. It will also result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.	-	-	-	All additional housing will naturally result in increased water consumption. It will also result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.
10. To improve air quality	+	+	+	By accommodating individuals living next to their place of work may reduce some travel times and journey numbers.	+	+	+	By accommodating individuals living next to their place of work may reduce some travel times and journey numbers.
	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect. The loss of biodiversity from further residential development may be offset by appropriate mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.	-	-	-	Likely negative effect. The loss of biodiversity from further residential development may be offset by appropriate mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Possible negative impact however this may be offset by the policy requirement to locate the new dwelling beside or within the boundaries of the existing business, thereby reducing its impact.	-	-	-	Possible negative impact however this may be offset by the policy requirement to locate the new dwelling beside or within the boundaries of the existing business, thereby reducing its impact.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.

Assessment of Alternatives - Rural Housing Policy
Policy CT2 (i) - Dwelling for a Business Enterprise

KEY

+	0	?	+	-	N/R
Positive	Neutral	Uncertain	Minor Positive	Minor Negative	No Relationship

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy contained in CTY 7 in PPS 21 and SPPS				Reconfigure existing policy CTY 7 contained in PPS 21 and SPPS with the following amendments. Inclusion of test that business has been established minimum 6 years and is operating from a building of not less than 150.sqm			
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	By accommodating individuals living next to their place of work may reduce some travel times and journey numbers.	+	+	+	By accommodating individuals living next to their place of work may reduce some travel times and journey numbers.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more housing the greater potential for increased run-off. This however may be offset by SUDS systems and semi permeable surfaces.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more residential accommodation which is provided for, the greater potential for increased run-off. This however may be largely offset by SUDS systems and semi permeable surfaces.
17. To conserve and enhance land quality and soil resources	-	-	-	Any increase in population and households will result in increased waste production both in terms of construction and waste and waste generated from future residents. If adequate kerbside collection services measures are not introduced alongside new build then the effects could get worse over time. Impact on use of non-renewable materials are likely to be negligible.	-	-	-	Any increase in population and households will result in increased waste production both in terms of construction and waste and waste generated from future residents. If adequate kerbside collection services measures are not introduced alongside new build then the effects could get worse over time. Impact on use of non-renewable materials are likely to be negligible.
18. To encourage sustainable economic growth	+	+	+	Building one off houses in rural areas conflicts with aims to conserve land quality and soil resources as these will predominantly be on greenfield sites. An overall negative impact is therefore anticipated.	+	+	+	Building one off houses in rural areas conflicts with aims to conserve land quality and soil resources as these will predominantly be on greenfield sites. An overall negative impact is therefore anticipated.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive impact as through facilitating a dwelling next to an individuals business it could be the determining factor in deciding whether that business is feasible or not and thereby sustains economic growth	+	+	+	Likely positive impact as through facilitating a dwelling next to an individuals business it could be the determining factor in deciding whether that business is feasible or not and thereby sustains economic growth
	+	+	+	Likely positive impact as through facilitating a dwelling next to an individuals business it will allow for the individual to sustain their business and as a result potentially provide for further employment opportunities.	+	+	+	Likely positive impact as through facilitating a dwelling next to an individuals business it will allow for the individual to sustain their business and as a result potentially provide for further employment opportunities.

**Assessment of Alternatives - Rural Housing Policy
Policy CT2 (i) - Dwelling for a Business Enterprise**

KEY

+	0	?	+	-	N/R
Positive	Neutral	Uncertain	Minor Positive	Major Negative	No Relationship

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy contained in CTY 7 in PPS 21 and SPPS				Reconfigure existing policy CTY 7 contained in PPS 21 and SPPS with the following amendments. Inclusion of test that business has been established minimum 6 years and is operating from a building of not less than 150.sqm			
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This policy approach could facilitate businesses in the rural area and thereby assist in reducing disparities in economic performance.	+	+	+	This policy approach could facilitate businesses in the rural area and thereby assist in reducing disparities in economic performance.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Through facilitating a dwelling next to an individuals business it will help sustain established businesses and potentially lead to additional indigenous or inward investment.	+	+	+	Through facilitating a dwelling next to an individuals business it will help sustain established businesses and potentially lead to additional indigenous or inward investment.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	By accommodating individuals living next to their place of work may reduce some travel times and journey numbers.	+	+	+	By accommodating individuals living next to their place of work may reduce some travel times and journey numbers.
	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Any new development is likely to increase traffic generation and journey times and therefore traffic emissions.

**Assessment of Alternatives - Rural Housing Policy
Policy CT2 (i) -Dwelling for a Business Enterprise**

KEY

+	Positive	-	Negative	0	Neutral	?	Uncertain	Major Positive	Minor Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 7 in PPS 21 and SPPS			Reconfigure existing policy CTY 7 contained in PPS 21 and SPPS with the following amendments. Inclusion of test that business has been established minimum 6 years and is operating from a building of not less than 150.sqm	
	Short Term	Med. Term	Long Term	Comments

Summary - Criteria regarding Dwelling for Business Enterprise - Policy CT2 (i)	
Social Effects	The social effects are broadly positive with the main benefits being improvements in health and well being and reduced social isolation / exclusion. The only slightly negative effect is the ability to access services. The difference between these two approaches is that approach 1 will not likely allow for a new dwelling solely for improved security reasons whereas approach 2 allows for such development based on operational or security reasons and for this reason approach 2 has been assigned a positive impact against objective 5.
Environmental Effects	There are no positive environmental impacts arising from this criterion. There are both positive and negative effects in relation to the impact on traffic and air quality and therefore, this is marked as uncertain. There are negative impacts in relation to water quality, biodiversity, flooding and waste production.
Economic Effects	On the whole, this criterion will have a positive impact against the economic objectives. Both approaches seek to facilitate and sustain existing businesses in the rural area through providing an opportunity for a new dwelling where a satisfactory case has been in association with a business. Any measure which helps sustain an established business will likely have a positive impact on objectives such as job creation, inward investment and sustainable regeneration.
Mitigation and Enhancement	The use of SuDS and/or permeable surfaces to offset the potential increased flood risk and the use of conditions to limit the removal of hedgerows / existing vegetation in order to limit the harm caused to bio-diversity. In both cases a 5 year occupancy condition will be attached to such approvals. Mitigation will also take the form of continuous monitoring and/or reviewing of the delivery of housing over the plan period.
Preferred Option	Adopt Option 2 - Policy CT2 (i) reconfiguring and tailoring existing policy.

Appraisal of Reasonable Alternatives - Rural Housing Policy
Policy CT2 (J) - Dwelling for Holder of Commercial Fishing Licence

KEY

Positive	Negative	Neutral	Uncertain	Major Potential	Minor Potential	N/A
+	-	0	?	++	+	N/A
						Relationship

SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
SA / SEA Objectives	A land based designation approach. Dwelling for Holder of Commercial Fishing Licence and associated policy area				Identify a Dispersed Rural Community (DRC) area wherein dwellings for Holders of Commercial Fishing Licence can be accommodated.				
1. To reduce poverty and social exclusion	+	+	+	Likely to have a positive effect by providing greater opportunity for housing in rural areas, particularly for the Lough Neagh fishing community.	+	+	+	The provision of a DRC in the Loughshore area is likely to have a positive effect by providing new job opportunities in the short term by facilitating the construction of new dwellings and by helping the vitality and vibrancy of rural communities.	
2. To improve the health and wellbeing of the population	+	+	+	Facilitating the provision of new homes for the local fishing community is likely to have a positive effect on this objective.	+	+	+	The designation of a DRC in the Loughshore area is likely to contribute to the vitality of this rural community and would likely improve the physical and mental wellbeing of residents.	
3. To improve the education and skills of the population	+	+	+	Likely positive impact on this objective. Provision of dwellings for those directly involved in commercial fishing on Lough Neagh will likely allow for these traditional skills to be passed down to successive generations within families and assist in the survival of this local industry.	+	+	+	Likely positive impact on this objective. A DRC would allow for provision of dwellings for those directly involved in commercial fishing on Lough Neagh, as well as others not involved in fishing. This will likely allow for these traditional skills to be passed down to successive generations within families and assist in the survival of this local industry.	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Provision of new homes for those involved in commercial fishing in the western Lough-shore area is likely to have a positive effect on this objective. Data obtained from Lough Neagh Fishermen's Co-operative Society indicates that the industry supports over 300 families along the Lough-shore.	+	+	+	The designation of a DRC will likely facilitate opportunities for new homes within the area leading to a likely positive effect on this objective.	
5. To reduce crime and anti-social activity	0	0	0	Likely to have minimal impact on crime.	0	0	0	Likely to have minimal impact on crime.	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Potential to have a localised positive impact in terms of sustaining the existing Lough Neagh fishing community and sustaining the rural community in general, given the significant number of commercial fishermen that reside within the district.	+	+	+	Likely to have a localised positive impact, given the relatively high percentage of rural dwellers generally within this part of the district. There is potential for such a designation to reinforce a stronger sense of community in the area.	
7. To improve accessibility to key services, especially for those most in need	-	-	-	Likely to have a negative impact on the objective of improving accessibility to key services. Whilst this policy will facilitate dwellings for those involved in commercial fishing it will not address the provision of services to accommodate the rural population.	0	0	0	This approach will facilitate local facilities / services within a designated DRC. This has the potential to improve accessibility to services for those within or near the DRC but given the localised impact, overall neutral impact envisaged.	
8. To reduce the effect of traffic on the environment	0	0	0	The policy will likely allow for more efficient journey times for fishermen to their place of work but in general will also likely increase the number of rural dwellers and therefore increased traffic flows. However given the number of commercial fishing licence holders across the district (total of 142 as of 2015), the quantum of dwellings that may be facilitated through this policy is such that its impact on traffic volumes is likely to be minimal.	0	0	0	The designation of a DRC in the Loughshore area may reduce the need for some journeys to key service centres however overall new dwellings in the rural area are likely to contribute to an increase in traffic generation and journey times to key hubs within the district. Given the quantum involved a neutral effect is envisaged.	

Appraisal of Reasonable Alternatives - Rural Housing Policy
Policy CT2 (J) - Dwelling for Holder of Commercial Fishing Licence

KEY



SA / SEA Objectives	Option 1. A land based designation approach. Dwelling for Holder of Commercial Fishing Licence and associated policy area				Option 2. Identify a Dispersed Rural Community (DRC) area wherein dwellings for Holders of Commercial Fishing Licence can be accommodated.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Whilst likely result in increased number of dwellings served by septic tanks in the western lough-shore area, minimal impact envisaged given the quantum of additional housing likely to result from this policy.	0	0	0	The designation of a DRC within the Loughshore area will likely result in additional housing serviced by septic tanks. This additional localised housing will naturally result in increased water consumption however given the low numbers involved minimal impact envisaged.	
10. To improve air quality				Whilst will likely reduce journey to work times for fishermen, any new development is likely to increase traffic generation and fuel consumption in general. However given the envisaged number of new dwellings, overall it is likely to be a neutral impact.	0	0	0	Any new development is likely to increase traffic generation, journey times, general fuel consumption and therefore likely to increase localised emissions. However given the envisaged number of new dwellings, overall it is likely to be a neutral impact.	
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect. The loss of biodiversity from one-off developments may be offset by appropriate site specific mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible. In general a more relaxed rural policy is likely to have a negative impact on local biodiversity.	-	-	-	Likely negative effect. The loss of biodiversity from one-off developments may be offset by appropriate site specific mitigation. In some cases there may even be opportunities for enhancement. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible. Broadly speaking a lough shore DRC is likely to have a negative impact on local biodiversity.	
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	It is likely that any new development, particularly if greenfield land is required, has the potential to impact upon urban and rural landscapes. Mitigation is possible through appropriate siting and clustering with existing development to ensure rural development is accommodated sympathetically within the local landscape.	-	-	-	The designation of a DRC will likely result in additional one off dwelling opportunities. It is likely that any new development, particularly if greenfield land is required, has the potential to impact upon the local landscape. An accumulation of more development, even if appropriately sited, will likely have a negative effect on the landscape in the longer term.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Neutral effect on this objective as flood risk policies should ensure development is kept away from flood risk areas.	0	0	0	Neutral effect on this objective as flood risk policies should ensure development is kept away from flood risk areas.	
15. To reduce flood risk and the adverse consequences of flooding	?	?	?	Uncertain effect. Although flood risk policies should ensure new development is kept away from flood risk areas, the more housing the greater potential for increased run-off. This however may be offset by SUDS systems and semi permeable surfaces.	?	?	?	Uncertain effect. Flood risk policies should ensure new development is kept away from flood risk areas. Notwithstanding this DRCs likely to result in more rural housing and therefore greater potential for surface run-off. This may however be offset by SUDS systems and semi-permeable surfaces.	

Appraisal of Reasonable Alternatives - Rural Housing Policy
Policy CT2 (J) - Dwelling for Holder of Commercial Fishing Licence

KEY

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A
+	-	0	?	++	--	N/A
						Relationship

SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
SA / SEA Objectives	A land based designation approach. Dwelling for Holder of Commercial Fishing Licence and associated policy area				Identify a Dispersed Rural Community (DRC) area wherein dwellings for Holders of Commercial Fishing Licence can be accommodated.				
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Any increase in population and households will likely result in increased waste production, both in terms of construction waste and waste generated from future residents. If adequate kerbside collection services measures are not introduced alongside new build then the effects could get worse over time. Impact of rural housing on use of non-renewable materials is likely to be negligible.	-	-	-	Any increase in population and households will likely result in increased waste production, both in terms of construction waste and waste generated from future residents. Likely to have negative impacts as a DRC designation and associated policy is likely to result in more development which in turn will lead to more household and commercial waste.	
17. To conserve and enhance land quality and soil resources	-	-	-	Building one off houses in rural areas conflicts with aims to conserve land quality and soil resources as these will predominantly be on greenfield sites. An overall negative impact is therefore anticipated.	-	-	-	More houses in the countryside will lead to the loss of quality agricultural land and soil resources. Building one-off houses in rural areas conflicts with aims to conserve land quality and soil resources as these will predominantly be on greenfield sites. An overall negative impact is therefore anticipated.	
18. To encourage sustainable economic growth	+	+	+	This policy will likely support the provision of rural housing for local fishermen and can therefore facilitate growth in the primary and construction sectors, therefore aiding the vibrancy of the local fishing and construction industries.	+	+	+	This approach is likely to have positive impacts as tourism, communities and cottage industries are accommodated in DRC's. This will facilitate new business start-ups and opportunities for people who live within the DRC's which will accommodate the sustainable growth of these remote areas.	
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely to have a positive effect by providing small scale employment opportunities across the district and through the provision of rural housing for fishermen in close proximity to their place of work.	+	+	+	This approach will have potential positive impacts on this objective in facilitating local job growth through tourism and cottage industries.	
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely to have a positive effect by facilitating rural housing for local fishermen in relatively close proximity to Lough Neagh which will likely help maintain vibrant rural communities.	+	+	+	This approach has the potential to contribute significantly to the regeneration of DRC's by allowing homes for local people who will contribute to the community economically either in single dwellings or clachan style development, contributing to maintaining vibrant rural communities vibrant.	
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The provision of rural housing for fishermen is likely to have a positive effect on local investment within the indigenous fishing industry.	+	+	+	The introduction of additional DRC's will likely allow for indigenous and inward investment opportunities to occur. Small scale development opportunities will likely occur in these remote areas as a result.	
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	Likely negative effect on existing movement patterns with high percentage of car usage likely to remain. (61% of people in Mid Ulster use a car or van to travel to work, higher than the NI Average of 57.7% (NISRA 2015).	-	-	-	Likely negative impacts as the introduction of additional DRC's and policies that allow Clachan style developments may reduce the need of residents to commute outside their immediate areas however given the scale of development envisaged this is expected to have only a localised impact on movement patterns.	

Appraisal of Reasonable Alternatives - Rural Housing Policy
Policy CT2 (J) - Dwelling for Holder of Commercial Fishing Licence

KEY

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A
+	-	0	?	++	--	N/A
						Relationship

SA / SEA Objectives	Option 1.	Option 2.					
	A land based designation approach. Dwelling for Holder of Commercial Fishing Licence and associated policy area	Identify a Dispersed Rural Community (DRC) area wherein dwellings for Holders of Commercial Fishing Licence can be accommodated.					
	Short Term	Med. Term	Long Term	Comments			

Summary - Criteria regarding dwelling for fisherman (Policy CT2 (J))							
Background	Mid Ulster District has a long established commercial fishing industry based on the western shores of Lough Neagh. It is recognised that this fishing industry makes an important economic contribution to the wider NI economy. Under the current policy, either in PPS21 or SPPS, there is no provision for a dwelling for a fisherman. This assessment therefore considers the social, environmental and economic impacts of 1) A tailored fisherman's dwelling policy and associated policy area; 2) Provision of dwellings for fisherman through the designation of a lough-shore Dispersed rural Community and 3) A 'Do Nothing' approach.						
Social Effects	The Council's preferred approach of having a tailored fisherman's policy and associated policy area is likely to have positive social effects as it provide opportunities for local fishermen to reside in their communities near to their place of work. In general it will provide for greater opportunities for local fishermen and their families to reside in the area where they earn a living.						
Environmental Effects	Facilitating the development of one-off housing in rural areas, through either the preferred approach or the DRC approach is likely to conflict with a significant number of the environmental objectives including to conserve and enhance biodiversity, maintaining and enhancing the character of the landscape, and to conserving and enhancing land quality and resources.						
Economic Effects	The preferred approach can have positive benefits in terms of promoting employment growth, especially in the construction and fishing sectors, and help improve business resilience over the plan period. Whilst this policy will allow for the location of fishermen closer to their place of work, it will therefore facilitate a more dispersed rural population which could also lead to increased car dependency within Mid Ulster. Car dependency within Mid Ulster is already higher than the NI average (61% versus 57% - NISRA). This approach may therefore conflict with SA / SEA objective no. 22 i.e.to encourage efficient patterns of movement in support of economic growth, and this is reflected in its overall negative scoring.						
Mitigation and Enhancement	Suitable mitigation measures exist in the form of appropriate planning conditions and adopting a precautionary approach can also help locate new dwellings in appropriate locations. As part of the monitoring and review of the LDP, the total amount of fishing licences could be monitored.						
Preferred Option	Adopted Option 1 - Policy CT2 (J) Introduce a new policy with a land based designation approach for a Dwelling for the Holder of Commercial Fishing Licence.						

Assessment of Alternatives – Rural Housing Policy
Policy CT3 - Social and Affordable Housing

KEY



SA / SEA Objectives	Option 1.				Comments	Option 2.			
	Adopt existing policy contained in CTY 5 in PPS 21 and SPPs.					Reconfigure existing policy contained in CTY 5 in PPS 21 and SPPs with the following amendments.			
	Removal of cap on total number of dwellings permissible.								
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	+	+	+	This option is likely to ensure those residents in rural areas have access to housing and not just urban areas so there is likely to be lower social exclusion	+	+	+	This option is likely to ensure those residents in rural areas have access to housing and not just urban areas so there is likely to be lower social exclusion	
2. To improve the health and wellbeing of the population	+	+	+	Broadly positive impacts on human health through provision of new homes to meet the needs of all people in society including those on low incomes, ensuring everyone has access to affordable housing.	+	+	+	Broadly positive impacts on human health through provision of new homes to meet the needs of all people in society including those on low incomes, ensuring everyone has access to affordable housing.	
3. To improve the education and skills of the population	+	+	+	Increased activity in the construction sector will provide greater opportunities for development of skills associated with jobs in this employment sector.	+	+	+	Increased activity in the construction sector will provide greater opportunities for development of skills associated with jobs in this employment sector.	
4. To provide everybody with the opportunity to live in a decent home	++	++	++	Broadly positive impacts on human health through provision of new homes to meet the needs of all people in society including those on low incomes, ensuring everyone has access to affordable housing.	++	++	++	Broadly positive impacts on human health through provision of new homes to meet the needs of all people in society including those on low incomes, ensuring everyone has access to affordable housing.	
5. To reduce crime and anti-social activity	0	0	0	Overall, this aspect of the plan strategy will have a minimal effect on crime and anti-social activity. The plans influence will largely depend on how relevant policies are applied on a case by case basis, for example in terms of how the layout of a development can deter crime and promote personal safety.	0	0	0	Overall, this aspect of the plan strategy will have a minimal effect on crime and anti-social activity. The plans influence will largely depend on how relevant policies are applied on a case by case basis, for example in terms of how the layout of a development can deter crime and promote personal safety.	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This approach is likely to ensure that all sectors of the Mid Ulster community have access to housing.	+	+	+	This approach is likely to ensure that all sectors of the Mid Ulster community have access to housing.	
7. To improve accessibility to key services, especially for those most in need	-	-	-	This option facilitates opportunities for small groups of social housing in rural areas which may lead to less accessibility to key services such as health and education facilities	-	-	-	This option facilitates opportunities for small groups of social housing in rural areas which may lead to less accessibility to key services such as health and education facilities	
8. To reduce the effect of traffic on the environment	-	-	-	This option facilitates opportunities for small groups of social housing in rural areas thus there will be more private car journeys.	-	-	-	This option facilitates opportunities for small groups of social housing in rural areas thus there will be more private car journeys.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative implications in terms of water pollution, particularly for development outside of settlements relying on non-mains sewerage i.e. assuming there are adequate WWTW facilities in urban areas.	-	-	-	Likely negative implications in terms of water pollution, particularly for development outside of settlements relying on non-mains sewerage i.e. assuming there are adequate WWTW facilities in urban areas.	

Assessment of Alternatives – Rural Housing Policy
Policy CT3 - Social and Affordable Housing

KEY



SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
Adopt existing policy contained in CTY 5 in PPS 21 and SPPs.									
SA / SEA Objectives									
Removal of cap on total number of dwellings permissible.									
10. To improve air quality	-	-	-	Increase in housing numbers generally will likely equate to greater household emissions and consequent negative impact on air quality.	-	-	-	Increase in housing numbers generally will likely equate to greater household emissions and consequent negative impact on air quality.	
11. To conserve and enhance biodiversity	-	-	-	This option facilitates more housing within rural areas. This would mean potentially more development on greenfield sites and this could disturb flora, fauna and wildlife.	-	-	-	This option facilitates more housing within rural areas. This would mean potentially more development on greenfield sites and this could disturb flora, fauna and wildlife.	
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	This option facilitates more housing within rural areas. This would mean potentially more development on greenfield sites and could have a detrimental effect on our landscapes.	-	-	-	This option facilitates more housing within rural areas. This would mean potentially more development on greenfield sites and could have a detrimental effect on our landscapes.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	This option facilitates more housing within rural areas. This would mean potentially more development on greenfield sites and could have a detrimental effect on our historic environment and cultural assets. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	This option facilitates more housing within rural areas. This would mean potentially more development on greenfield sites and could have a detrimental effect on our historic environment and cultural assets. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Increasing the number of houses means more household emissions. Application of policies regarding flood risk can mitigate against effects of climate change.	-	-	-	Increasing the number of houses means more household emissions. Application of policies regarding flood risk can mitigate against effects of climate change.	
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.	-	-	-	Likely negative effect. Although flood risk policies should ensure new development is kept away from flood risk areas, there is potential for some localised negative impacts through, for example through increased surface runoff. This may be offset by SUDS systems and semi-permeable services.	
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. An increase in population and households will inevitably result in increased waste production both in terms of construction waste and waste generated by future residents.	-	-	-	Likely negative effect. An increase in population and households will inevitably result in increased waste production both in terms of construction waste and waste generated by future residents.	
17. To conserve and enhance land quality and soil resources	-	-	-	As this policy may facilitate development on greenfield sites it will likely have a negative impact on this object as it may result in the loss of the best and most versatile land.	-	-	-	As this policy may facilitate development on greenfield sites it will likely have a negative impact on this object as it may result in the loss of the best and most versatile land.	

Assessment of Alternatives – Rural Housing Policy
Policy CT3 - Social and Affordable Housing

KEY



SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 5 in PPS 21 and SPPs.				Option 2. Reconfigure existing policy contained in CTY 5 in PPS 21 and SPPs with the following amendments. Removal of cap on total number of dwellings permissible.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
18. To encourage sustainable economic growth	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. This option will also ensure that there is adequate housing provision for those in rural areas and helping maintain the rural economy for those who want to live and work here.	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors. This option will also ensure that there is adequate housing provision for those in rural areas and helping maintain the rural economy for those who want to live and work here.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors.	+	+	+	Ensuring adequate housing is provided over the plan period will have an overall positive impact on the construction industry and related employment sectors.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This option is likely to promote regeneration in rural areas and assist in addressing the disparity between urban and rural areas in Mid Ulster	+	+	+	This option is likely to promote regeneration in rural areas and assist in addressing the disparity between urban and rural areas in Mid Ulster
21. To encourage and accommodate both indigenous and inward investment	+	+	+	This option is likely to have positive outcomes in terms of indigenous and inward investment.	+	+	+	This option is likely to have positive outcomes in terms of indigenous and inward investment.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	This option is likely to lead to more housing in rural areas so there will be an increased number of car journeys in the countryside to get to employment and service centres in the towns and villages.	-	-	-	This option is likely to lead to more housing in rural areas so there will be an increased number of car journeys in the countryside to get to employment and service centres in the towns and villages.

Assessment of Alternatives – Rural Housing Policy
Policy CT3 - Social and Affordable Housing

KEY



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in CTY 5 in PPS 21 and SPPS.		Reconfigure existing policy contained in CTY 5 in PPS 21 and SPPS with the following amendments. Removal of cap on total number of dwellings permissible.	
	Short Term	Med. Term	Long Term	Comments
Summary - Social and Affordable Housing in the Countryside - Policy CT3				
Social Effects	Both approaches recognise the positive impacts that the provision of quality housing can have on peoples lives. Both approaches will be beneficial in terms of combating social exclusion and improving peoples health and well being. As both policy approaches seek to provide a quality home for all members of society, including those on low incomes they have scored a significant positive in terms of objective no.04 - to provide everybody with the opportunity to live in a decent home.			
Environmental Effects	Approach 1 and 2 facilitate the provision of small groups of housing in the rural area where a verifiable need has been identified by a registered housing association. The construction of any new housing in the rural area will result in the loss of green field sites and both approaches could potentially disturb flora, fauna and wildlife and also previously unknown archaeological remains.			
Economic Effects	Both approaches will likely impact positively on the majority of the economic objectives as they will facilitate new house building, which will in turn create jobs within the construction industry. Both approaches will encourage economic growth. Promote regeneration and accommodate indigenous and inward investment.			
Mitigation and Enhancement	Both policies can provide some mitigation, in that both can facilitate new housing adjacent or close to existing settlements and as such can help direct development to where existing infrastructure is in place and can potentially lead to the reduction in the use of the private car resulting in a less negative impact on the environment.			
Preferred Option	Adopt Option 2 - Policy CT3 reconfiguring existing policy.			

Assessment of Alternatives – Rural Housing Policy
Policy CT4 Dispersed Rural Communities

Key



	Option 1.				Option 2.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in CTY 2 in PPS 21 and policy within 1. Broughdery and Davagh Upper DRC in Cookstown Area Plan 2010 2. Carrnoghier DRC and Sixtowns DRC in Magherafelt Area Plan 2015				Reconfigure and Amalgamate existing policy wording with the following amendments: A single dwelling in a DRC will conform with the plan where the applicant can demonstrate they will make a substantial economic or social contribution to that community. In such cases an occupancy condition will be attached.				
1. To reduce poverty and social exclusion	+	+	+	Likely to have positive effects as it will help facilitate development in areas that display symptoms of economic and social disadvantage and by encouraging social interaction.		+	+	+	Likely to have positive effects as it will help facilitate development in areas that display symptoms of economic and social disadvantage and by encouraging social interaction.
2. To improve the health and wellbeing of the population	+	+	+	Potential to improve the vitality of disadvantaged rural communities and help improve physical and mental wellbeing.		+	+	+	Potential to improve the vitality of disadvantaged rural communities and help improve physical and mental wellbeing.
3. To improve the education and skills of the population	0	0	0	Overall considered broadly neutral impact on this objective however potential indirect positive effects as DRC's in certain areas can help sustain rural schools in some areas.		0	0	0	Overall considered broadly neutral impact on this objective however potential indirect positive effects as DRC's in certain areas can help sustain rural schools in some areas.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to have a significant positive effect on this objective by facilitating more opportunities for residential and economic development in areas that suffer from economic and social disadvantage.		++	++	++	Likely to have a significant positive effect on this objective by facilitating more opportunities for residential and economic development in areas that suffer from economic and social disadvantage. However mitigation measures include for single dwellings the applicant will need to demonstrate economic or social contribution to the community and an occupancy condition will be attached.
5. To reduce crime and anti-social activity	+	+	+	Rural crime is an ongoing concern within the district. Facilitating additional dwellings in remote areas, for example through 'clachan' type layouts can bring added security benefits.		+	+	+	Rural crime is an ongoing concern within the district. Facilitating additional dwellings in remote areas, for example through 'clachan' type layouts can bring added security benefits.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely to have a significant positive effect by supporting vibrant rural communities. There is potential for additional economic and social advantages in those areas where DRC's are introduced. Likely to have a neutral effect in terms of promoting equal and inclusive society.		++	++	++	Likely to have a significant positive effect by supporting vibrant rural communities. There is the potential for more single dwellings in DRCs which can assist in helping those who want to live in DRCs close to family attachments. However for single dwellings the applicant will need to demonstrate economic or social contribution to the community and this will benefit those individuals who are important social or economic members of the community. Mitigation measures would include an occupancy condition and clustering to existing buildings.

Assessment of Alternatives – Rural Housing Policy
Policy CT4 Dispersed Rural Communities

Key



	Option 1.			Comments	Option 2.			Comments
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	
SA / SEA Objectives	Adopt existing policy contained in CTY 2 in PPS 21 and policy within 1. Broughdery and Davagh Upper DRC in Cookstown Area Plan 2010 2. Carrnoghier DRC and Sixtowns DRC in Magherafelt Area Plan 2015				Option 2. Reconfigure and Amalgamate existing policy wording with the following amendments: A single dwelling in a DRC will conform with the plan where the applicant can demonstrate they will make a substantial economic or social contribution to that community. In such cases an occupancy condition will be attached.			
7. To improve accessibility to key services, especially for those most in need	-	-	-	By facilitating residential and small scale economic development in remote locations from where key services are not easily accessible, it may result in increased journeys over longer distances. This may be offset to some degree through provision of other localised services within DRC's.	-	-	-	By facilitating residential and small scale economic development in remote locations from where key services are not easily accessible, it may result in increased journeys over longer distances. This may be offset to some degree through provision of other localised services within DRC's.
8. To reduce the effect of traffic on the environment	-	-	-	More dwellings are likely to increase traffic generation, journey times and therefore traffic emissions. The impact however will depend on extent, number and location of proposed DRC's.	-	-	-	More dwellings are likely to increase traffic generation, journey times and therefore traffic emissions. The impact however will depend on extent, number and location of proposed DRC's.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Additional housing within DRC's may result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.	-	-	-	Additional housing within additional DRC's may result in increased number of septic tanks and a greater likelihood of watercourses becoming polluted.
10. To improve air quality	-	-	-	Potential localised negative impacts. Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.	-	-	-	Potential localised negative impacts. Any extra development is likely to increase traffic generation and journey times and therefore traffic emissions.
11. To conserve and enhance biodiversity	-	-	-	This approach may lead to more development in these remote areas in housing, tourist or community activities that may adversely affect the local flora, fauna and nature conservation interests, particularly in the long term.	-	-	-	This approach may lead to more development in these remote areas in housing, tourist or community activities that may adversely affect the local flora, fauna and nature conservation interests, particularly in the long term.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Additional development in remote areas could potential affect the local landscape character.	-	-	-	Additional development in remote areas could potential affect the local landscape character.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Additional development in remote areas has the potential to adversely affect historic environment and cultural assets, although this will largely depend vary on case by case basis and on the application of related built heritage policies.	-	-	-	Additional development in remote areas has the potential to adversely affect historic environment and cultural assets, although this will largely depend vary on case by case basis and on the application of related built heritage policies.

Assessment of Alternatives – Rural Housing Policy
Policy CT4 Dispersed Rural Communities

Key



SA / SEA Objectives	Option 1.			Comments	Option 2.			Comments
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	
14. To reduce contributions to climate change and reduce vulnerability to climate change 15. To reduce flood risk and the adverse consequences of flooding 16. To minimise the production of waste and use of non-renewable materials 17. To conserve and enhance land quality and soil resources 18. To encourage sustainable economic growth 19. To offer everybody the opportunity for rewarding and satisfying employment		Adopt existing policy contained in CTY 2 in PPS 21 and policy within 1. Broughderg and Davagh Upper DRC in Cookstown Area Plan 2010 2. Carrntogher DRC and Sixtowns DRC in Magherafelt Area Plan 2015			Reconfigure and Amalgamate existing policy wording with the following amendments: A single dwelling in a DRC will conform with the plan where the applicant can demonstrate they will make a substantial economic or social contribution to that community. In such cases an occupancy condition will be attached.			
					Potential negative effects by increasing the number and distance of private journeys resulting in less sustainable modes of transport and increased traffic emissions.			Potential negative effects by increasing the number and distance of private journeys resulting in less sustainable modes of transport and increased traffic emissions.
					Although flood risk policies should ensure new development is kept away from flood risk prone areas, there is potential for some localized negative impacts through, for example through increased surface runoff.			Although flood risk policies should ensure new development is kept away from flood risk prone areas, there is potential for some localized negative impacts through, for example through increased surface runoff.
					Potential for negative impacts as any new household will result in production of waste.			Potential for negative impacts as any new household will result in production of waste.
					Potential negative effect by allowing more development in the rural area which may lead to the loss of quality agricultural land and soil resources.			Potential negative effect by allowing more development in the rural area which may lead to the loss of quality agricultural land and soil resources.
					This approach is likely to have positive impacts by facilitating residential and economic development and promoting sustainable growth of these remote, disadvantage areas.			This approach is likely to have positive impacts by facilitating residential and economic development and promoting sustainable growth of these remote, disadvantage areas.
				Likely positive impacts by facilitating residential and economic development and promoting rural regeneration.			Likely positive impacts by facilitating residential and economic development and promoting rural regeneration.	

**Assessment of Alternatives – Rural Housing Policy
Policy CT4 Dispersed Rural Communities**

Key



	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives Adopt existing policy contained in CTY 2 in PPS 21 and policy within 1. Broughdery and Davagh Upper DRC in Cookstown Area Plan 2010 2. Carrnoghier DRC and Sixtowns DRC in Magherafelt Area Plan 2015								Reconfigure and Amalgamate existing policy wording with the following amendments: A single dwelling in a DRC will conform with the plan where the applicant can demonstrate they will make a substantial economic or social contribution to that community. In such cases an occupancy condition will be attached.
20. To reduce disparities in economic performance and promote sustainable regeneration	++	++	++	This approach is likely to contribute significantly to the regeneration economically disadvantage areas by facilitating residential and economic development, helping sustain rural communities and improving disparity between these and the settlements.	++	++	++	This approach is likely to contribute significantly to the regeneration economically disadvantage areas by facilitating residential and economic development, helping sustain rural communities and improving disparity between these and the settlements. The criteria for economic and social contribution will also ensure that only those who want a single dwelling in the DRC are those which are contributing to the local area. This will avoid a proliferation of single dwellings for people who do not have close links to the community. Mitigation measures would include an occupancy condition and clustering to existing buildings.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	This approach is likely to have positive effects on this objective by facilitating residential and economic development and promoting rural regeneration.	+	+	+	This approach is likely to have positive effects on this objective by facilitating residential and economic development and promoting rural regeneration.
22. To encourage efficient patterns of movement in support of economic growth	0	0	-	The introduction of additional DRC's and policies that allow Clachan style developments may reduce the need of residents to commute outside their immediate areas. This is expected to only have a localised impact on movement patterns however with overall impact on current movement patterns likely to be minimal in the short-medium term and potentially negative in the long term.	0	0	-	The introduction of additional DRC's and policies that allow Clachan style developments may reduce the need of residents to commute outside their immediate areas. This is expected to only have a localised impact on movement patterns however with overall impact on current movement patterns likely to be minimal in the short-medium term and potentially negative in the long term.

Assessment of Alternatives – Rural Housing Policy
Policy CT4 Dispersed Rural Communities

Key



	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	<p>Adopt existing policy contained in CTY 2 in PPS 21 and policy within 1. Broughderg and Davagh Upper DRC in Cookstown Area Plan 2010 2. Carrnlogher DRC and Sixtowns DRC in Magherafelt Area Plan 2015</p>				<p>Option 2. Reconfigure and Amalgamate existing policy wording with the following amendments: A single dwelling in a DRC will conform with the plan where the applicant can demonstrate they will make a substantial economic or social contribution to that community. In such cases an occupancy condition will be attached.</p>			

Summary - Dispersed Rural Communities (Policy CT4)								
Social Effects	Both approaches are likely to have positive social effects as they will help facilitate residential and economic development in areas that display symptoms of economic and social disadvantage which will also encourage social interaction and provide more opportunities for dwellings in countryside. However approach 2 is likely to be more significant for providing opportunities for a decent home and sense of community as this option facilitates those individuals who make a substantial contribution to the community economically and socially.							
Environmental Effects	Both approaches are likely to have negative impacts by virtue of facilitating more development in remote rural areas. This may result if adverse impacts from additional traffic generation, as well as potential adverse impacts on local landscape, biodiversity and heritage assets.							
Economic Effects	DRC's commonly display symptoms of economic and social disadvantage. Both approaches are likely to contribute significantly to the regeneration of economic and socially disadvantage areas by facilitating residential and economic development, helping sustain rural communities and improving disparity between these and the settlements.							
Mitigation and Enhancement	Mitigation measures would include adhere to the general policy for any single dwellings in the countryside through clustering, design and integration. Approach 2 has criteria to cluster single dwellings with existing buildings and the applicant for a single dwellings must demonstrate substantial economic or social contribution to the community and an occupancy condition.							
Preferred Option	Adopt Option 2 - Policy CT4 reconfiguring and tailoring existing policy.							

**Assessment of Alternatives – Rural Housing Policy
Policy CT5 Temporary Caravans/Mobiles Homes**

KEY



SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 9 in PPS 21 and SPPS				Option 2. Reconfigure existing policy contained within CTY 9 of PPS21 and SPPS			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have a neutral impact on poverty and social exclusion.	0	0	0	Likely to have a neutral impact on poverty and social exclusion. A minor positive is that this approach will help people who are building single dwellings by facilitating temporary accommodation beside the proposed site.
2. To improve the health and wellbeing of the population	0	0	0	Likely to have a neutral impact on health and wellbeing.	0	0	0	Likely to have a neutral impact on health and wellbeing.
3. To improve the education and skills of the population	0	0	0	Likely to have a neutral impact on education and skills.	0	0	0	Likely to have a neutral impact on education and skills
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive impact by facilitating residential accommodation in response to site specific circumstances.	+	+	+	Likely positive impact by facilitating residential accommodation in response to site specific circumstances.
5. To reduce crime and anti-social activity	0	0	0	Likely to have a neutral impact on crime and anti-social activity	0	0	0	Although it will have a limited impact on this objective their may be some minor positives in being able to reside in close proximity and monitor ongoing construction site work.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely to have positive effect by facilitating residential development in response to an identified need.	+	+	+	Likely to have positive effect by facilitating residential development in response to an identified need.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a neutral impact on accessibility to key services.	0	0	0	Likely to have a neutral impact on accessibility to key services.
8. To reduce the effect of traffic on the environment	-	-	-	Any new development is likely to increase traffic in the countryside and lead to more pollution.	-	-	-	Likely to have a negative effect
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely to have a negative effect. Additional temporary accommodation will naturally result in increased water consumption and an increased likelihood of watercourses being polluted.	-	-	-	Likely to have a negative effect. Additional temporary accommodation will naturally result in increased water consumption and an increased likelihood of watercourses being polluted.

**Assessment of Alternatives – Rural Housing Policy
Policy CT5 Temporary Caravans/Mobiles Homes**

KEY



SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 9 in PPS 21 and SPPS				Option 2. Reconfigure existing policy contained within CTY 9 of PPS21 and SPPS			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
10. To improve air quality	-	-	-	Any new development is likely to increase traffic in the countryside and lead to more pollution.	-	-	-	Any new development is likely to increase traffic in the countryside and lead to more pollution.
11. To conserve and enhance biodiversity	0	0	0	Likely to have a limited impact on biodiversity.	0	0	0	Likely to have a limited impact on biodiversity.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative effect. A policy that facilitates the introduction of mobile caravan structures into the environment is likely to have a negative effect on the visual amenity of landscapes and townscapes.	-	-	-	Likely negative effect. A policy that facilitates the introduction of mobile caravan structures into the environment is likely to have a negative effect on the visual amenity of landscapes and townscapes.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	Likely to have a limited impact on historic assets.	0	0	0	Likely to have a limited impact on historic assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	likely to have minimal impact on this objective	0	0	0	likely to have minimal impact on this objective
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a limited impact flood risk.	0	0	0	Likely to have a limited impact on flood risk
16. To minimise the production of waste and use of non-renewable materials	-	-	-	This approach is likely to lead to more development in the countryside which will lead to more household waste being generated.	-	-	-	This approach is likely to lead to more development in the countryside which will lead to more household waste being generated.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal effect on land quality.	0	0	0	Likely to have a minimal effect on land quality.
18. To encourage sustainable economic growth	+	+	+	Likely minor positive by facilitating development of new homes.	+	+	+	Likely minor positive by facilitating development of new homes.

**Assessment of Alternatives – Rural Housing Policy
Policy CT5 Temporary Caravans/Mobiles Homes**

KEY



SA / SEA Objectives	Option 1. Adopt existing policy contained in CTY 9 in PPS 21 and SPPS				Option 2. Reconfigure existing policy contained within CTY 9 of PPS21 and SPPS			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have limited impact on employment opportunities.	0	0	0	Likely to have limited impact on employment opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely to have a limited impact on regeneration.	0	0	0	Likely to have a limited impact on regeneration.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely to have a limited impact on investment.	0	0	0	Likely to have a limited impact on investment.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a limited impact on efficient patterns of movement.	0	0	0	Likely to have a limited impact on efficient patterns of movement.

**Assessment of Alternatives – Rural Housing Policy
Policy CT5 Temporary Caravans/Mobiles Homes**

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy contained in CTY 9 in PPS 21 and SPPS							
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Temporary Caravans/Mobile Homes (Policy CT5)								
Social Effects	No significant negative effects anticipated. Irrespective of the approach taken there are likely to be some positive social effects through the facilitation of residential development in response to specific circumstances.							
Environmental Effects	No significant negative effects anticipated.Both approaches are likely to have minor negative environmental impacts on water quality, traffic generation, air quality and landscapes/townscapes.							
Economic Effects	No significant negative effects anticipated.Both approaches likely to have to have a limited impact on employment, regeneration and investment.							
Mitigation and Enhancement	Potential mitigation through application of criterion based policies regarding siting, design and integration of development.							
Preferred Option	Adopt Option 2 - Policy CT5 reconfiguring existing policy.							

Health Education & Community Uses

Assessment of Alternatives – Health Education & Community Uses
Policy COY 1 Community Uses

Key



SA / SEA Objectives	Option 1.				Comments
	Current approach to community uses in the 3 extant area plans				
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects by facilitating the provision of community facilities in settlements i.e. towns, villages or small settlements. This is important in Mid Ulster where residents predominantly live in rural areas and having access to community facilities sustain vibrant communities and combats loneliness and social exclusion.	
2. To improve the health and wellbeing of the population	++	++	++	Likely positive effects by facilitating the provision of community facilities in settlements i.e. towns, villages or small settlements. This is important in Mid Ulster where residents predominantly live in rural areas and having access to community facilities sustain vibrant communities and combats loneliness and social exclusion. These community facilities may provide exercise classes or other classes that improve physical and mental wellbeing.	
3. To improve the education and skills of the population	+	+	+	There is potential for a positive impact on the education and skills of the population. Community facilities may provide opportunities for Mid Ulster residents to complete educational courses at accessible locations, particularly those from disadvantaged areas.	
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	
5. To reduce crime and anti-social activity	+	+	+	Provision of community facilities such as a youth club facility can help achievement of this objective.	
6. To encourage a sense of community and promote a more equal and inclusive society	++	++	++	This approach allows community uses in a settlement subject to criteria of amenity, size and character and access. There is potential for improving community relations and pride in the local area.	
7. To improve accessibility to key services, especially for those most in need	+	+	+	Appropriately located facilities can help provide essential, accessible services to vulnerable groups such as the elderly or disabled.	
8. To reduce the effect of traffic on the environment	0	0	0	Appropriately located facilities can help reduce local traffic generation but overall is likely to have a minimal effect on the achievement of this objective.	

Assessment of Alternatives – Health Education & Community Uses
Policy COY 1 Community Uses

Key



SA / SEA Objectives	Option 1.				Comments
	Current approach to community uses in the 3 extant area plans				
	Short Term	Med. Term	Long Term		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Although potentially negative by virtue of increased water consumption, not likely to be to such an extent to warrant a negative scoring.	
10. To improve air quality	0	0	0	Likely to have a minimal effect on this objective.	
11. To conserve and enhance biodiversity	0	0	0	This approach does not directly support or conflict with this objective. Its effect will largely depend on a case by case basis, but is likely to be minimal in any case.	
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	The introduction of any new development can adversely impact on townscape/landscapes. Mitigation is provided by way of draft policy wording which requires proposals to be 'in keeping with the size and character of the settlement and its surroundings'.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	Potential impact will largely depend on the location of the development in proximity to on historic and cultural assets. It is expected that related built heritage policies can ensure adequate protection is afforded to designated sites.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a neutral impact on this objective	
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Potential impact will largely depend on the location of the development. It is expected that related flood risk policies would ensure that new development is directed away from flood risk area.	
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal effect on this objective.	
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal effect on this objective.	

Assessment of Alternatives – Health Education & Community Uses
Policy COY 1 Community Uses

Key



Option 1.		Current approach to community uses in the 3 extant area plans			Comments
SA / SEA Objectives		Short Term	Med. Term	Long Term	
18. To encourage sustainable economic growth	+	+	+	+	Facilitating the provision of community uses can have sporadic positive economic impacts at a local level, providing opportunities for local people. It also helps to sustain vibrant rural communities.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	+	Likely positive impacts through creation of short term employment (at construction phase) and long term employment for e.g. within facilities such as a community/recreational centres.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	+	Potential for positive impact by facilitating appropriate facilities in areas with an identified need. It also helps to sustain vibrant rural communities.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	+	Potential for inward investment, particularly in the growing sport and recreation sector.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	+	Potential for a positive impact by siting facilities at accessible locations.

Assessment of Alternatives – Health Education & Community Uses
Policy COY 1 Community Uses

Key



SA / SEA Objectives	Option 1.				Comments
	Current approach to community uses in the 3 extant area plans				
	Short Term	Med. Term	Long Term		
Summary - Community Uses (Policy COY 1)					
Social Effects	There is potential for positive social impacts particularly through improving health and well being and encouraging a sense of community and local inclusiveness.				
Environmental Effects	This approach is likely to have broadly neutral environmental impacts. It is also acknowledged that there may be negative or positive effects , although this will largely depend on how related policies are applied on a case by case basis (e.g. related to built heritage, flood risk etc.).				
Economic Effects	This approach is likely to have positive impacts as it can encourage regeneration in response to local circumstances and in areas with a specific identified need.				
Mitigation and Enhancement	Mitigation measures include general planning principles such as impact on amenity, integration with surroundings and size and character, parking.				
Preferred Option	Adopt Option 1 - Policy COY 1 - Reconfiguring and amalgamating existing plan policies without fundamental amendments.				

Urban Design

Assessment of Alternatives – Policy UD1 Urban Design

KEY



SA / SEA Objectives	Option 1.			
Reconfigure existing urban design guidance to the needs of Mid Ulster along with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design & Access Statements.				
	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely positive impact. A key focus is achieving balanced communities and strengthening community cohesion. This can be expressed through provision of good quality urban environments to meet different needs, and development that provides opportunities for the community to share in local employment, shopping, leisure and social facilities. Specific policies on building height restriction, public realm considerations accompanied with specific design guidance supports the aims of this objective.
2. To improve the health and wellbeing of the population	++	++	++	There is greater potential for positive effects from this approach. There is particular emphasis on better linkage of housing with green and blue infrastructure, schools, community facilities and public transport. Specific policies on building height restriction and a requirement to submit Design and Access Statement that address issues such as landscaping, materials and detailing, further supports the aims of this objective.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This approach is likely to have positive effects as it facilitates provision of good quality design with good linkages to green and blue infrastructure community facilities and public transport.
5. To reduce crime and anti-social activity	+	+	+	Likely positive outcomes. This approach requires all urban developments to be adequately designed to promote personal safety and deter crime. The influence of design on crime was highlighted in 'New Homes 2014' publication which indicated that the 'Secured by Design' approach resulted in a 75% reduction in fatal crimes, 25% fewer car crimes and 25 % less criminal damage within social housing schemes.

Assessment of Alternatives – Policy UD1 Urban Design

KEY

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1.			
Reconfigure existing urban design guidance to the needs of Mid Ulster along with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design & Access Statements.				
	Short Term	Med Term	Long Term	Comments
6. To encourage a sense of community and promote a more equal and inclusive society	++	++	++	Achieving balanced communities and strengthening community cohesion is one of the major themes underpinning this approach. Specific policies can will help facilitate the development of shared spaces that are accessible and attractive to all communities where differences are valued and respected. A more holistic approach to public realm development particularly supports the aims objective.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effect on this objective. This approach encourages sustainable forms of development where, for example, there is good linkage between housing and green and blue infrastructure, schools, community facilities and public transport. Proposals would also be required to support movement patterns that provide for pedestrians, cyclists, those with mobility difficulties and those relying on public transport.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive effect on this objective. This approach seeks to facilitate sustainable forms of development . Major housing developments for example, should be located in sustainable locations that facilitate a high degree of integration with centres of employment, community services and public transport and cycling, and take advantage of existing infrastructure. A reduction in travel times/journeys should reduce traffic emissions and therefore effect on the environment.

Assessment of Alternatives – Policy UD1 Urban Design

KEY

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/R	No Relationship
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SA / SEA Objectives	Option 1.				Comments
	Short Term	Med Term	Long Term		
	Reconfigure existing urban design guidance to the needs of Mid Ulster along with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design & Access Statements.				
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+		Potential for positive impact on this objective. SUDS may be considered as part of the Design and Access Statement or SUDS applied as a key site requirement on zoned sites, where appropriate. This can ensure that water supply / quality issues are carefully considered at the design stage.
10. To improve air quality	+	+	+		Potential positive impact overall with greater focus on sustainable forms of transport such as walking and cycling and by providing for those who rely on public transport. This can result in a reduction in travel times/journeys and therefore traffic emissions.
11. To conserve and enhance biodiversity	+	+	+		Potential for positive outcomes, particularly if design and access statements are tailored to require nature conservation or built heritage interests to be addressed.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++		This approach has potential to have more positive outcomes by providing greater certainty of what type of urban design is appropriate to Mid Ulster. This is reflected in specific policies on restricting building heights protected to 2-3 stories (to ensure new buildings are in character with the surrounding areas), and tailoring design guidance to suit Mid Ulster. Design and Access statements, that go above and beyond normal legislative requirements, can also be beneficial in terms of promote quality Urban design.

Assessment of Alternatives – Policy UD1 Urban Design

KEY

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/A	No Relationship
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SA / SEA Objectives		Option 1.			Comments
		Short Term	Med Term	Long Term	
Reconfigure existing urban design guidance to the needs of Mid Ulster along with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design & Access Statements.					
13. To conserve and, where appropriate, enhance the historic environment and cultural assets		+	+	+	Likely positive effect. Related 'General' policies will already place a requirement on all proposals to take account of built heritage interests. A more tailored urban design approach can bring added benefits for example through the restriction of building heights to 2-3 storeys which may limit the impact on the surrounding area where there are buildings of historical or architectural significance. Specific design guidance can further inform developers of local issues that need to be considered.
14. To reduce contributions to climate change and reduce vulnerability to climate change		+	+	+	Likely positive effect as it focuses on sustainable movement patterns such as walking, cycling and use of public transport. Potential for further benefits if passive solar design is required to be considered as part of the design and access statement, thereby reducing energy consumption.
15. To reduce flood risk and the adverse consequences of flooding		+	+	+	Potential for positive through requirement for SUDS and permeable surfaces as part of Design and Access Statement as a means of reducing risk of flooding.
16. To minimise the production of waste and use of non-renewable materials		0	0	0	Although scored neutral there is some potential for positive effects if passive solar design and small scale renewables are required to be considered as part of the Design and Access Statement, thereby reducing energy consumption.

Assessment of Alternatives – Policy UD1 Urban Design

KEY

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/A	No Relationship
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SA / SEA Objectives	Option 1.				Comments
	Short Term	Med Term	Long Term		
	Reconfigure existing urban design guidance to the needs of Mid Ulster along with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design & Access Statements.				
17. To conserve and enhance land quality and soil resources	0	0	0		Likely to have a neutral effect on land quality and soil resources.
18. To encourage sustainable economic growth	+	+	++		Potential for greater benefits in the long term as urban areas are shaped in accordance with tailored policies that reflect local circumstances promoting quality urban environments to encourage sustainable economic growth.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	++		A design criteria that addresses all types of development in urban areas can bring greater certainty and consistency in design making. Potential therefore for greater benefits in the long term as good design can attract business investment.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	++		A design criteria that addresses all types of development in urban areas can bring greater certainty and consistency in place making. Potential therefore for greater benefits in the long term as good design can attract business investment.

Assessment of Alternatives – Policy UD1 Urban Design

KEY

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	-	Major Negative	N/R	No Relationship
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SA / SEA Objectives		Option 1.			Comments
		Short Term	Med Term	Long Term	
Reconfigure existing urban design guidance to the needs of Mid Ulster along with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design & Access Statements.					
21. To encourage and accommodate both indigenous and inward investment		+	+	++	A design criteria that addresses all types of development in urban areas can bring greater certainty and consistency in design making. Potential therefore for greater benefits in the long term as good design can attract business investment.
22. To encourage efficient patterns of movement in support of economic growth		+	+	+	Likely positive effect on this objective. This approach encourages sustainable forms of development where, for example, there is good linkage between housing and green and blue infrastructure, schools, community facilities and public transport. Proposals would also be required to supports movement patterns that provide for pedestrians, cyclists, those with mobility difficulties and those relying on public transport.

Assessment of Alternatives – Policy UD1 Urban Design

KEY

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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SA / SEA Objectives	Option 1.		
	Reconfigure existing urban design guidance to the needs of Mid Ulster along with measures included relating to building heights restrictions, public realm considerations and introduce requirement for Design & Access Statements.		
	Short Term	Med Term	Long Term
	Comments		
Summary - Urban Design (Policy UD1)			
Social Effects	Both approaches can be socially beneficial in terms of providing people from all backgrounds with the opportunity to strengthen community cohesion with good access to shared spaces and key services. A more holistic approach to urban design, as advocated under approach 2, can potentially be more positive given the greater emphasis on ecosystem services and linkages with existing green and blue infrastructure for all types of urban development. This is expressed in suggested policy related to public realm schemes and building heights, as well as specific design guidance that is reflective of local circumstances.		
Environmental Effects	Both approaches can have positive environmental effects in term of sustainable movement patterns, reducing traffic emissions and reducing the risk of flooding within and near urban areas. Under approach 2, specific policies on building height restrictions and greater emphasis on retaining linkages to existing green and blue infrastructure within proposal developments can bring added benefits in terms of enhancing the character and quality of local landscapes and townscapes. A requirement to submit Design and Access Statements.		
Economic Effects	Both approaches are similar in that they will largely have a positive economic effect. It is widely recognised that good design can attract business investment. Both approaches focus on achieving high quality, sustainable proposals that are architecturally sympathetic in the local context. Approach 2, which provides a more holistic approach to the issue of urban design, goes further by suggesting specific policies on building height restrictions accompanied by specific design guidance that is tailored to Mid Ulster. Although additional design stipulations may initially be resisted by developers, it is considered that there is potential for longer term economic benefits due to greater certainty that it will provide.		
Mitigation and Enhancement	Mitigation measures include Design & Access Statements for larger developments, one or more dwelling houses and buildings where the floor space to be created is 100m or more.		
Preferred Option	Adoption of Policy UD1 - Urban Design.		

Open Space, Recreation and Leisure

Assessment of Alternatives - Open Space & Recreation Strategic Approach



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
<p>1. To reduce poverty and social exclusion</p> <p>2. To improve the health and wellbeing of the population</p> <p>3. To improve the education and skills of the population</p> <p>4. To provide everybody with the opportunity to live in a decent home</p> <p>5. To reduce crime and anti-social activity</p> <p>6. To encourage a sense of community and promote a more equal and inclusive society</p> <p>7. To improve accessibility to key services, especially for those most in need</p> <p>8. To reduce the effect of traffic on the environment</p> <p>9. To improve water quality; conserve water resources and provide for sustainable sources of water supply</p>	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion
	+	0	-	Likely positive effects in the short term as it facilitates the development of outdoor and indoor recreation facilities, safeguards existing open space, ensures that open space is an integral part of new residential development, and promotes healthy and active lifestyles. However, long term issues may arise as population continues to grow this approach however may not address the identified shortage in children's play parks, particularly in the Magherafelt area.	+	+	+	Likely positive effects as it facilitates the development of outdoor and indoor recreation facilities, safeguards existing open space, ensures that open space is an integral part of new residential development, and promotes healthy and active lifestyles. Additional benefits by allowing the issue of a shortage of playparks in the Magherafelt Area to be specifically addressed.	++	++	++	Likely positive effects as it facilitates the development of outdoor and indoor recreation facilities, safeguards existing open space, ensures that open space is an integral part of new residential development and promotes healthy and active lifestyles. Additional benefits by allowing the issue of a shortage of playparks in the Magherafelt area to be specifically addressed.
	0	0	0	Likely to have a minimal impact on improving education and skills	0	0	0	Likely to have a minimal impact on improving education and skills	0	0	0	Likely to have a minimal impact on improving education and skills
	+	0	-	Likely to have a positive effect by safeguarding existing open space provision and ensuring that areas of open space are an integral part of new residential development. However, long term issues may arise. As population continues to grow this approach however may not address the identified shortage in children's play parks, particularly in the Magherafelt area.	0	0	0	Likely to have a minimal impact on opportunity to live in a decent home	+	+	+	Likely to have a positive effect by safeguarding existing open space provision and addresses the issue of play park provision.
	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.
	0	0	-	Likely neutral effect and potentially negative long-term given the shortfall in children's play areas and issues with their accessibility	+	+	+	Potential positive effect by addressing deficiency of children's play areas and their accessibility.	+	+	+	Potential positive effect by addressing deficiency of children's play areas and their accessibility.
	0	0	0	Likely to have a minimal effect on traffic generation and traffic journey numbers	+	+	+	Likely positive effects potentially by addressing identified issue of shortage and accessibility to play areas in certain parts of the district.	+	+	+	Minor positive potentially by addressing identified issue of shortage and accessibility to play areas in certain parts of the district.
	+	+	+	Potential localised benefits by safeguarding specific areas of green and blue infrastructure.	+	+	+	Potential localised benefits by safeguarding areas of green and blue infrastructure.	+	+	+	Potential localised benefits by safeguarding areas of green and blue infrastructure.

Assessment of Alternatives - Open Space & Recreation Strategic Approach



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
SA / SEA Objectives	Adopt zonings in 3 extant area plans				Plan intervention. Zone land for pitches and children's play and reserve sites for leisure development.				Balanced Approach. Protect existing open space and zone for new open spaces or indoor leisure where the Council is financially committed to acquiring the land.			
	+	+	+	Likely positive effects by safeguarding green and blue infrastructure which can act as 'green lungs' absorbing pollutants, thus helping air quality.	+	+	+	Likely positive effects by safeguarding green and blue infrastructure which can act as 'green lungs' absorbing pollutants, thus helping air quality.	+	+	+	Likely positive effects by safeguarding green and blue infrastructure which can act as 'green lungs' absorbing pollutants, thus helping air quality.
10. To improve air quality	+	+	+	Likely positive effect by affording protection to urban green spaces informal recreational areas.	+	+	+	Likely positive effect by affording protection to urban green spaces informal recreational areas.	+	+	+	Likely positive effect by affording protection to urban green spaces informal recreational areas.
11. To conserve and enhance biodiversity	+	+	+	Likely positive effect on this objective by protecting existing informal and formal open space areas and ensuring that open space is an integral part of new residential development.	+	+	+	Likely positive effect on this objective by protecting existing informal and formal open space areas and ensuring that open space is an integral part of new residential development.	+	+	+	Likely positive effect on this objective by protecting existing informal and formal open space areas and ensuring that open space is an integral part of new residential development. Potential additional benefits by facilitating development on opportunity sites which ensures these areas are not left derelict being a blight on the landscape.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive impact on this objective in so far as open spaces support built and cultural activities.	+	+	+	Likely positive impact on this objective in so far as open spaces support built and cultural activities.	+	+	+	Likely positive impact on this objective in so far as open spaces support built and cultural activities.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	The protection and provision of open space (green and blue infrastructure) can help improve resilience to climate change.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help improve resilience to climate change.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help improve resilience to climate change.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help alleviate the risk of flooding, particularly in urban areas.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help alleviate the risk of flooding, particularly in urban areas.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help alleviate the risk of flooding, particularly in urban areas.
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
16. To minimise the production of waste and use of non-renewable materials	+	+	+	Likely positive effect by affording a level of protection to green spaces in urban areas in particular which may be under pressure for development.	+	+	+	Likely positive effect by affording a level of protection to green spaces in urban areas in particular which may be under pressure for development.	+	+	+	Likely positive effect by affording a level of protection to green spaces in urban areas in particular which may be under pressure for development.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.	+	+	+	Likely positive effects as it facilitates employment creation in the sport and leisure industry and also the recreational tourism industry. This is the most achievable option as the policy will zone land where the Council is already financially committed to acquiring the land. Thus it is more sustainable to achieving economic growth and employment opportunities.
18. To encourage sustainable economic growth	+	+	+		-	-	-		+	+	+	

Assessment of Alternatives - Open Space & Recreation Strategic Approach



	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
SA / SEA Objectives	Adopt zonings in 3 extant area plans				Plan intervention. Zone land for pitches and children's play and reserve sites for leisure development.				Balanced Approach. Protect existing open space and zone for new open spaces or indoor leisure where the Council is financially committed to acquiring the land.			
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry as well as in recreational tourism industry	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.	+	+	+	Likely positive effects as it facilitates employment creation in the sport and leisure industry and also the recreational tourism industry. This is the most achievable option as the policy will zone land where the Council is already financially committed to acquiring the land. Thus it is more sustainable to achieving economic growth and employment opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Potentially positive effect by ensuring important areas of open space in urban areas are retained and/or enhanced.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.	+	+	+	Likely positive effects as it facilitates employment creation in the sport and leisure industry and also the recreational tourism industry. This is the most achievable option as the policy will zone land where the Council is already financially committed to acquiring the land. Thus it is more sustainable to achieving economic growth and employment opportunities.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and recreation industry as well as in recreational tourism industry.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.	+	+	+	Likely positive effects as it facilitates employment creation in the sport and leisure industry and also the recreational tourism industry. This is the most achievable option as the policy will zone land where the Council is already financially committed to acquiring the land. Thus it is more sustainable to achieving economic growth and employment opportunities.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.

Assessment of Alternatives - Open Space & Recreation Strategic Approach



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Adopt zonings in 3 extant area plans				Plan intervention. Zone land for pitches and children's play and reserve sites for leisure development.				Balanced Approach. Protect existing open space and zone for new open spaces or indoor leisure where the Council is financially committed to acquiring the land.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments

Summary - Open Space and Recreation Strategy												
Social Effects	Everyone should have easy access to open space and the opportunity to participate in sport and outdoor recreational activity or simply enjoy and have contact with nature. All 3 policy Options help facilitate the development of outdoor and indoor recreation facilities, safeguard existing open space and promote healthy and active lifestyles. The potential for positive social effects is broadly reflected in the scoring of all Options 1, 2 and 3. However, there is potential for social disparities and inequalities long term under the status quo, Option 1. Option 1 may not fully address local identified needs such as Equipped Play Parks / Open Greens in Magherafelt. Option 2 will have positive social public benefits as land will be zoned for pitches and children's play areas. However, this will require investment by the local authority to acquire suitable land at market value to underpin this Option. Option 2, will be difficult to implement, operationally, in the long term. Option 3 to zone open space and protect through planning policy is the most feasible and the most likely to have an impact.											
Environmental Effects	All three approaches score positively in terms of their potential environmental benefit. The RDS 2035 highlights the need to provide adequate provision for green and blue infrastructure such as parks, green spaces, trees, ponds, streams and lakes within towns and neighbourhoods and new developments. Ecosystem services such as these help improve resilience to climate change and that reduce the effects of flooding and the urban heat island. It is considered that all approaches support these objectives.											
Economic Effects	It is recognised that leisure facilities can be an economic activity generator. This is reflected in a positive scoring for Options 1 and 3 which seek to facilitate sport and recreational development. Although Option 2 (Plan Intervention) is a more proactive Option in securing sites for leisure development, it is acknowledged that this may be difficult to implement in practical terms and, it would not be considered necessary in any case given the existing adequate pitch provision within Mid Ulster District.											
Mitigation and Enhancement	Mitigation measures are that all planning applications would be subject to general planning policy principles.											
Preferred Approach	Adopt Option 3 -Protect existing open space and zone for new open spaces or indoor leisure where the Council is financially committed to acquiring the land.											

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 1 – Protection of Open Space



	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy OS 1 'Protection of Open Space' in PPS 8 Open Space, Sport and Outdoor Recreation and SPPs. Presumption against loss of open space. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision with cap of 2 hectares or less.				Reconfigure existing policy contained in PPS 8 and the SPPs with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less.				Reconfigure existing policy contained in PPS 8 (Policy OS 1) and SPPs with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit AND has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less. Compensation for the loss of open space would also form part of this option.			
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts as this option protects open space from redevelopment. Open space and natural green space are important components in enabling healthy lifestyles.	+	+	+	Likely positive impacts as this option protects open space from redevelopment. Open space and natural green space are important components in enabling healthy lifestyles. However this is a less prescriptive policy so may lead to the loss of open space that is being used by the community.	+	+	+	Likely positive impacts as this option protects open space from redevelopment. Open space and natural green space are important components in enabling healthy lifestyles.
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on education and skills	0	0	0	Likely to have a minimal impact on education and skills	0	0	0	Likely to have a minimal impact on education and skills
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely to have a minimal impact on this objective	0	0	0	Likely to have a minimal impact on this objective	0	0	0	Likely to have a minimal impact on this objective
5. To reduce crime and anti-social activity	0	0	0	Likely to have a minimal impact on this objective	0	0	0	Likely to have a minimal impact on this objective	0	0	0	Likely to have a minimal impact on this objective
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal impact on improving accessibility to key services.	0	0	0	Likely to have a minimal impact on improving accessibility to key services	0	0	0	Likely to have a minimal impact on improving accessibility to key services
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal effect on traffic generation and traffic journey numbers.	0	0	0	Likely to have a minimal effect on traffic generation and traffic journey numbers.	0	0	0	Likely to have a minimal effect on traffic generation and traffic journey numbers.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal effect on water quality and water resources.	0	0	0	Likely to have a minimal effect on water quality and water resources.	0	0	0	Likely to have a minimal effect on water quality and water resources.
10. To improve air quality	+	+	+	Likely positive effects by safeguarding green and blue infrastructure which can act as 'green lungs' absorbing pollutants, thus helping air quality.	+	+	+	Likely positive effects by safeguarding green and blue infrastructure which can act as 'green lungs' absorbing pollutants, thus helping air quality.	+	+	+	Likely positive effects by safeguarding green and blue infrastructure which can act as 'green lungs' absorbing pollutants, thus helping air quality.
11. To conserve and enhance biodiversity	+	+	+	Likely positive effect by facilitating protection to urban green spaces and informal recreational areas which may be habitats for wildlife and flora and fauna.	+	+	+	Likely positive effect by protecting existing areas of open space which can provide valuable areas for nature conservation and biodiversity.	+	+	+	Likely positive effect by protection areas of spaces and informal recreational areas which can provide valuable areas for nature conservation and biodiversity. Exceptions to policy will have to meet 2 criteria rather than just one and also includes a requirement of compensatory measures.
					-	-	-	Likely negative effect by removing the 2 Ha. cap without any requirement for compensatory measures where it meets exceptions to policy				

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 1 - Protection of Open Space



	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy OS 1 'Protection of Open Space' in PPS 8 Open Space, Sport and Outdoor Recreation and SPPS. Presumption against loss of open space. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision with cap of 2 hectares or less.				Reconfigure existing policy contained in PPS 8 and the SPPS with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit AND has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less.				Reconfigure existing policy contained in PPS 8 (Policy OS 1) and SPPS with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit AND has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less. Compensation for the loss of open space would also form part of this option.			
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effect on this objective by protecting existing informal and formal open space areas. This is particularly important in urban areas where open spaces provide a buffer between competing land uses.	+	+	+	Likely positive effect by protecting existing landscape features and important blue and green infrastructure from inappropriate development.	+	+	+	Likely positive effect on this objective by protecting existing informal and formal open space areas. This is particularly important in urban areas where open spaces provide a buffer between competing land uses.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive impacts by protecting existing areas of open space from development. Where exceptions are permitted, impact will ultimately depend on nature scale and location of development and application of related built heritage policies.	+	+	+	Likely positive impacts by protecting existing areas of open space from development. Where exceptions are permitted, impact will ultimately depend on nature scale and location of development and application of related built heritage policies.	+	+	+	Likely positive impacts by protecting existing areas of open space from development. Where exceptions are permitted, impact will ultimately depend on nature scale and location of development and application of related built heritage policies.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help improve resilience to climate change.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help improve resilience to climate change.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help improve resilience to climate change.
15. To reduce floodrisk and the adverse consequences of flooding	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help alleviate the risk of flooding, particularly in urban areas.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help alleviate the risk of flooding, particularly in urban areas.	+	+	+	The protection and provision of informal or formal outdoor recreation areas (green and blue infrastructure) can help alleviate the risk of flooding, particularly in urban areas.
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect by affording a level of protection to green spaces in urban areas in particular which may be under pressure for development.	+	+	+	Likely positive effect by affording a level of protection to green spaces in urban areas in particular which may be under pressure for development.	+	+	+	Likely positive effect by affording a level of protection to green spaces in urban areas in particular which may be under pressure for development.
18. To encourage sustainable economic growth	+	+	+	Open Space can be parks and gardens; outdoor sports facilities; urban green spaces and green corridors. These green spaces that helps to make our towns attractive places to live, work and visit. Green and blue infrastructure creates a positive visual impression that can have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment.	+	+	+	Open Space can be parks and gardens; outdoor sports facilities; urban green spaces and green corridors. These green spaces that help to make our towns attractive places to live, work and visit. Green and blue infrastructure creates a positive visual impression that can have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment. It is possible that in cases where exceptions are met that removal of the cap could have some economic benefits by utilizing larger portions of existing open space for community uses	+	+	+	Open Space can be parks and gardens; outdoor sports facilities; urban green spaces and green corridors. These green spaces helps to make our towns attractive places to live, work and visit. Green and blue infrastructure creates a positive visual impression that can have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment. It is possible that in cases where exceptions are met that removal of the cap could have some economic benefits by utilizing larger portions of existing open space for community uses AND comp

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 1 - Protection of Open Space



	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy OS 1 'Protection of Open Space' in PPS 8 Open Space, Sport and Outdoor Recreation and SPPS. Presumption against loss of open space. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision with cap of 2 hectares or less.				Reconfigure existing policy contained in PPS 8 and the SPPS with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less.				Reconfigure existing policy contained in PPS 8 (Policy OS 1) and SPPS with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit AND has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less. Compensation for the loss of open space would also form part of this option.			
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Open Space can be parks and gardens; outdoor sports facilities; urban green spaces and green corridors. These green spaces that helps to make our towns attractive places to live, work and visit. Green and blue infrastructure creates a positive visual impression that can have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment.	+	+	+	Open Space can be parks and gardens; outdoor sports facilities; urban green spaces and green corridors. These green spaces helps to make our towns attractive places to live, work and visit. Green and blue infrastructure creates a positive visual impression that can have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment.	+	+	+	Open Space can be parks and gardens; outdoor sports facilities; urban green spaces and green corridors. These green spaces helps to make our towns attractive places to live, work and visit. Green and blue infrastructure creates a positive visual impression that can have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Potentially positive effect by ensuring important areas of open space in urban areas are retained and/or enhanced.	+	+	+	It is possible that in cases where exceptions are met that removal of the cap could have some economic benefits by utilizing larger portions of existing open space for community uses for e.g., redevelopment of the land may encourage regeneration in deprived areas although it is uncertain as to what negative impacts this may bring.	+	+	+	Potentially positive effect by ensuring important areas of open space in urban areas are retained and/or enhanced. It is possible that in cases where exceptions are met that removal of the cap could have some economic benefits by utilizing larger portions of existing open space for community use. Any potential adverse effects through the loss of open space could be offset through suitable compensatory measures.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and recreation industry as well as in recreational tourism industry.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and recreation industry as well as in recreational tourism industry.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and recreation industry as well as in recreational tourism industry.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 1 - Protection of Open Space



SA / SEA Objectives	Option 1.			Option 2.			Option 3.		
	Adopt existing policy OS 1 'Protection of Open Space' in PPS 8 Open Space, Sport and Outdoor Recreation and SPPs. Presumption against loss of open space. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision with cap of 2 hectares or less.			Reconfigure existing policy contained in PPS 8 and the SPPs with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit OR has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less.			Reconfigure existing policy contained in PPS 8 (Policy OS 1) and SPPs with the following amendments. Presumption against loss of open space. Exceptions are where it brings substantial community benefit AND has no significant detrimental impact on open space provision but with removal of cap of 2 hectares or less. Compensation for the loss of open space would also form part of this option.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	

Summary - Protection of Open Space (Policy OS 1)									
Social Effects	All options are likely to have positive impacts on improving health and wellbeing. Open spaces provides opportunities to undertake walking, cycling and exercise which contributes to improving mental health. It will also improve physical health and alleviating problems such obesity. There is a documented link between exercise and improved physical and mental health. Both options are likely to have minimal impacts on other social objectives such as reducing poverty and providing a decent home.								
Environmental Effects	Options 1 and 3 are likely to have positive impacts on environmental objectives. Open spaces act as 'green lungs' which absorb pollutants and improve air quality. By protecting open spaces you are protecting habitats for wildlife; and flora and fauna and the landscape in general. Option 2 may have uncertain impacts as this is a more flexible policy with the removal of the cap and either exceptions instead of both which could lead to the loss of more open space and an impact on biodiversity and the landscape.								
Economic Effects	Options 1 and 2 are likely to have positive economic benefits as open spaces can be used for outdoor sport and recreation. This can attract visitors to the Mid Ulster District who may spend money on other businesses and services when there and this can provide job opportunities in the sport and leisure industry.								
Mitigation and Enhancement	Where it is proposed to redevelop an area of open space and recreate it in an alternative location the Council will secure through the use of planning conditions or, where appropriate, a Planning Agreement under Section 76 of the Planning Act 2011.								
Preferred Option	Adopt Option 3 - Policy OS 1 Protection of Open Space reconfiguring existing policy.								

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 2 - Protection of River Corridors



SA / SEA Objectives	Option 1.			
	Introduction of Policy on Protection of River Corridors			
	This policy applies to the following main rivers: Ballinderry; Moyola; Blackwater; Bann and Owenkillow. Biodiversity strip of at least 10m from edge of river; public access and recreation provision; no adverse impact on nature conservation; not compromise natural flooding regime; and not prejudice an existing or future opportunity to provide a riverside walk.			
	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	
2. To improve the health and wellbeing of the population	+	+	+	
3. To improve the education and skills of the population	N/R	N/R	N/R	
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	
8. To reduce the effect of traffic on the environment	0	0	0	

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 2 - Protection of River Corridors

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	+	Minor Positive	N/A	No Relationship
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Key

SA / SEA Objectives	Option 1.				Comments
	Introduction of Policy on Protection of River Corridors				
	This policy applies to the following main rivers: Ballinderry; Moyola; Blackwater; Bann and Owenkilwe. Biodiversity strip of at least 10m from edge of river; public access and recreation provision; no adverse impact on nature conservation; not compromise natural flooding regime; and not prejudice an existing or future opportunity to provide a riverside walk.				
	Short Term	Med. Term	Long Term		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely positive impacts on water quality and water resources. This option protects rivers and their banks from excessive development which may facilitate less water pollution and improved water quality.	
10. To improve air quality	+	+	+	Likely positive effects by safeguarding green and blue infrastructure which can act as 'green lungs' absorbing pollutants, thus helping air quality.	
11. To conserve and enhance biodiversity	++	++	++	Likely positive effects. This option includes a 10m biodiversity strip from the edge of the river and a criteria that no unacceptable adverse impact should occur on nature conservation which may afford additional protection to habitats for wildlife and flora and fauna.	
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Likely positive effects. This option recognises that river corridors serve an important function as places of outdoor sport and recreation but that this should not be at the expense of the visual amenity. There is a 10m biodiversity strip from the edge of the river and this provides a continuous green link.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effects. This option may offer protection to historic and cultural assets which may be located within the vicinity of the river.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	The protection of river corridors may help protect the 'green lungs' of an area and can help improve resilience to climate change.	
15. To reduce floodrisk and the adverse consequences of flooding	+	+	+	This option states that any proposal will not compromise or impact on the natural flooding regime of the main river and complies with the requirements Flood Risk Policy. This will ensure that the storage of flood-water during a flood.	

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 2 - Protection of River Corridors

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	---	Major Negative	N/A	No Relationship
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SA / SEA Objectives	Option 1.			
	Introduction of Policy on Protection of River Corridors			
	This policy applies to the following main rivers: Ballinderry; Moyola; Blackwater; Bann and Owenkillew. Biodiversity strip of at least 10m from edge of river; public access and recreation provision; no adverse impact on nature conservation; not compromise natural flooding regime; and not prejudice an existing or future opportunity to provide a riverside walk.			
	Short Term	Med. Term	Long Term	Comments
	N/R	N/R	N/R	
	+	+	+	
	+	+	+	
	+	+	+	
	+	+	+	
	+	+	+	
+	+	+		
+	+	+		
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect by affording a level of protection to green spaces which may be under pressure for development.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Potentially positive effect by ensuring important river corridors are retained and/or enhanced which is important in rural communities. Use of river corridors may attract tourists to the area and this will benefit the Mid Ulster tourism industry.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and recreation industry as well as in recreational tourism industry.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No Relationship

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 2 - Protection of River Corridors



SA / SEA Objectives	Option 1.				
	Introduction of Policy on Protection of River Corridors				
	This policy applies to the following main rivers: Ballinderry; Moyola; Blackwater; Bann and Owenkillow.				
	Biodiversity strip of at least 10m from edge of river; public access and recreation provision; no adverse impact on nature conservation; not compromise natural flooding regime; and not prejudice an existing or future opportunity to provide a riverside walk.				
	Short Term	Med. Term	Long Term	Comments	

Summary - Protection of River Corridors (Policy OS 2)					
Social Effects	This option is likely to have positive impacts on improving health and well-being. River Corridors provide opportunities to undertake walking, cycling and exercise which contributes to improving mental health. It may also improve physical health and alleviating problems such as obesity. There is a documented link between exercise and improved physical and mental health. Both options are likely to have minimal impacts on other social objectives such as reducing poverty and providing a decent home.				
Environmental Effects	This option is likely to have significant impacts on environmental objectives. By protecting river corridors you are protecting habitats for wildlife; and flora and fauna and the landscape in general.				
Economic Effects	This option is likely to have positive economic benefits as river corridors can be used for walking and water sports. This may attract visitors to the Mid Ulster District who may spend money on other businesses and services when there. This can provide job opportunities in the sport and leisure industry and tourism industry.				
Mitigation and Enhancement	Significant positive environmental effects have been identified from this approach. There is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage and application of related criterion based policies including Natural Heritage and Tourism Development policies.				
Preferred Option	Adopt Option 1 - Policy OS 2 Introducing a new policy for the protection of river corridors.				

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 3 – Outdoor Sport and Recreation



	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy in PPS 8 (Policies OS 3, OS 5, OS 6 and OS 7) and SPPS				Reconfigure and Amalgamate existing policy in PPS 8 (Policies OS 3, OS 5, OS 6 and OS 7) and SPPS without fundamental amendments.				Reconfigure and Amalgamate existing policy in PPS 8 and the SPPS with amendments. Zone land within Local Development Plan to meet all future need.			
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts. This option facilitates outdoor recreation activities in the countryside such as hill walking, cycling, mountain biking etc. It also permits development of facilities ancillary to water sports such as jetties and slipways. This will provide opportunities to improve for Mid Ulster residents their physical and mental health through various activities.	+	+	+	Likely positive impacts. This option facilitates outdoor recreation activities in the countryside such as hill walking, cycling, mountain biking etc. It also permits development of facilities ancillary to water sports such as jetties and slipways. This will provide opportunities to improve for Mid Ulster residents their physical and mental health through various activities.	-	-	-	This option may have a negative impact on health and wellbeing. Opportunities for outdoor sport and recreation may arise in areas not zoned. This will reduce the variety of places for people to undertake to do activities.
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on education and skills	0	0	0	Likely to have a minimal impact on education and skills	0	0	0	Likely to have a minimal impact on education and skills
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.	+	+	+	Likely positive effect. Participation in sport and recreation can help foster a strong sense of civic pride and assist cross community relations.	-	-	-	This may restrict opportunities for local people to take part in outdoor sports and recreation in their local community. These activities can foster a sense of community as provide opportunities for the local community to meet.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal effect on traffic generation and traffic journey numbers.	0	0	0	Likely to have a minimal effect on traffic generation and traffic journey numbers.	0	0	0	Likely to have a minimal effect on traffic generation and traffic journey numbers.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal effect on water quality and water resources.	0	0	0	Likely to have a minimal effect on water quality and water resources.	0	0	0	Likely to have a minimal effect on water quality and water resources.
10. To improve air quality	0	0	0	Likely minimal impact on air quality.	0	0	0	Likely minimal impact on air quality.	0	0	0	Likely minimal impact on air quality.
11. To conserve and enhance biodiversity	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.
12. To maintain and enhance the character and quality of landscapes and townscapes	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. Mitigation measures would include consultation with central government departments.

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 3 – Outdoor Sport and Recreation



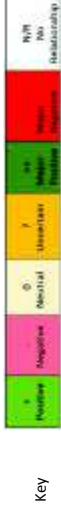
SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have minimal impact on climate change.	0	0	0	Likely to have minimal impact on climate change.	0	0	0	Likely to have minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have minimal impact on flooding.	0	0	0	Likely to have minimal impact on flooding.	0	0	0	Likely to have minimal impact on flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on waste.	0	0	0	Likely to have a minimal impact on waste.	0	0	0	Likely to have a minimal impact on waste.
17. To conserve and enhance land quality and soil resources	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. There are a variety of outdoor recreation facilities from golf courses, equestrian uses to water sports and some may have more earthwork and a greater impact on soil resources.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. There are a variety of outdoor recreation facilities from golf courses, equestrian uses to water sports and some may have more earthwork and a greater impact on soil resources.	?	?	?	Likely uncertain effects. It would be on a case by case basis and depend on the development. There are a variety of outdoor recreation facilities from golf courses, equestrian uses to water sports and some may have more earthwork and a greater impact on soil resources.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. This options facilitates a number of outdoor recreation activities which can contribute to a growth in the sport and leisure and tourism industries.	+	+	+	Likely positive effects. This options facilitates a number of outdoor recreation activities which can contribute to a growth in the sport and leisure and tourism industries.	-	-	-	Likely negative impact on economic growth. This option may restrict opportunities for outdoor sport and recreation to zoned land. In the long term proposals may arise on unzoned land to could develop the sport and tourism industries.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects. This options facilitates a number of outdoor recreation activities which can contribute to a growth in the sport and leisure and tourism industries. This may also create a variety of employment opportunities.	+	+	+	Likely positive effects. This options facilitates a number of outdoor recreation activities which can contribute to a growth in the sport and leisure and tourism industries. This may also create a variety of employment opportunities.	-	-	-	Likely negative impact on providing jobs. This option may restrict opportunities for outdoor sport and recreation to zoned land. In the long term proposals may arise on unzoned land to could develop the sport and tourism industries and create jobs.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This option may promote regeneration in settlements as outdoor recreation facilities have the potential to be sited on brownfield sites.	+	+	+	This option may promote regeneration in settlements as outdoor recreation facilities have the potential to be sited on brownfield sites.	-	-	-	Likely negative impact on regeneration. This may not meet the rural needs of Mid Ulster District as it may not provide opportunities for outdoor sport and recreation in the countryside.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	This option facilitates the creation of outdoor sports and recreation businesses in the countryside. This is encouraging investment into the Mid Ulster economy.	+	+	+	This option facilitates the creation of outdoor sports and recreation businesses in the countryside. This is encouraging investment into the Mid Ulster economy.	-	-	-	Likely negative impact on investment. This may not meet the rural needs of Mid Ulster District as it may not provide opportunities for outdoor sport and recreation in the countryside. Investment in businesses would also be restricted to the zoned land.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 3 – Outdoor Sport and Recreation



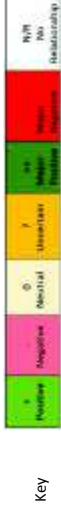
SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Adopt existing policy in PPS 8 (Policies OS 3, OS 5, OS 6 and OS 7) and SPPS				Reconfigure and Amalgamate existing policy in PPS 8 (Policies OS 3, OS 5, OS 6 and OS 7) and SPPS without fundamental amendments.				Reconfigure and Amalgamate existing policy in PPS 8 and the SPPS with amendments. Zone land within Local Development Plan to meet all future need.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Summary - Outdoor Sport and Recreation (Policy OS 3)											
Social Effects	Options 1 and 2 are likely to have positive social benefits as they are facilitating outdoor sport and recreation in the countryside. This will provide opportunities to undertake exercise which can contribute to improving physical and mental wellbeing and healthy lifestyles.											
Environmental Effects	All Options are likely to have uncertain impacts on environmental objectives. The impact on biodiversity, landscape and historical assets will depend on the type and size and scale of development.											
Economic Effects	Options 1 and 2 are likely to be positive on economic impacts as they are facilitating the growth of the outdoor sports and tourism industries and providing jobs. Option 3 has the potential to restrict development to zoned land which may not take account of future opportunities that may arise in unzoned land. This may effect economic growth, investment and job opportunities.											
Mitigation and Enhancement	Mitigation Measures are that all applications would be subject to general planning policy principles.											
Preferred Approach	Adopt Option 2 - Policy OS 3 - Reconfigure and Amalgamate existing policy on Outdoor Sport and Recreation.											

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 4 – Indoor Sport and Intensive Outdoor Sports Facilities



SA / SEA Objectives	Option 1.					Option 2.					Option 3.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.		0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.		0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.	
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts. This option facilitates recreational sport and recreation facilities to be located within settlements. This may provide opportunities for those living near these facilities to use them and improve their physical and mental health.		+	+	+	Likely positive impacts. This option facilitates recreational sport and recreation facilities to be located within or the edge of settlements. This may provide opportunities for those living near these facilities to use them and improve their physical and mental health.		+	+	+	Likely positive impacts. This option facilitates recreational sport and recreation facilities to be located within settlements. This may provide opportunities for those living near these facilities to use them and improve their physical and mental health.	
3. To improve the education and skills of the population	-	-	-	However Mid Ulster is a predominantly rural district and this option may not meet the needs of Mid Ulster dwellers. The precise location of intensive sports facilities can be contentious. They attract large numbers of people, particularly in the evenings and weekends. They can also generate increased noise levels, operate long hours, attract a large number of vehicle movements and can require large car parking areas. Specific problems may also arise where floodlighting is proposed.		-	-	-	The precise location of intensive sports facilities can be contentious. They attract large numbers of people, particularly in the evenings and weekends. They can also generate increased noise levels, operate long hours, attract a large number of vehicle movements and can require large car parking areas. Specific problems may also arise where floodlighting is proposed.		-	-	-	However Mid Ulster is a predominantly rural district and this option may not meet the needs of Mid Ulster dwellers. The precise location of intensive sports facilities can be contentious. They attract large numbers of people, particularly in the evenings and weekends. They can also generate increased noise levels, operate long hours, attract a large number of vehicle movements and can require large car parking areas. Specific problems may also arise where floodlighting is proposed.	
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely to have a minimal impact on education and skills		0	0	0	Likely to have a minimal impact on education and skills		0	0	0	Likely to have a minimal impact on education and skills	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet the needs of Mid Ulster dwellers. There is a tradition of football clubs in the countryside and these are often a hub for the community and they may need indoor facilities or a stadium outside of the main towns. This option not fit with the objective of vibrant rural communities.		+	+	+	Likely positive impacts. This option facilitates small scale indoor sports facilities on the edge of villages and small settlements. This may allow rural sports clubs to develop and meet the rural communities' needs. These clubs are often a major focus in rural communities and people's sense of place.		-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet the needs of Mid Ulster dwellers. There is a tradition of football clubs in the countryside and these are often a hub for the community and they may need indoor facilities outside of the main towns. This option does not allow a stadium unless it is within a settlement. This would not provide opportunities for these clubs to grow and does not fit with the objective of vibrant rural communities.	
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effects as sports halls etc. can be used by local communities and this can improve the level of investment in key community services.		+	+	+	Likely positive effects as sports halls etc. can be used by local communities and this can improve the level of investment in key community services.		+	+	+	Likely positive effects as sports halls etc. can be used by local communities and this can improve the level of investment in key community services.	

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 4 – Indoor Sport and Intensive Outdoor Sports Facilities



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal effect on reducing the effect of traffic.	0	0	0	Likely to have a minimal effect on reducing the effect of traffic.	0	0	0	Likely to have a minimal effect on reducing the effect of traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal effect on water resources.	0	0	0	Likely to have a minimal effect on water resources.	0	0	0	Likely to have a minimal effect on water resources.
10. To improve air quality	0	0	0	Likely to have a minimal effect on air quality.	0	0	0	Likely to have a minimal effect on air quality.	0	0	0	Likely to have a minimal effect on air quality.
11. To conserve and enhance biodiversity	-	-	-	Likely negative impact on wildlife, flora and fauna as there is the potential for more development in the countryside. Any development irrespective of its location may have negative impacts on biodiversity.	-	-	-	Likely negative impact on wildlife, flora and fauna as there is the potential for more development in the countryside. Any development irrespective of its location may have negative impacts on biodiversity.	-	-	-	Likely negative impact on wildlife, flora and fauna as there is the potential for more development in the countryside. Any development irrespective of its location may have negative impacts on biodiversity.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Any development irrespective of its location may have negative impacts on the landscape.	-	-	-	Any development irrespective of its location may have negative impacts on the landscape.	-	-	-	Any development irrespective of its location may have negative impacts on the landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.	?	?	?	Uncertain effects on this objective. Will largely depend on how relevant policies are applied on a case by case basis and whether appropriate mitigation is suggested.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have minimal impact on climate change.	0	0	0	Likely to have minimal impact on climate change.	0	0	0	Likely to have minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flooding.	0	0	0	Likely to have a minimal impact on flooding.	0	0	0	Likely to have a minimal impact on flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on waste.	0	0	0	Likely to have a minimal impact on waste.	0	0	0	Likely to have a minimal impact on waste.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal impact on soil resources.	0	0	0	Likely to have a minimal impact on soil resources.	0	0	0	Likely to have a minimal impact on soil resources.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.				Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
19. To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.				creation in the sport and leisure industry and also the recreational tourism industry.	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.
	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and leisure industry and also the recreational tourism industry.
	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.				Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This may help regeneration in the surrounding areas and utilise brownfield sites.				Likely significant positive effects as large scale indoor facilities will still be aimed towards the main towns so facilitating regenerating areas in brownfield sites. Enabling small scale facilities to be on the edge of villages and small settlements will assist in ensuring the sustainability of the areas.	+	+	+	This may help regeneration in the surrounding areas and utilise brownfield sites.
	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.	++	++	++	Likely significant positive effects as large scale indoor facilities will still be aimed towards the main towns so facilitating regenerating areas in brownfield sites. Enabling small scale facilities to be on the edge of villages and small settlements will assist in ensuring the sustainability of the areas.	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and recreation industry as well as in recreational tourism industry.	+	+	+	Providing indoor sports facilities in the countryside may stimulate economic growth in these settlements by providing jobs and attracting visitors to use the facilities. Consequently this may encourage other businesses to develop in the area. Intensive sports facilities such as stadia will also encourage investment as they will attract visitors to the District.	+	+	+	Likely positive effects by way of facilitating employment creation in the sport and recreation industry as well as in recreational tourism industry.
	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.				Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.	-	-	-	Likely negative effects. Mid Ulster is a predominantly rural district and this option may not meet local need. There is a tradition of football clubs in the rural area and these are often a hub for the community.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient patterns of movement. Although as all indoor sports facilities are to be located within settlements this may encourage more walking and cycling to access them, but probably only for those that live in settlements.	0	0	0	Likely to have a negligible impact but this option may not encourage more active travel such as walking or cycling.	0	0	0	Likely to have a minimal impact on efficient patterns of movement. Although as all indoor sports facilities are to be located within settlements this may encourage more walking and cycling to access them, but probably only for those that live in settlements.

Assessment of Alternatives – Open Space, Recreation and Leisure
Policy OS 4 – Indoor Sport and Intensive Outdoor Sports Facilities



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
				Adopt existing policy in PPS 8 (Policy OS 4) together with SPPS. Exception where sports stadium may be allowed on the edge of a settlement subject to criteria. No reference to small scale sports facilities in the rural area. Intensive sports facilities only in settlements.				Reconfigure existing policy contained in PPS 8 (Policy OS 4) and SPPS with the following amendments. Small scale facilities could be developed outside villages and small settlements or part of a farm diversification or tourism project or re-use of an existing locally important building.				Reconfigure existing policy contained in PPS 8 (Policy OS 4) and SPPS with the following amendments. Remove all exceptions and only allow indoor facilities and stadia within settlement limits.

Summary - Indoor Sport and Recreation (Policy OS 4)												
Social Effects	All 3 approaches are likely to have both positive and negative impacts on health and well-being as it acknowledges that Mid Ulster has a rural based settlement pattern and there is a need for small scale indoor recreation facilities in the countryside. This would allow those living in rural areas to be able to access recreational facilities locally that would improve physical and mental health and tackle other problems such as obesity through exercise. There is also likely to be negative impacts on health and wellbeing as intensive sports facilities by their location can impact on amenity through floodlighting, increased noise levels and more vehicle movements.											
Environmental Effects	All 3 approaches are likely to have negative impacts on biodiversity and the landscape as any new development has the potential to impact on the landscape, wildlife, flora and fauna. There is likely to be minimal impacts on the remainder of the environmental objectives. Option 2 facilitates small scale development on the edge of villages and small settlements so there is greater potential for impact on these indicators. However the impact would be considered in the planning assessment process and any mitigation measures added to the planning permission.											
Economic Effects	It is recognised that leisure facilities can be an economic activity generator. This is reflected in a positive scoring for all 3 approaches which seek to facilitate sport and recreational development. However there may also be negative impacts in options 1 and 3 as they don't facilitate sports facilities in rural communities but do still create employment in the sport and recreation industry.											
Mitigation and Enhancement	Mitigation Measures are that all applications would be subject to general planning policy principles of siting and integration to protect the amenity of neighbours.											
Preferred Option	Adopt Option 2 - Policy OS 4 reconfiguring and tailoring existing policy on Indoor Sport and Recreation.											

Economic Development

Assessment of Alternatives – Economic Development in Settlements
Policy ECON 1 - Economic Development in Settlements

Key

Positive	Negative	0 Neutral	7 Uncertain	Major Positive	Minor Positive	N/A No Relationship
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SA / SEA Objectives	Option 1.			Comments	Option 2.			
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion 2. To improve the health and wellbeing of the population 3. To improve the education and skills of the population 4. To provide everybody with the opportunity to live in a decent home 5. To reduce crime and anti-social activity 6. To encourage a sense of community and promote a more equal and inclusive society 7. To improve accessibility to key services, especially for those most in need 8. To reduce the effect of traffic on the environment 9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		Current policy approach under the transitional arrangement .i.e. PPS 4 (Policy PED 1) applied together with the SPPs.				Reconfigure existing policy contained in PPS 4 (Policy PED 1) applied together with the SPPS with the following amendments. Removal of the floorspace cap for villages and small settlements.		

Assessment of Alternatives – Economic Development in Settlements
Policy ECON 1 - Economic Development in Settlements

Key

Positive	Negative	0 Neutral	7 Uncertain	Major Positive	Minor Positive	N/A No Relationship
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SA / SEA Objectives	Option 1.			Comments	Option 2.		
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term
	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 1) applied together with the SPPs.			Reconfigure existing policy contained in PPS 4 (Policy PED 1) applied together with the SPPS with the following amendments. Removal of the floorspace cap for villages and small settlements.			
10. To improve air quality	-	-	-	Likely negative effect. Increase in traffic will lead to increase in travel and a likely negative impact on air quality.	-	-	Likely negative effect. Increase in traffic will lead to increase in travel and likely negative impact on air quality.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect. The loss of biodiversity from economic developments may be offset by appropriate site specific mitigation. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.	-	-	Likely negative effect. The loss of biodiversity from economic developments may be offset by appropriate site specific mitigation. Designated sites are generally well protected but non-protected sites, species and habitats need safeguarding where possible.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Appropriate criteria based policies could be utilised to ensure that the impacts are minimised.	-	-	Greater potential for negative effects under this approach. New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Appropriate criteria based policies could be utilised to ensure that the impacts are minimised.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potentially negative effect if economic development takes places close to historically important townscapes such as Conservation Area's or AAP's. But this will largely depend on how relevant policies are applied on a case by case basis.	-	-	Potentially negative effect if economic development takes places close to historically important townscapes such as Conservation Area's or AAP's. But this will largely depend on how relevant policies are applied on a case by case basis.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative effects due to increased potential for industrial emissions and excess traffic which will be generated from new industry.	-	-	Likely negative effects due to increased industrial emissions and excess traffic which will be generated from new industry.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect due to increased overland flow/run off due to more hard surfaces. Potential for mitigation by encouraging SUDs as the preferred drainage solution and including permeable paving to reduce soil sealing.	-	-	Likely negative effect due to increased overland flow/run off due to more hard surfaces. Potential for mitigation by encouraging SUDs as the preferred drainage solution and including permeable paving to reduce soil sealing.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Potential for increased industrial waste production and increased fuel consumption as economic productivity increases.	-	-	Potential for increased industrial waste production and increased fuel consumption as economic productivity increases.
17. To conserve and enhance land quality and soil resources	-	-	-	Increased industrial development may result in loss of greenfield sites, less soil resources and degradation in land quality.	-	-	Increased industrial development may result in loss of greenfield sites, less soil resources and degradation in land quality.

Assessment of Alternatives – Economic Development in Settlements
Policy ECON 1 - Economic Development in Settlements

Key

Positive	Negative	0 Neutral	7 Uncertain	Major Positive	Minor Positive	N/A No Relationship
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SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 1) applied together with the SPPs.				Reconfigure existing policy contained in PPS 4 (Policy PED 1) applied together with the SPPs with the following amendments. Removal of the floorspace cap for villages and small settlements.			
18. To encourage sustainable economic growth	+	+	+	Likely positive effects by facilitating economic development subject to it being of appropriate nature, scale and location as guided by criterion based policies.	++	++	++	Likely significant positive effects by facilitating employment growth, particularly in rural areas. The removal of the 200 sq. cap on business floor space in villages and small settlements fits with the rural nature and entrepreneurial spirit of Mid Ulster District. This will facilitate economic growth and vibrant rural communities.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects by facilitating employment growth.	++	++	++	Likely significant positive effects by facilitating employment growth, particularly in rural areas. The removal of the 200 sq. cap on business floor space in villages and small settlements fits with the rural nature and entrepreneurial spirit of Mid Ulster District. This will facilitate creating more jobs and especially in rural settlements.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects by facilitating employment growth which can aid regeneration.	++	++	++	Likely significant positive effects by facilitating employment growth, particularly in rural areas. The removal of the 200 sq. cap on business floor space in villages and small settlements fits with the rural nature and entrepreneurial spirit of Mid Ulster District.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects by facilitating employment growth.	++	++	++	This option will help increase the amount of employment floor space created. In urban areas there is a simplified policy and in villages and settlements the floor space cap has been removed. All these policies are aimed at developing industry so making it easier for local people to expand or set up new businesses near to where they live.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Potentially positive effect as it generally guides development towards the main towns towards the main towns and use of existing infrastructure.	+	+	+	Potentially positive effect as it generally guides development towards the main towns and use of existing infrastructure.

Assessment of Alternatives – Economic Development in Settlements
Policy ECON 1 - Economic Development in Settlements

Key

Positive	Negative	0 Neutral	7 Uncertain	Major Positive	Minor Positive	N/A No Relationship
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SA / SEA Objectives	Option 1.			Option 2.		
	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 1) applied together with the SPPs.			Reconfigure existing policy contained in PPS 4 (Policy PED 1) applied together with the SPPs with the following amendments. Removal of the floorspace cap for villages and small settlements.		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Comments			Comments		

Summary - Economic Development in Settlements (Policy ECON 1)						
Social Effects	Both approaches are likely to have positive social impacts by facilitating job provision and the potential for improving peoples incomes and living standards.					
Environmental Effects	Both approaches are broadly negative as employment creation is likely to have negative environmental consequences, particularly on the landscape, biodiversity, traffic generation and air quality.					
Economic Effects	Both approaches are likely to have positive economic effects. The more flexible approach under Approach 2 is likely to have major positive economic impacts by removing the floor space cap for businesses in villages and small settlements.					
Mitigation and Enhancement	Mitigation Measures could include sensitive quality design, landscape character, biodiversity, size restrictions, limits on growth allowed on a site, control of advertising and landscape proposals to mitigate visual impacts.					
Preferred Option	Adopt Option 2 - Policy ECON 1 reconfiguring existing policy on Economic Development in Settlements.					

Assessment of Alternatives – Economic Development
Policy ECON 2 - Economic Development in the Countryside

Key	Positive	Negative	Neutral	Uncertain	Minor Positive	Minor Negative	Relationship
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	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS.				Reconfigure existing policy contained in PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS with the following amendments: (1) Introduction of small workshop accommodation; (2) Removal of Exceptional Circumstances for the expansion outside of the curtilage of an economic development use; (3) Removal of Sequential Test for development of a small community enterprise; (4) For existing quarries favourable consideration is given to a related industry cement/concrete works or glass manufacture.			
1. To reduce poverty and social exclusion	+	+	+	Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards.	+	+	+	Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards.
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards.	+	+	+	Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards.
3. To improve the education and skills of the population	+	+	+	Likely to have positive impacts by facilitating job provision with potential to develop skills in a range of sectors from manufacturing to new industries in ICT and office based services.	+	+	+	Likely to have positive impacts by facilitating job provision with potential to develop skills in a range of sectors from manufacturing to new industries in ICT and office based services.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards. Therefore access to the housing market will be more likely.	+	+	+	Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards. Therefore access to the housing market will be more likely.
5. To reduce crime and anti-social activity	+	+	+	Crime and anti social activity are linked to poverty and deprivation. These policies aim to facilitate economic job creation, thus raising the standard of living and this should go some way to targeting crime and anti social behaviour. Having said that, the facilitation of rural businesses in the rural area may make them more vulnerable to crime. However, it is felt that the positive of increased wealth and the impact this has on crime rates will outweigh this potential negative and therefore the score is a positive one.	+	+	+	Crime and anti social activity are linked to poverty and deprivation. These policies aim to facilitate economic job creation, thus raising the standard of living and this should go some way to targeting crime and anti social behaviour. Having said that, the facilitation of rural businesses in the rural area may make them more vulnerable to crime. However, it is felt that the positive of increased wealth and the impact this has on crime rates will outweigh this potential negative and therefore the score is a positive one.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	May indirectly have positive effect on community pride and local inclusiveness.	++	++	++	Mid Ulster has a prevalence of self-employment and small businesses in the rural area. This option facilitates local people to develop businesses close to their dwelling or expand existing ones and not always have to open businesses in the settlements. This allows people to stay within the area and to have vibrant and sustainable rural communities. This gives local people a sense of pride and improves community relations.
7. To improve accessibility to key services, especially for those most in need	-	-	-	By facilitating rural businesses, we will be taking economic development and jobs away from the hubs where services are located and therefore, this will encourage people to wish to live in the rural area close to their business and / or employment. This will mean they are located further away from key services which are located in the main settlements.	-	-	-	By facilitating rural businesses, we will be taking economic development and jobs away from the hubs where services are located and therefore, this will encourage people to wish to live in the rural area close to their business and / or employment. This will mean they are located further away from key services which are located in the main settlements.

Assessment of Alternatives – Economic Development
Policy ECON 2 - Economic Development in the Countryside

Key	Positive	Negative	Neutral	Uncertain	Minor Adverse Impacts	Major Adverse Impacts	N/A or No Relationship
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	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS.				Reconfigure existing policy contained in PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS with the following amendments: (1) Introduction of small workshop accommodation; (2) Removal of Exceptional Circumstances for the expansion outside of the curtilage of an economic development use; (3) Removal of Sequential Test for development of a small community enterprise; (4) For existing quarries favourable consideration is given to a related industry cement/concrete works or glass manufacture.			
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative effect. An increase in employment activity will lead to increase in traffic generation.	-	-	-	Likely negative effect. An increase in employment will lead to increase in traffic generation. Some benefits from this approach by facilitating homeworking/businesses in rural areas thereby removing or shortening employees travel to work.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative effect due to potential discharges from industrial development. Possible mitigation through criterion based policies and discharge consents.	-	-	-	Possible increased risk from this approach, due to more relaxed provisions, particularly in rural areas. Possible mitigation through criterion based policies.
10. To improve air quality	-	-	-	Likely negative effect. Increase in traffic will lead to increase in travel and a likely negative impact on air quality.	-	-	-	Likely negative effect. Increase in traffic will lead to increase in travel and likely negative impact on air quality.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect. The loss of biodiversity from economic developments may be offset by appropriate site specific mitigation. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.	-	-	-	Likely negative effect. The loss of biodiversity from economic developments may be offset by appropriate site specific mitigation. For example farm diversification using redundant buildings can cause disturbance to bats and owls. This can be offset by a wildlife survey. Designated sites are generally well protected but non-protected sites, species and habitats need safeguarding where possible. Potential for greater impact from this approach in rural areas.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Appropriate criteria based policies could be utilised to ensure that the impacts are minimised.	-	-	-	Greater potential for negative effects under this approach. New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Appropriate criteria based policies could be utilised to ensure that the impacts are minimised.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potentially negative effect, but will largely depend on how relevant policies are applied on a case by case basis.	-	-	-	Potentially negative effect, but will largely depend on how relevant policies are applied on a case by case basis.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative effects due to increased potential for industrial emissions and excess traffic generation.	-	-	-	Likely negative effects due to increased industrial emissions. Potential mitigation through facilitating homeworking/business development in rural areas and removing/shortening employees travel to work.

Assessment of Alternatives – Economic Development
Policy ECON 2 - Economic Development in the Countryside

Key	Positive	Negative	Neutral	Uncertain	Minor Adverse	Major Adverse	N/A
	+	-	0	?	Minor Adverse	Major Adverse	No Relationship

	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS.				Reconfigure existing policy contained in PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS with the following amendments: (1) Introduction of small workshop accommodation; (2) Removal of Exceptional Circumstances for the expansion outside of the curtilage of an economic development use; (3) Removal of Sequential Test for development of a small community enterprise; (4) For existing quarries favourable consideration is given to a related industry cement/concrete works or glass manufacture.			
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect due to increased overland flow/run off due to more hard surfaces. Potential for mitigation by encouraging SUDs as the preferred drainage solution and including permeable paving to reduce soil sealing.	-	-	-	This option is likely to increase the amount of hard surfaces in urban areas and the countryside thereby increasing the prospect of overland flow/runoff. Potential mitigation by encouraging SUDs as the preferred drainage solution.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Potential for increased industrial waste production and increased fuel consumption as economic productivity increases.	-	-	-	Potential for increased industrial waste production and increased fuel consumption as economic productivity increases.
17. To conserve and enhance land quality and soil resources	-	-	-	Increased industrial development may result in loss of greenfield sites, less soil resources and degradation in land quality.	-	-	-	This option is likely to lead to the more industrial/business development in rural areas so there may be a negative impact on soil resources. However development is likely to be either beside a dwelling, within an existing economic development; farm diversification or small community enterprise on the edge of the settlement. So it is unlikely to be always on a greenfield site. Ultimately however, new buildings and new development will lead to a loss of soil resources.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects by facilitating economic development subject to it being of appropriate nature, scale and location as guided by criterion based policies.	++	++	++	Likely significant effects. Mid Ulster has a prevalence of self-employment and small businesses in the rural area. This option facilitates local people to develop businesses close to their dwelling or expand existing ones and not always have to open businesses in the settlements. This allows people to stay within the area and to have vibrant and sustainable rural communities. Quarrying of minerals is a successful industry in Mid Ulster and this option allows for quarry related industries within the countryside.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects by facilitating employment growth.	++	++	++	Likely significant effects. Mid Ulster has a prevalence of self-employment and small businesses in the rural area. This option facilitates local people to develop businesses close to their dwelling or expand existing ones and not always have to open businesses in the settlements. Quarrying of minerals is a successful industry in Mid Ulster and this option allows for quarry related industries within the countryside. Overall there may be a variety of employment opportunities with different industries or businesses.

Assessment of Alternatives – Economic Development
Policy ECON 2 - Economic Development in the Countryside

Key	Positive	Negative	Neutral	Uncertain	Minor Adverse Impacts	Major Adverse Impacts	N/A or No Relationship
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	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	<p>Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS.</p>				<p>Reconfigure existing policy contained in PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS with the following amendments:</p> <p>(1) Introduction of small workshop accommodation;</p> <p>(2) Removal of Exceptional Circumstances for the expansion outside of the curtilage of an economic development use;</p> <p>(3) Removal of Sequential Test for development of a small community enterprise;</p> <p>(4) For existing quarries favourable consideration is given to a related industry cement/concrete works or glass manufacture.</p>			
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects by facilitating employment growth.	++	++	++	Likely significant effects. Mid Ulster has a prevalence of self-employment and small businesses in the rural area. This option facilitates local people to develop businesses close to their dwelling or expand existing ones and not always have to open businesses in the settlements. This allows people to stay within the area and to have vibrant and sustainable rural communities. It may also regenerate rural areas where young people may otherwise have left and this impacts on the local community.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects by facilitating employment growth.	++	++	++	Likely significant effects. Mid Ulster has a prevalence of self-employment and small businesses in the rural area. This option facilitates local people to develop businesses close to their dwelling or expand existing ones and not always have to open businesses in the settlements. This allows people to stay within the area and to have vibrant and sustainable rural communities. Quarrying of minerals is a successful industry in Mid Ulster and this option allows for quarry related industries within the countryside.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Potentially positive effect as it generally guides development towards the main towns and use of existing infrastructure.	+	+	+	Potential for minor benefits also through facilitating homeworking/business development in rural areas and removing/shortening employees travel to work. Potentially negative impact due reliance on less sustainable forms of transport to access business rural areas. i.e. primarily by car.

Assessment of Alternatives – Economic Development
Policy ECON 2 - Economic Development in the Countryside

Key	Positive	Negative	Neutral	Uncertain	Minor Adverse	Major Adverse	N/A
	+	-	0	?	Minor Adverse	Major Adverse	No Relationship

SA / SEA Objectives	Option 1.	Option 2.
	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS.	Reconfigure existing policy contained in PPS 4 (Policy PED 2,3,4,5,6) applied together with the SPPS with the following amendments: (1) Introduction of small workshop accommodation; (2) Removal of Exceptional Circumstances for the expansion outside of the curtilage of an economic development use; (3) Removal of Sequential Test for development of a small community enterprise; (4) For existing quarries favourable consideration is given to a related industry cement/concrete works or glass manufacture.
	Short Term Med. Term Long Term Comments	Short Term Med. Term Long Term Comments

Summary - Economic Development in the Countryside (Policy ECON 2)	
Social Effects	Both options are likely to have positive social impacts by facilitating a variety of jobs in IT, manufacturing and light industries and this may improve average incomes and overall living standards. Option 2 has proposals for small workshop accommodation in the countryside, removal of sequential test for small community enterprise outside of a settlement which may encourage more businesses in rural areas and this may contribute to vibrant and sustainable rural communities within Mid Ulster.
Environmental Effects	Both options are likely to have negative environmental impacts on all objectives such as biodiversity, traffic, air quality, landscape and historic assets. Option 2 is more flexible for enabling rural industry and businesses in the countryside which may have an impact on the environment. But any proposal would be assessed for the impact on environmental objectives through the general planning principles and any mitigation measures put in place such as a wildlife survey.
Economic Effects	Both options are likely to have positive economic impacts however option 2 may have significant benefits. Option 2 has a proposal for small workshop accommodation in the countryside which may encourage more businesses in rural areas. This fits with the rural nature of Mid Ulster District and the prevalence of self employment and entrepreneurship. Consequently will support the rural economy and rural communities. This option also is more flexible in allowing expansion of an established economic development use, small community enterprises outside of a settlement and quarried related industries.
Mitigation and Enhancement	Mitigation Measures could include sensitive quality design, landscape character, biodiversity, size restrictions, limits on growth allowed on a site, control of advertising and landscape proposals to mitigate visual impacts. Where an industrial project is proposed within a rural area developers will need to demonstrate a Transport Assessment and Travel Plan.
Preferred Option	Adopt Option 2 - Policy ECON 2 reconfiguring existing policy on Economic Development in the Countryside with amendments.

Assessment of Alternatives – Economic Development
Policy ECON 3 - Protection of Zoned Land and Existing Economic Development Sites

Key



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	This option will protect land that could be utilised for industry and business either zoned or unzoned land within settlements. Likely to have positive impacts by facilitating job provision with potential to improve incomes, living standards and improve opportunities for those living in deprived wards.	+	+	+	This option will protect land that could be utilised for industry and business either zoned or unzoned land within settlements. Likely to have positive impacts by facilitating job provision with potential to improve incomes, living standards and improve opportunities for those living in deprived wards.
2. To improve the health and wellbeing of the population	+	+	+	This option will protect land that could be utilised for industry and business either zoned or unzoned land within settlements. Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards.	+	+	+	This option will protect land that could be utilised for industry and business either zoned or unzoned land within settlements. Likely to have positive impacts by facilitating job provision with potential to improve incomes and living standards.
3. To improve the education and skills of the population	+	+	+	Likely to have positive impacts by facilitating job creation with potential to develop skills in a range of sectors from manufacturing to new industries in ICT and office based services.	+	+	+	Likely to have positive impacts by facilitating job creation with potential to develop skills in a range of sectors from manufacturing to new industries in ICT and office based services.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This option will protect land for economic uses, thus facilitating job creation and leading to wealth generation, therefore making access to housing easier.	+	+	+	This option will protect land for economic uses, thus facilitating job creation and leading to wealth generation, therefore making access to housing easier.
5. To reduce crime and anti-social activity	+	+	+	By protecting economic land and therefore safeguarding future employment uses, we will be helping to improve prosperity. Anti social behaviour and crime tends to grow in areas of poverty and deprivation, so this policy by achieving its goals will help target crime and anti social behaviour.	+	+	+	By protecting economic land and therefore safeguarding future employment uses, we will be helping to improve prosperity. Anti social behaviour and crime tends to grow in areas of poverty and deprivation, so this policy by achieving its goals will help target crime and anti social behaviour.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely to have a positive impact on promoting a more equal and inclusive society. The retention of economic development can contribute to the renewal and revitalisation of towns. This can create job opportunities in areas of high unemployment or deprivation. This can encourage local people to have a sense of pride in their community.	+	+	+	Likely to have a positive impact on promoting a more equal and inclusive society. The retention of economic development can contribute to the renewal and revitalisation of towns. This can create job opportunities in areas of high unemployment or deprivation. This can encourage local people to have a sense of pride in their community.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Both policies aim to protect economic land in settlements as part of an effort to concentrate jobs in settlements. These are the places where most people live and work and so by encouraging growth in these locations, we will be contributing to keeping key services in places which are more densely populated.	+	+	+	Both policies aim to protect economic land in settlements as part of an effort to concentrate jobs in settlements. These are the places where most people live and work and so by encouraging growth in these locations, we will be contributing to keeping key services in places which are more densely populated.
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative effect. An increase in employment activity will lead to increase in traffic generation.	-	-	-	Likely negative effect. An increase in employment activity will lead to increase in traffic generation.

Assessment of Alternatives – Economic Development
Policy ECON 3 - Protection of Zoned Land and Existing Economic Development Sites

Key



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 7) applied together with the SPSS.								Reconfigure existing policy contained in PPS 4 (Policy PED 7) applied together with the SPSS with the following amendments. The loss of zoned land should have important community and employment benefits.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative effect due to potential discharges from industrial development. Possible mitigation through criterion based policies and discharge consents.	-	-	-	Likely negative effect due to potential discharges from industrial development. Possible mitigation through criterion based policies and discharge consents.
10. To improve air quality	-	-	-	Likely negative effect. Increase in traffic will lead to increase in travel and a likely negative impact on air quality.	-	-	-	Likely negative effect. Increase in traffic will lead to increase in travel and a likely negative impact on air quality.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect. The loss of biodiversity from economic developments may be offset by appropriate site specific mitigation. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.	-	-	-	Likely negative effect. The loss of biodiversity from economic developments may be offset by appropriate site specific mitigation. Designated sites are well protected but non-protected sites, species and habitats need safeguarding where possible.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Appropriate criteria based policies could be utilised to ensure that the impacts are minimised.	-	-	-	New development, particularly on greenfield land, has the potential to impact upon urban and rural landscapes. Appropriate criteria based policies could be utilised to ensure that the impacts are minimised.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potentially negative effect, but will largely depend on how relevant policies are applied on a case by case basis.	-	-	-	Potentially negative effect, but will largely depend on how relevant policies are applied on a case by case basis.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative effects due to increased potential for industrial emissions and increase in traffic generation.	-	-	-	Likely negative effects due to increased potential for industrial emissions and increase in traffic generation.
15. To reduce flood risk and the adverse consequences of flooding	-	-	-	Likely negative effect due to increased overland flow/run off due to more hard surfaces. Potential for mitigation by encouraging SUDs as the preferred drainage solution and including permeable paving to reduce soil sealing	-	-	-	Likely negative effect due to increased overland flow/run off due to more hard surfaces. Potential for mitigation by encouraging SUDs as the preferred drainage solution and including permeable paving to reduce soil sealing
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Potential for increased industrial waste production and increased fuel consumption as economic productivity increases.	-	-	-	Potential for increased industrial waste production and increased fuel consumption as economic productivity increases.

Assessment of Alternatives – Economic Development
Policy ECON 3 - Protection of Zoned Land and Existing Economic Development Sites

Key



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impact although this will largely depend on the nature and characteristics of the industrial land being protected, for example, there would be less impact on previously developed/brownfield land compared to greenfield sites.	-	-	-	Likely negative impact although this will largely depend on the nature and characteristics of the industrial land being protected, for example, there would be less impact on previously developed/brownfield land compared to greenfield sites.
18. To encourage sustainable economic growth	+	+	+	Likely positive impacts. This option protects existing zoned industrial land and the redevelopment of unzoned sites that were previously industrial or storage and distribution. This ensures there is an adequate supply of land for businesses and industry to develop at these sites. This will contribute to the aim of creating 8500 new jobs over the Plan period specifically in IT, professional and administration sectors. This option is a more flexible approach and allows for unzoned economic land to be more freely redeveloped.	+	+	+	Likely positive impacts. This option protects existing zoned industrial land and the redevelopment of unzoned sites that were previously industrial or storage and distribution. This ensures there is an adequate supply of land for businesses and industry to develop at these sites. This will contribute to the aim of creating 8500 new jobs over the Plan period specifically in IT, professional and administration sectors. This option is a more flexible approach and allows for unzoned economic land to be more freely redeveloped.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive impacts. This option protects existing zoned industrial land and the redevelopment of unzoned sites that were previously industrial or storage and distribution. This ensures there is an adequate supply of land for businesses and industry to develop at these sites. This will contribute to the aim of creating 8500 new jobs over the Plan period specifically in IT, professional and administration sectors.	+	+	+	Likely positive impacts. This option protects existing zoned industrial land and the redevelopment of unzoned sites that were previously industrial or storage and distribution. This ensures there is an adequate supply of land for businesses and industry to develop at these sites. This will contribute to the aim of creating 8500 new jobs over the Plan period specifically in IT, professional and administration sectors.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive impacts. This option protects existing zoned industrial land and the redevelopment of unzoned sites that were previously industrial or storage and distribution. The retention of economic development can contribute to the renewal and revitalisation of towns. This can create job opportunities and contribute to regeneration. Where an area is characterised by disused industrial buildings, this policy will allow the redevelopment of such land if it allows the regeneration of the area.	+	+	+	Likely positive impacts. This option is a more flexible approach to allow un-zoned land which has an industrial use or has previously, to be redeveloped and contribute to regeneration within the settlement.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive impacts. This option protects existing zoned industrial land and the redevelopment of unzoned sites that were previously industrial or storage and distribution. This ensures there is an adequate supply of land for businesses and industry to develop at these sites. This will contribute to the aim of creating 8500 new jobs over the Plan period specifically in IT, professional and administration sectors.	+	+	+	Likely positive impacts. This option protects existing zoned industrial land and the redevelopment of unzoned sites that were previously industrial or storage and distribution. This ensures there is an adequate supply of land for businesses and industry to develop at these sites. This will contribute to the aim of creating 8500 new jobs over the Plan period specifically in IT, professional and administration sectors.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Potentially positive effect as it generally guides development towards the main towns and use of existing infrastructure.	+	+	+	Potentially positive effect as it generally guides development towards the main towns and use of existing infrastructure.

Assessment of Alternatives – Economic Development
Policy ECON 3 - Protection of Zoned Land and Existing Economic Development Sites



SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Current policy approach under the transitional arrangement i.e. PPS 4 (Policy PED 7) applied together with the SPPS.			Reconfigure existing policy contained in PPS 4 (Policy PED 7) applied together with the SPPS with the following amendments. The loss of zoned land should have important community and employment benefits.		
	Comments			Comments		

Summary - Protection of Zoned Land and Existing Economic Development Sites (Policy ECON 3)						
Social Effects	In terms of social indicators, both policies are positive. They both aim to safeguard land for future job creation and this will bring obvious economic benefits which will in turn impact positively upon social factors such as standard of living, crime rates, access to housing etc.					
Environmental Effects	Both approaches are negative in terms of environmental indicators. Both approaches will see economic development which will mean erosion of land quality, excess traffic, biodiversity loss and increase in emissions.					
Economic Effects	Obvious economic benefits from both approaches which seek to protect economic land in order to ensure an adequate supply of economic land for job creation and wealth generation. Option 2 is a more flexible approach and allows for unzone economic land to be more freely redeveloped.					
Mitigation and Enhancement	No significant adverse impacts.					
Preferred Option	Adopt Option 2 - Policy ECON 3 reconfiguring existing policy on the protection of zoned land and existing economic development sites.					

Assessment of Alternatives – Economic Development
Policy ECON 4 - Development Incompatible with Economic Development Uses



SA / SEA Objectives	Option 1.			Option 2.			Comments
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	
	Current policy approach under the transitional arrangement, i.e. PPS 4 (Policy PED 8) applied together with the SPPS.						Reconfigure existing policy contained in PPS 4 (Policy PED 8) applied together with the SPPS without any fundamental amendments.
1. To reduce poverty and social exclusion	+	+	+	+	+	+	Likely positive impacts as this option protects existing or approved economic development uses from incompatible uses. Consequently this may stop any hindrance to the development of these businesses, thus protecting jobs and allowing them to grow. This will facilitate job provision, helping to improve average incomes and living standards.
2. To improve the health and wellbeing of the population							Improved health and wellbeing are linked to better living standards and lower levels of deprivation. Therefore, this policy will have a positive impact as this option protects existing or approved economic development uses from incompatible uses. Consequently this may stop any hindrance to the development of these businesses, thus protecting jobs and allowing them to grow. This will facilitate job provision, helping to improve average incomes and living standards.
3. To improve the education and skills of the population	+	+	+	+	+	+	Likely positive impacts as this option protects existing or approved economic development uses from incompatible uses. This will allow existing industries in Mid Ulster such as food processing to develop and grow and protect the skills needed for these industries to operate.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	This approach will protect existing jobs thus ensuring people can afford to continue accessing the housing market either through renting or purchasing their own home
5. To reduce crime and anti-social activity	+	+	+	+	+	+	Crime and anti social behaviour are linked to high levels of deprivation and low incomes. Therefore, this approach which seeks to protect existing employment will be a positive for targeting crime rates and anti social behaviour.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	+	+	+	Both approaches seek to protect existing employment. This will be important in helping to retain local people in the area who work in local jobs and therefore contribute a sense of community.
7. To improve accessibility to key services, especially for those most in need	+	+	+	+	+	+	Both approaches seek to protect existing employment and this will encourage people to live close to existing employment which tends to be located in settlements, closer to other key services.
8. To reduce the effect of traffic on the environment	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
10. To improve air quality	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
11. To conserve and enhance biodiversity	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.

Assessment of Alternatives – Economic Development
Policy ECON 4 - Development Incompatible with Economic Development Uses



SA / SEA Objectives	Option 1.			Option 2.			Comments
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	
	Current policy approach under the transitional arrangement. i.e. PPS 4 (Policy PED 8) applied together with the SPPs.						Reconfigure existing policy contained in PPS 4 (Policy PED 8) applied together with the SPPs without any fundamental amendments.
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
17. To conserve and enhance land quality and soil resources	0	0	0	0	0	0	The policy is primarily concerned with the nature of development which takes place near to existing industry, not whether development actually takes place or not. Therefore, the policy is likely to have negligible effect on this indicator.
18. To encourage sustainable economic growth	+	+	+	+	+	+	Likely positive impacts as this option protects existing or approved economic development uses from incompatible uses. Consequently this may stop any hindrance to the development of these businesses, thus protecting jobs and allowing them to grow.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	+	+	+	Likely positive impacts as this option protects existing or approved economic development uses from incompatible uses. Consequently this may stop any hindrance to the development of these businesses, thus protecting jobs and allowing them to grow.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	+	+	+	Positive effects because this approach will seek to protect existing industry and associated employment from incompatible development. Regeneration of adjacent sites with development which would be incompatible and therefore unsustainable, will be resisted.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	+	+	+	Likely positive impacts as this option protects existing or approved economic development uses from incompatible uses. It will therefore provide a degree of certainty to industries, thus encouraging inward investment.

Assessment of Alternatives – Economic Development
Policy ECON 4 - Development Incompatible with Economic Development Uses



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy approach under the transitional arrangement. i.e. PPS 4 (Policy PED 8) applied together with the SPPS.				Reconfigure existing policy contained in PPS 4 (Policy PED 8) applied together with the SPPS without any fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Potentially positive effect as it generally protects existing industrial development and guides other economic development to locate close to other such development, thus utilising existing infrastructure and ensuring more efficiency.	+	+	+	Potentially positive effect as it generally protects existing industrial development and guides other economic development to locate close to other such development, thus utilising existing infrastructure and ensuring more efficiency.

Assessment of Alternatives – Economic Development
Policy ECON 4 - Development Incompatible with Economic Development Uses



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy approach under the transitional arrangement (i.e. PPS 4 (Policy PED 8) applied together with the SPPS.				Reconfigure existing policy contained in PPS 4 (Policy PED 8) applied together with the SPPS without any fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Summary - Development Incompatible with Economic Development Uses (Policy ECON 4)							
	Social Effects	In terms of social indicators, both approaches are positive. Both approaches will protect existing employment and therefore enable people to retain and enhance their standard of living, spending power, levels of wellbeing and access to housing.						
	Environmental Effects	In terms of environmental impacts, it is unlikely that either approach will have a significant impact. Both approaches are concerned with protecting economic development and employment by ensuring that inappropriate uses are not permitted nearby. They do not rule out other types of development which may still have environmental impacts such as traffic generation, biodiversity loss and soil loss for example.						
	Economic Effects	Both options are likely to have positive economic impacts as they offer protection to existing businesses and industry from incompatible development in the vicinity. This would ensure jobs are not affected in these businesses and allowing them to grow economically. It may also attract similar industries to invest in the Mid Ulster area.						
	Mitigation and Enhancement	No significant adverse impacts.						
	Preferred Option	Adopt Option 2 - Policy ECON 4 reconfiguring existing policy on development incompatible with economic development uses without any fundamental amendments.						

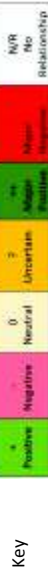
Retailing, Offices and Town Centres

Assessment of Alternatives - Retailing, Offices and Town Centres Strategic Approach

+	0	?	-	N/R
Positive	Neutral	Uncertain	Negative	No Relationship

Key

SA / SEA Objectives	Option 1.			Comments	Option 2.			
	Short Term	Med. Term	Long Term		Short term	Med. Term	Long term	
Adopt existing policy contained in 'Town Centre First' approach as per SPPS and retain existing primary retail cores as designated in extant area plans within Cookstown, Dungannon, Magherafelt and Maghera.								
1. To reduce poverty and social exclusion	+	+	+	This option is likely to have a positive impact on reducing poverty as it will continue to support and sustain vibrant town centres across the District. This will promote the vitality and viability of these hubs and ensure jobs are created and improving the income/quality of life of Mid Ulster residents.	+	+	+	This option is likely to have a positive impact on reducing poverty as it will continue to support and sustain vibrant town centres across the District. This will promote the vitality and viability of these hubs and ensure jobs are created and improving the income/quality of life of Mid Ulster residents.
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive impacts as it will be supporting and sustaining vibrant town centres across the District.	+	+	+	Likely to have positive impacts as it will be supporting and sustaining vibrant town centres across the District.
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on education and skills.	0	0	0	Likely to have a minimal impact on education and skills.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely to have a minimal impact on education and skills.	0	0	0	Likely to have a minimal impact on education and skills.
5. To reduce crime and anti-social activity	0	0	0	Likely to have a minimal impact on crime and anti-social activity.	0	0	0	Likely to have a minimal impact on crime and anti-social activity.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impact. Our town's high streets play an important role in bringing people together and can foster a sense of community and place.	+	+	+	Likely positive impact. Our town's high streets play an important role in bringing people together and can foster a sense of community and place.
7. To improve accessibility to key services, especially for those most in need	+	+	+	This is likely to ensure that retail and other facilities are kept within the town centre meaning easier access for all Mid Ulster residents including disadvantaged groups such as the elderly and mobility impaired.	+	+	+	This is likely to ensure that retail and other facilities are kept within the town centre meaning easier access for all Mid Ulster residents including disadvantaged groups such as the elderly and mobility impaired.
8. To reduce the effect of traffic on the environment	+	+	+	This approach is likely to continue to keep retail, leisure and other administrative services within the town centre. This will reduce the amount of traffic travelling to out of town shopping developments and this may also encourage walking and cycling and greater use of public transport within the town centre.	+	+	+	This approach is likely to continue to keep retail, leisure and other administrative services within the town centre and this would be in line with the town centre first approach of the SPPS. This will reduce the amount of traffic travelling to out of town shopping developments and this may also encourage walking and cycling and greater use of public transport within the town centre.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have minimal impacts on water resources.	0	0	0	Likely to have minimal impacts on water resources
10. To improve air quality	+	+	+	This approach is likely to keep traffic within the town centre as it continues to promote a town centre first approach and this may encourage residents to use more sustainable modes of transport such as walking or cycling. This however, has the potential to have a negative impact on Air Quality Management Areas.	+	+	+	This approach is likely to keep traffic within the town centre as it continues to promote a town centre first approach and this may encourage residents to use more sustainable modes of transport such as walking or cycling. This however, has the potential to have a negative impact on Air Quality Management Areas.
11. To conserve and enhance biodiversity	0	0	0	Likely minimal impact on biodiversity.	0	0	0	Likely minimal impact on biodiversity.



SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Short term	Med. Term	Long term
Adopt existing policy contained in 'Town Centre First' approach as per SPPS and retain existing primary retail cores as designated in extant area plans within Cookstown, Dungannon, Magherafelt and Maghera.						
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+			
				This approach is likely to keep retail uses within defined, developed areas and reducing the need to develop parts of the countryside and smaller settlements from inappropriately scaled retail uses.		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?			
				Potential uncertain effects due to the risk to Areas of Townscape Character, Conservation Areas and Listed Buildings being affected by new development. This however will depend on scale, nature and design on a case by case basis in line with relevant local policies such as built heritage		
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+			
				This approach is likely to keep traffic within the town centres and encourage use of more sustainable forms of transport. This will contribute to reducing emissions from cars travelling to out of town centres and to retail uses in the countryside.		
15. To reduce floodrisk and the adverse consequences of flooding	0	0	0			
				Likely to have a minimal impact on flooding. All proposal will have to accord with flood related policies.		
16. To minimise the production of waste and use of non-renewable materials	0	0	0			
				Likely to have a minimal impact on this objective		
17. To conserve and enhance land quality and soil resources	+	+	+			
				Likely to have a positive impact on land quality and soil resources as there is more potential for existing buildings within the town centre to be utilised. Retail facilities in the countryside will generally be resisted avoiding loss of quality agricultural land.		
18. To encourage sustainable economic growth						
				In the absence of a defined retail hierarchy and defined PRCs This approach is likely to have major positive benefits as it will ensure there is a consistent approach to Primary Retail Cores across all 3 main towns of Magherafelt, Cookstown and Dungannon. This option will support and sustain vibrant town centres.		
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++			
				This approach is likely to ensure that the Primary Retail Core and existing shop units within town centres are protected. This will maintain the vitality and viability of our town centres and assist in creating jobs.		
20. To reduce disparities in economic performance and promote sustainable regeneration	++	++	++			
				This approach is likely to encourage regeneration of the town centres with Mid Ulster and ensuring a town centres first approach.		

Assessment of Alternatives - Retailing, Offices and Town Centres Strategic Approach

+	Positive	0	Neutral	-	Uncertain	-	Negative	-	No Relationship
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Key

SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Short term	Med. Term	Long term
Adopt existing policy contained in 'Town Centre First' approach as per SPPS and retain existing primary retail cores as designated in extant area plans within Cookstown, Dungannon, Magherafelt and Maghera.						
21. To encourage and accommodate both indigenous and inward investment	+	+	+	+	+	+
This approach is likely to encourage regeneration of the town centres with Mid Ulster and ensuring a town centres first approach.						
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	+	+	+
This approach encourages retail uses to be located within the Primary Retail Core and they have been redefined to reflect changing economic climate in the 3 main towns and 2 local towns within Mid Ulster. Keeping retail uses within a defined area in the town centre is likely to encourage greater walking, cycling and use of public transport.						
Adopt existing policy contained in 'Town Centre First' approach as per SPPS, tailored to reflect the retail hierarchy for Mid Ulster and including definition of Primary Retail Cores within in each town centre i.e. Cookstown, Magherafelt, Dungannon, Maghera and Coalisland.						
Comments				Comments		
This approach is likely to encourage regeneration of the town centres with Mid Ulster and ensuring a town centres first approach.				This approach is likely to encourage regeneration of the town centres with Mid Ulster and ensuring a town centres first approach.		
This approach encourages retail uses to be located within the Primary Retail Core and they have been redefined to reflect changing economic climate in the 3 main towns and 2 local towns within Mid Ulster. Keeping retail uses within a defined area in the town centre is likely to encourage greater walking, cycling and use of public transport.				This approach encourages retail uses to be located within the Primary Retail Core and they have been redefined to reflect changing economic climate in the 3 main towns and 2 local towns within Mid Ulster. Keeping retail uses within a defined area in the town centre is likely to encourage greater walking, cycling and use of public transport.		

Assessment of Alternatives - Retailing, Offices and Town Centres Strategic Approach



SA / SEA Objectives	Option 1.			Option 2.		
	Adopt existing policy contained in 'Town Centre First' approach as per SPPS and retain existing primary retail cores as designated in extant area plans within Cookstown, Dungannon, Magherafelt and Maghera.			Adopt existing policy contained in 'Town Centre First' approach as per SPPS, tailored to reflect the retail hierarchy for Mid Ulster and including definition of Primary Retail Cores within in each town centre i.e. Cookstown, Magherafelt, Dungannon, Maghera and Coalisland.		
	Short Term	Med. Term	Long Term	Short term	Med. Term	Long term
	Comments			Comments		
Summary - Retailing, Offices and Town Centres Strategic Approach						
Social Effects	Both approaches will have broadly positive impacts on reducing poverty and improving health and wellbeing and encouraging a sense of community. Both approaches recognise the importance of a vibrant town centre and how this contributes to places people want to live, work and visit.					
Environmental Effects	Both approaches will have broadly positive impacts on environmental objectives such as reducing traffic, improving air quality and climate change indicators. They have the potential to encourage more sustainable travel within town centres and less reliance on the car as opposed to if more retail is located outside the town centre.					
Economic Effects	Both approaches will have broadly positive impacts on encouraging economic growth, creating job prospects, facilitating regeneration and investment. By Bringing forward an agreed retail hierarchy and defining primary retail cores at the Plan Strategy Stage avoids the prospect of a policy lacuna post adoption of Plan Strategy and pre-adoption of local policies plan.					
Mitigation and Enhancement	Both significant and minor economic benefits have been identified with both approaches. These benefits can be further enhanced by the application of other planning policies for example in relation to the design, scale and heritage of the buildings which can help ensure the town centre remains an attractive place to visit. Application of built heritage and Urban Design policies can also help mitigate against potential harm to townscape characters a result of preferred town centre uses.					
Preferred Option	Adopt Option 2 - 'Town Centre First' approach as contained in the SPPS, amended and tailored to the specifics of the District.					

Assessment of Alternatives – Retailing, Offices and Town Centres
Policy RE 1 Development within Town Centres



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy for development within town centres in the SPPs.				Reconfigure existing policy in the SPPs without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely positive impacts promoting the role of the town centre. This will ensure the vitality and viability of these hubs and ensure jobs are created and improving the income of Mid Ulster residents.	+	+	+	Likely positive impacts promoting the role of the town centre. This will ensure the vitality and viability of these hubs and ensure jobs are created and improving the income of Mid Ulster residents.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts. Town centre developments are likely to be more accessible using means of transport that are good for health (i.e. walking and cycling).	+	+	+	Likely positive impacts. Town centre developments are likely to be more accessible using means of transport that are good for health (i.e. walking and cycling).
3. To improve the education and skills of the population	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective. Although the inclusion of the wording 'housing' in uses that are allowed in the town centre may promote more housing within this area, providing more opportunities for affordable housing.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive outcome by facilitating cultural, community, leisure and entertainment uses within town centres encouraging people to gravitate towards town centres, bringing people together and fostering a sense of community and place.	+	+	+	Likely positive outcome by facilitating cultural, community, leisure and entertainment uses within town centres encouraging people to gravitate towards town centres, bringing people together and fostering a sense of community and place.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive impacts by promoting the role of the town centre and prioritising retail development within the retail core. Primary retail cores are defined for the main towns of Cookstown, Magherafelt and Dungannon and the small towns of Maghera. These locations are best located to provide access for all our community, including those reliant on public transport and the mobility impaired. There is potential for enhancing the benefits of this policy when applied in tandem with General Principles Policy 'Meeting needs of people with mobility difficulties.'	+	+	+	Likely positive impacts by promoting the role of the town centre and prioritising retail development within the retail core. Primary retail cores are defined for the main towns of Cookstown, Magherafelt and Dungannon and the small towns of Coalisland and Maghera. These locations are best located to provide access for all our community, including those reliant on public transport and the mobility impaired. There is potential for enhancing the benefits of this policy when applied in tandem with General Principles Policy 'Meeting needs of people with mobility difficulties.'
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive impact by employing a town centre first approach and encouraging a diverse set of town centre uses which can facilitate multi-use trips and therefore reduce the number of journeys for a person to carry out a number of tasks and also encourage walking and cycling and greater use of public transport within the town centre.	+	+	+	Likely positive impact by employing a town centre first approach and encouraging a diverse set of town centre uses which can facilitate multi-use trips and therefore reduce the number of journeys for a person to carry out a number of tasks and also encourage walking and cycling and greater use of public transport within the town centre.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a negligible impact on water quality and water resources	0	0	0	Likely to have a negligible impact on water quality and water resources
10. To improve air quality	+	+	+	Likely positive impact. The key air quality impact from this policy would arise from changes in the travel patterns and number of necessary journeys. Road transport is a major cause of harmful air pollutants (e.g. PM10). Overall, emissions that affect air quality are likely to reduce as retail is focused in town centres that are more accessible accessible using public transport, cycling or walking and this results in a reduction in travel by the private car.	+	+	+	Likely positive impact. The key air quality impact from this policy would arise from changes in the travel patterns and number of necessary journeys. Road transport is a major cause of harmful air pollutants (e.g. PM10). Overall, emissions that affect air quality are likely to reduce as retail is focused in town centres that are more accessible accessible using public transport, cycling or walking and this results in a reduction in travel by the private car.
11. To conserve and enhance biodiversity	0	0	0	Likely minimal impact of biodiversity.	0	0	0	Likely minimal impact of biodiversity.

Assessment of Alternatives – Retailing, Offices and Town Centres
Policy RE 1 Development within Town Centres



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy for development within town centres in the SPPs.				Reconfigure existing policy in the SPPs without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely to have a negligible effect overall although there may be some benefit by reducing the likelihood of out of town or edge of town development	0	0	0	Likely to have a negligible effect overall although there may be some benefit by reducing the likelihood of out of town or edge of town development
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Increasing the robustness of town centres could both help reduce decline of town centre cultural assets, or adversely affect them through insensitivities (new) development. There is a requirement under policy for proposals to 'respect conservation interests and the unique character' of town centres. In combination with built heritage policies, this can help increase the visual attractiveness of town centres and ensure that the aims of this sustainability objective are met. Ultimately it will depend the nature, scale and location of new developments and how they are assessed on a case by case basis.	?	?	?	Increasing the robustness of town centres could both help reduce decline of town centre cultural assets, or adversely affect them through insensitivities (new) development. There is a requirement under policy for proposals to 'respect conservation interests and the unique character' of town centres. In combination with built heritage policies, this can help increase the visual attractiveness of town centres and ensure that the aims of this sustainability objective are met. Ultimately it will depend the nature, scale and location of new developments and how they are assessed on a case by case basis.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	A positive impact on the climate is likely to result through promotion of retail in locations that are more accessible by sustainable modes of transport and do not require long distance travel for residents to access retail and other town centre facilities.	+	+	+	A positive impact on the climate is likely to result through promotion of retail in locations that are more accessible by sustainable modes of transport and do not require long distance travel for residents to access retail and other town centre facilities.
15. To reduce floodrisk and the adverse consequences of flooding	+	+	+	Indirectly, likely to have positive effect by reducing the contributions to climate change and therefore flood risk.	+	+	+	Indirectly, likely to have positive effect by reducing the contributions to climate change and therefore flood risk.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect. Town centre locations are more likely to use existing buildings, thus maximising the use of the existing built environment, and minimising the need for additional (natural) resources.	+	+	+	Likely positive effect. Town centre locations are more likely to use existing buildings, thus maximising the use of the existing built environment, and minimising the need for additional (natural) resources.
18. To encourage sustainable economic growth	++	++	++	The provision of retail development within town centres over out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. A significant positive effect is therefore expected on this SA objective.	++	++	++	The provision of retail development within town centres over out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. A significant positive effect is therefore expected on this SA objective.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	The policy prioritises retail/retail-related development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.	+	+	+	The policy prioritises retail/retail-related development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The policy prioritises retail/retail-related development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.	+	+	+	The policy prioritises retail/retail-related development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely uncertain impacts. Current designations have been successful in developing the retail sector in Mid Ulster. Overall the vacancy rates in Coalisland, Dungannon and Magherafelt are lower than the NI average. However there is a planning lacuna with no protection for existing shop units within town centres which could contribute to more non retail uses in the PRC. There is also an inconsistency in PRC's across the main towns and Coalisland has no primary retail core (PRC) designated which could affect the vitality of the town in the longer term.	+	+	+	Likely uncertain impacts. Current designations have been successful in developing the retail sector in Mid Ulster. Overall the vacancy rates in Coalisland, Dungannon and Magherafelt are lower than the NI average. However there is a planning lacuna with no protection for existing shop units within town centres which could contribute to more non retail uses in the PRC. There is also an inconsistency in PRC's across the main towns and Coalisland has no primary retail core (PRC) designated which could affect the vitality of the town in the longer term.

Assessment of Alternatives – Retailing, Offices and Town Centres
Policy RE 1 Development within Town Centres



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy for development within town centres in the SPPS.				Reconfigure existing policy in the SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact by employing a town centre first approach which can reduce the number of journeys for a both shoppers and delivery vehicles and also encourage walking and cycling and greater use of public transport within the town centre.	+	+	+	Likely positive impact by employing a town centre first approach which can reduce the number of journeys for a both shoppers and delivery vehicles and also encourage walking and cycling and greater use of public transport within the town centre.

Assessment of Alternatives – Retailing, Offices and Town Centres
Policy RE 1 Development within Town Centres



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy for development within town centres in the SPPS.				Reconfigure existing policy in the SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Development within Town Centres (Policy RE 1)								
Social Effects	Both approaches are likely to have positive social impacts as it promotes the importance of the town centre and facilitates retail, cultural, community, leisure and entertainment uses within town centres. This can encourage people to gravitate towards town centres, helping to bring people together and fostering a sense of community and place.							
Environmental Effects	Some positive impacts overall are anticipated. As retail, community, entertainment and leisure uses are focused in town centres that are more accessible using public transport, cycling or walking, vehicle emissions that affect air quality and contribute to climate change are likely to be reduced.							
Economic Effects	The provision of retail development within town centres over out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. This policy is therefore expected to have both significant and minor positive effects on the local economy.							
Mitigation and Enhancement	There is potential for enhancing the benefits of this policy when applied in tandem with General Principles Policy 'Meeting needs of people with mobility difficulties,' which can help ensure ease of access of all and Urban Design policies which can help improve the attractiveness of town centres. No negative effects are anticipated.							
Preferred Option	Adopt Option 2 - Policy RE 1 reconfiguring existing policy for development within town centres.							

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE2 Retention of Shop Units in the Primary Retail Core

+	0	+	+	N/R
Positive	Neutral	Uncertain	Major Positive	No Relationship

Key

SA / SEA Objectives	Option 1.				Comments
	Introduction of Policy on Retention of Shop Units in the Primary Retail Core				
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	+	+	+	The policy would protect retail uses and those uses deemed complementary to this function within the retail core. The employment opportunities offered at these locations would be in close proximity to a large portion of the local population	
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts. Town centre/retail core developments are likely to be more accessible using means of transport that are good for health (i.e. walking and cycling).	
3. To improve the education and skills of the population	0	0	0	Likely minimal impact of this objective.	
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact of this objective.	
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact of this objective.	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	The policy provides protection for retail uses within retail cores identified in the 5 towns of Magherafelt, Cookstown, Dungannon Maghera and Coalisland. There is scope within policy for complimentary uses such as Restaurants and hot food takeaways which may promote social interaction) and will be highly accessible to a large number of local residents. A minor positive effect is expected on this SA objective.	
7. To improve accessibility to key services, especially for those most in need	+	+	+	The policy seeks to focus retail and complimentary uses within the town centre where sustainable transport links are generally good; therefore a minor positive effect on this SA objective is expected.	
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive impact by focusing retail and complimentary uses within the town centres where sustainable transport links are generally good and can therefore encourage walking and cycling and greater use of public transport within the town centre.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a negligible impact on water quality and water resources	
10. To improve air quality	+	+	+	Likely positive impact. The key air quality impact from this policy would arise from changes in the travel patterns and number of necessary journeys. Road transport is a major cause of harmful air pollutants (e.g. PM10). Overall, emissions that affect air quality are likely to reduce as retail and retail relate duses is is focused in town centres that are more accessible using public transport, cycling or walking and this results in a reduction in travel by the private car.	
11. To conserve and enhance biodiversity	0	0	0	Likely minimal impact of this objective.	

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE2 Retention of Shop Units in the Primary Retail Core



Option 1.						
Introduction of Policy on Retention of Shop Units in the Primary Retail Core						
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments		
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely to have a negligible effect overall although there may be some benefit by reducing the likelihood of out of town or edge of town development and with application of related policies, e.g. Urban Design.		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Increasing the robustness of town centres can help reduce the decline of town centre cultural assets, but also adversely affect them through insensitive (new) development. In combination with built heritage policies, this policy can help increase the visual attractiveness of town centres and ensure that the aims of this sustainability objective are met. Ultimately it will depend the nature, scale and location of new developments and how they are assessed on a case by case basis.		
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	A positive impact on the climate is likely to result through promotion of retail in locations that are more accessible by sustainable modes of transport and do not require long distance travel for residents to access retail and other town centre facilities.		
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Indirectly, likely to have positive effect by reducing the contributions to climate change and therefore flood risk.		
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.		
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect. Town centre locations are more likely to use existing buildings, thus maximising the use of the existing built environment, and minimising the need for additional (natural) resources.		
18. To encourage sustainable economic growth	++	++	++	The provision of retail development within town centres over out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. A significant positive effect is therefore expected on this SA objective.		
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	The policy prioritises retail/retail-related development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The policy prioritises retail/retail-related development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.		
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effect. Primary Retail Cores designation have been expanded in the 4 towns and a new retail core has been designated in Coalisland. These new and revised designations are now complemented by a policy which will help promote retail and regeneration in areas within the town centre.		
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact by directing retail and retail related related uses which can reduce the number of journeys for a both shoppers and delivery vehicles and also encourage walking and cycling and greater use of public transport within the town centre.		

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE2 Retention of Shop Units in the Primary Retail Core



SA / SEA Objectives	Option 1.			Comments
	Introduction of Policy on Retention of Shop Units in the Primary Retail Core			
	Short Term	Med. Term	Long Term	
Summary - Retention of Shop Units within Primary Retail Core (Policy RE 2)				
Background	Current town centre and retail designations have been successful in developing the retail sector in Mid Ulster. Vacancy rates for Coalisland, Dungannon and Magherafelt are however lower than the NI average. The SPPS and the new two stage plan process has created a planning lacuna whereby existing shop units within town centres would have no protection following adoption of the Plan Strategies. This could contribute to allowing more non retail uses in the PRC, potentially harming the vitality of town centre area and retail cores. There is also an inconsistency in PRC's across the main towns and Coalisland has no primary retail core (PRC) designated which could also affect the vitality of towns in the longer term. The Plan Strategy seeks to address this issue by bringing forward new and revised Primary Retail cores complemented by planning policy RE 2 Retention of Shop Units in the Primary Retail Core.			
Social Effects	The proposed policy is likely to have positive social impacts as it promotes the importance of primary retail cores but also recognises the contribution that non-retail uses make to town centre enhancement and urban regeneration. This can encourage people to gravitate towards town centres, helping to bring people together and fostering a sense of community and place.			
Environmental Effects	Some positive impacts overall are anticipated. As retail and retail related uses are focused in town centres that are more accessible using public transport, cycling or walking, vehicle emissions that affect air quality and contribute to climate change are likely to be reduced.			
Economic Effects	The provision of retail development within town centres over out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. This policy is therefore expected to have both significant and minor positive effects on the local economy.			
Mitigation and Enhancement	There is potential for enhancing the benefits of this policy when applied in tandem with General Principles Policy 'Meeting needs of people with mobility difficulties; which can help ensure ease of access of all and Urban Design policies which can help improve the attractiveness of town centres. No significant negative effects are anticipated.			
Preferred Option	Adopt Option 1 - Introduction of Policy on Retention of Shop Units in the Primary Retail Core -Policy RE 2			

Assessment of Alternatives -Retailing, Offices and Town Centres
Policy RE 3 - Office Development within the Town Centre

Key	Positive	Negative	Neutral	Uncertain	Minor	Major	N/A No Relationship
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SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy in PED 1 of PPS4 for Offices and Business Uses (Class B1) and IC 16 and IC 17 in Planning Strategy for Rural Northern Ireland together with the SPPS.				Reconfigure and amalgamate existing policy in relation to Office development within the Town Centre without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely positive impacts. It is envisaged that economic growth across Mid Ulster will increasingly be based in the office and IT sectors. The employment opportunities offered within locations would be in close proximity to a large portion of the local population ensuring have a chance to earn a living to improve their economic prospects. Policy also gives scope for smaller office development in smaller settlements, provided it avoids exclusively residential areas.	+	+	+	Likely positive impacts. It is envisaged that economic growth across Mid Ulster will increasingly be based in the office and IT sectors. The employment opportunities offered within locations would be in close proximity to a large portion of the local population ensuring have a chance to earn a living to improve their economic prospects. Policy also gives scope for smaller office development in smaller settlements, provided it avoids exclusively residential areas.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts by facilitating job creation in highly populated areas which can have good accessibility in terms of sustainable modes of transport such as walking and cycling that can be good for health. The policy also discourages the conversion of residential properties to offices thereby reducing the potential for negative impacts on neighbouring amenity.	+	+	+	Likely positive impacts by facilitating job creation in highly populated areas which can have good accessibility in terms of sustainable modes of transport such as walking and cycling that can be good for health. The policy also discourages the conversion of residential properties to offices thereby reducing the potential for negative impacts on neighbouring amenity.
3. To improve the education and skills of the population	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive effect. This may indirectly have positive effect on this objective by attracting people (both workers and visitors) into town centre areas which will also avail of other town centre uses, enhancing the overall vitality and viability of the town centre area.	+	+	+	Likely positive effect. This may indirectly have positive effect on this objective by attracting people (both workers and visitors) into town centre areas which will also avail of other town centre uses, enhancing the overall vitality and viability of the town centre area.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effect. The policy seeks to promote office based development within town centres where sustainable transport links are generally good.	+	+	+	Likely positive effect. The policy seeks to promote office based development within town centres where sustainable transport links are generally good.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive effect. The policy seeks to promote office based development within town centres where sustainable transport links are generally good, thereby reducing the need to travel by car.	+	+	+	Likely positive effect. The policy seeks to promote office based development within town centres where sustainable transport links are generally good, thereby reducing the need to travel by car.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a negligible impact on water quality and water resources	0	0	0	Likely to have a negligible impact on water quality and water resources

Assessment of Alternatives -Retailing, Offices and Town Centres
Policy RE 3 - Office Development within the Town Centre



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
10. To improve air quality	+	+	+	Likely positive impact. The key air quality impact from this policy would arise from changes in the travel patterns and number of necessary journeys. Road transport is a major cause of harmful air pollutants (e.g. PM10). Overall, emissions that affect air quality are likely to be reduced by directing office development within town centres, which are more accessible by sustainable forms of transport, cycling or walking and this results in a reduction in travel by the private car.	+	+	+	Likely positive impact. The key air quality impact from this policy would arise from changes in the travel patterns and number of necessary journeys. Road transport is a major cause of harmful air pollutants (e.g. PM10). Overall, emissions that affect air quality are likely to be reduced by directing office development within town centres, which are more accessible by sustainable forms of transport, cycling or walking and this results in a reduction in travel by the private car.
11. To conserve and enhance biodiversity	0	0	0	Likely to have a negligible effect overall.	0	0	0	Likely to have a negligible effect overall.
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely to have a negligible effect overall although there may be some benefit by reducing the likelihood of out of town or edge of town development and with application of related policies, eg Urban Design.	0	0	0	Likely to have a negligible effect overall although there may be some benefit by reducing the likelihood of out of town or edge of town development and with application of related policies, eg Urban Design.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Increasing the robustness of town centres can help reduce decline of town centre cultural assets, but also adversely affect them through insensitivities (new) development. In combination with built heritage policies, this policy can help increase the visual attractiveness of town centres and ensure that the aims of this sustainability objective are met. Ultimately it will depend the nature, scale and location of new developments and how they are assessed on a case by case basis.	?	?	?	Increasing the robustness of town centres can help reduce decline of town centre cultural assets, but also adversely affect them through insensitivities (new) development. In combination with built heritage policies, this policy can help increase the visual attractiveness of town centres and ensure that the aims of this sustainability objective are met. Ultimately it will depend the nature, scale and location of new developments and how they are assessed on a case by case basis.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	A positive impact on the climate is likely to result through promotion of office development in locations that are more accessible by sustainable modes of transport and do not require long distance travel for workers or residents to access retail and other town centre facilities.	+	+	+	A positive impact on the climate is likely to result through promotion of office development in locations that are more accessible by sustainable modes of transport and do not require long distance travel for workers or residents to access retail and other town centre facilities.
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Indirectly, likely to have positive effect by reducing the contributions to climate change and therefore flood risk.	+	+	+	Indirectly, likely to have positive effect by reducing the contributions to climate change and therefore flood risk.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect. Town centre locations are more likely to use existing buildings, thus maximising the use of the existing built environment, and minimising the need for additional (natural) resources.	+	+	+	Likely positive effect. Town centre locations are more likely to use existing buildings, thus maximising the use of the existing built environment, and minimising the need for additional (natural) resources.

Assessment of Alternatives -Retailing, Offices and Town Centres
Policy RE 3 - Office Development within the Town Centre

Key	Positive	Negative	Neutral	Uncertain	Minor Positive	Minor Negative	N/A No Relationship
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SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy in PED 1 of PPS4 for Offices and Business Uses (Class B1) and IC 16 and IC 17 in Planning Strategy for Rural Northern Ireland together with the SPPS.				Reconfigure and amalgamate existing policy in relation to Office development within the Town Centre without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
18. To encourage sustainable economic growth	++	++	++	The provision of office development within town centres over out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. A significant positive effect is therefore expected on this SA objective.	++	++	++	The provision of office development within town centres over out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. A significant positive effect is therefore expected on this SA objective.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	The policy of office development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.	+	+	+	The policy of office development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The policy of office development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.	+	+	+	The policy of office development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The policy of office development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.	+	+	+	The policy of office development within town centres. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive impact by directing office development to town centres which can reduce the number of journeys for employees and visitors and also encourage walking and cycling and greater use of public transport within the town centre.	+	+	+	Likely positive impact by directing office development to town centres which can reduce the number of journeys for employees and visitors and also encourage walking and cycling and greater use of public transport within the town centre.

Assessment of Alternatives -Retailing, Offices and Town Centres
Policy RE 3 - Office Development within the Town Centre



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy in PED 1 of PPS4 for Offices and Business Uses (Class B1) and IC 16 and IC 17 in Planning Strategy for Rural Northern Ireland together with the SPPS.				Reconfigure and amalgamate existing policy in relation to Office development within the Town Centre without fundamental amendments.			

Summary - Office Development within the Town Centre (Policy RE 3)								
Social Effects	Both approaches are likely to have positive social impacts by facilitating major office development and embracing opportunities presented by the IT sector and growing professional workforce. This can encourage people to gravitate towards town centres, helping to bring people together and fostering a sense of community and place.							
Environmental Effects	Some positive impacts overall are anticipated. As office development is facilitated within town centres that are more accessible using public transport, cycling or walking, vehicle emissions that affect air quality and contribute to climate change are likely to be reduced.							
Economic Effects	The provision of office development within town centres is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. Both approaches are therefore expected to have both significant and minor positive effects on the local economy.							
Mitigation and Enhancement	There is potential for enhancing the benefits of this policy when applied in tandem with General Principles Policy 'Meeting needs of people with mobility difficulties; which can help ensure ease of access of all and Urban Design policies which can help improve the attractiveness of town centres. No significant negative effects are anticipated.							
Preferred Option	Adopt Option 2 - Policy RE 3 reconfiguring and amalgamating existing policy for office development within the town centre.							

Key



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
<p>Adopt existing policy in SPPs.</p> <p>Reconfigure existing policy in SPPs with the following amendments: Any development over 100 sq. metres net floor area will require an assessment of available/alternative sites including any land at edge of centre locations as well as a justification in terms of the market they propose to serve. Any development above 1000 sq. metres should be accompanied by a Traffic Impact Assessment.</p>								
1. To reduce poverty and social exclusion	+	+	+	Likely positive impacts by ensuring that out of town developments that could have significant socio-economic benefits can still be considered. Development will only be permitted where an assessment of alternative town centre sites has been carried out, where there is a need for the development and where it has been demonstrated that the proposal will not have a significant negative impact on retail offer within the town centre.	+	+	+	Likely positive impacts by ensuring that out of town developments that could have significant socio-economic benefits can still be considered. Development will only be permitted where an assessment of alternative town centre sites has been carried out, where there is a need for the development and where it has been demonstrated that the proposal will not have a significant negative impact on retail offer within the town centre.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts by ensuring that out of town developments that could have significant socio-economic benefits can still be considered. Development will only be permitted where an assessment of alternative town centre sites has been carried out, where there is a need for the development and where it has been demonstrated that the proposal will not have a significant negative impact on retail offer within the town centre.	+	+	+	Likely positive impacts by ensuring that out of town developments that could have significant socio-economic benefits can still be considered. Development will only be permitted where an assessment of alternative town centre sites has been carried out, where there is a need for the development and where it has been demonstrated that the proposal will not have a significant negative impact on retail offer within the town centre.
3. To improve the education and skills of the population	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
7. To improve accessibility to key services, especially for those most in need	-	-	-	Likely negative impact by facilitating retail development at locations which are less accessible for elderly and disabled persons and those who may not have access to a car to travel to edge/out of centre locations.	-	-	-	Likely negative impact by facilitating retail development at locations which are less accessible for elderly and disabled persons and those who may not have access to a car to travel to edge/out of centre locations.
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative impact by facilitating retail development in locations which are less accessible by sustainable forms of transport and has the potential to encourage more car journeys.	-	-	-	Likely negative impact by facilitating retail development in locations which are less accessible by sustainable forms of transport and has the potential to encourage more car journeys. This approach stipulates that any new development above 1000 sq. metres should be accompanied by a Traffic Impact Assessment and this is a mitigation measure to minimise the effects of traffic of any large retail development.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a negligible impact on water quality and water resources	0	0	0	Likely to have a negligible impact on water quality and water resources



Key

SA / SEA Objectives	Option 1. Adopt existing policy in SPPs.				Option 2. Reconfigure existing policy in SPPs with the following amendments: Any development over 100 sq. metres net floor area will require an assessment of available/alternative sites including any land at edge of centre locations as well as a justification in terms of the market they propose to serve. Any development above 1000 sq. metres should be accompanied by a Traffic Impact Assessment.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
To improve air quality	-	-	-	Likely negative impact. The key air quality impact from this policy would arise from changes in the travel patterns and number of necessary journeys. Road transport is a major cause of harmful air pollutants (e.g. PM10). Overall, emissions that affect air quality are likely to be increased by facilitating retail development in locations which are less accessible by sustainable forms of transport, cycling or walking and this resulting in increased travel by the private car.	-	-	-	Likely negative impact. The key air quality impact from this policy would arise from changes in the travel patterns and number of necessary journeys. Road transport is a major cause of harmful air pollutants (e.g. PM10). Overall, emissions that affect air quality are likely to be increased by facilitating retail development in locations which are less accessible by sustainable forms of transport, cycling or walking and this resulting in increased travel by the private car.
11. To conserve and enhance biodiversity	?	?	?	Effect is uncertain as it will depend on the nature, scale and location of the development.	?	?	?	Effect is uncertain as it will depend on the nature, scale and location of the development.
12. To maintain and enhance the character and quality of landscapes and townscapes	?	?	?	Effect is uncertain as it will depend on the nature, scale and location of the development.	?	?	?	Effect is uncertain as it will depend on the nature, scale and location of the development.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Any new retail development is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.	?	?	?	Likely uncertain effects. Any new retail development is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative impact by facilitating development in locations that are less accessible by sustainable modes of transport causing an increase in the number of private car journeys and emissions of harmful pollutants which contribute to climate change.	-	-	-	Likely negative impact by facilitating development in locations that are less accessible by sustainable modes of transport causing an increase in the number of private car journeys and emissions of harmful pollutants which contribute to climate change.
15. To reduce floodrisk and the adverse consequences of flooding	0	0	0	Likely to have minimal impact on flood risk.	0	0	0	Likely to have minimal impact on flood risk.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	?	?	?	Effect is uncertain as it will depend on the nature, scale and location of the development.	?	?	?	Effect is uncertain as it will depend on the nature, scale and location of the development.
18. To encourage sustainable economic growth	+	+	+	Likely positive effect by ensuring that out of town developments that could have significant socio-economic benefits can still be considered and facilitated where there is an identified need.	+	+	+	Likely positive effect by ensuring that out of town developments that could have significant socio-economic benefits can still be considered and facilitated where there is an identified need. Proposals above 1000 sq.metres are subject to satisfactory Retail Impact assessments and Traffic Impact Assessment.

Key



SA / SEA Objectives	Option 1.			Option 2.		
	Adopt existing policy in SPPs.					
	Reconfigure existing policy in SPPs with the following amendments: Any development over 100 sq. metres net floor area will require an assessment of available/alternative sites including any land at edge of centre locations as well as a justification in terms of the market they propose to serve. Any development above 1000 sq. metres should be accompanied by a Traffic Impact Assessment.					
	Short Term	Med. Term	Long Term	Comments		
	+	+	+	Likely positive effect by ensuring that out of town developments that could have significant socio-economic benefits can still be considered.		
	+	+	+	Likely positive effect by ensuring that out of town developments that could have significant socio-economic benefits can still be considered and facilitated where there is an identified need.		
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effect by ensuring that out of town developments that could have significant socio-economic benefits can still be considered and facilitated where there is an identified need.		
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	Impact is likely to be negative as development will be facilitated in out of town locations, which would be less accessible by sustainable modes of transport.		



Key

SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy in SPPS.		<p>Reconfigure existing policy in SPPS with the following amendments:</p> <p>Any development over 100 sq. metres net floor area will require an assessment of available/alternative sites including any land at edge of centre locations as well as a justification in terms of the market they propose to serve.</p> <p>Any development above 1000 sq. metres should be accompanied by a Traffic Impact Assessment.</p>	

Summary - Development outside of Town Centres (Policy RE 4)				
Social Effects	Broadly positive impacts by ensuring that out of town developments that could have significant socio-economic benefits can still be considered. There may however be negative impacts on the mobility impaired by facilitating developments at less accessible locations.			
Environmental Effects	Likely negative impacts in terms of increased traffic generation and associated impacts on air quality. Impacts on built heritage, natural heritage, landscapes and soil quality are uncertain and will largely depend on the scale and location of the development.			
Economic Effects	Likely significant positive effect by ensuring that out of town developments that could have significant socio-economic benefits can still be considered and facilitated where there is an identified need. Potential negative impacts in terms of increased commuting and traffic generation.			
Mitigation and Enhancement	Mitigation is built in to policy by requiring the submission of Retail Impact Assessment and a Traffic Impact Assessment for any development over 1000sqmetres gross external area. Development will only be permitted where there is no significant impact on the existing centre and in the case of a retail use, where a need is established.			
Preferred Option	Adopt Option 2 - Policy RE 4 reconfiguring existing policy for development outside of town centres.			

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE 5 - Neighbourhood Shops



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely localised positive impacts by facilitating small scale shops where there is local need.	+	+	+	Likely localised positive impacts by facilitating small scale shops where there is local need.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts by facilitating local small scale retail provision enabling people to meet their daily needs.	+	+	+	Likely positive impacts by facilitating local small scale retail provision enabling people to meet their daily needs. Development is permitted providing it doesn't conflict with the character and amenities of a residential area.
3. To improve the education and skills of the population	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive impacts by facilitating local small scale retail provision to enable people to meet their daily needs without the need to go into the town centre. Some residents such as the elderly or disabled may not always be able to easily access the town centre because they are dependent on public transport or assistance from carers in order to do this.	+	+	+	Likely positive impacts by facilitating local small scale retail provision to enable people to meet their daily needs without the need to go into the town centre. Some residents such as the elderly or disabled may not always be able to easily access the town centre because they are dependent on public transport or assistance from carers in order to do this.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive impacts by facilitating local small scale retail provision negating the need for people to travel to town centres to for their daily needs.	+	+	+	Likely positive impacts by facilitating local small scale retail provision negating the need for people to travel to town centres to for their daily needs.
9. To improve water quality, conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a negligible impact on water quality and water resources	0	0	0	Likely to have a negligible impact on water quality and water resources
10. To improve air quality	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances, it is considered that the overall impact is likely to be negligible.	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances, it is considered that the overall impact is likely to be negligible.
11. To conserve and enhance biodiversity	0	0	0	Likely to have a negligible impact on this objective.	0	0	0	Likely to have a negligible impact on this objective.
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely to have a negligible impact on this objective.	0	0	0	Likely to have a negligible impact on this objective.

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE 5 - Neighbourhood Shops



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy in SPPs.				Reconfigure existing policy in SPPs with the following amendments: Inclusion of criteria that the floor area does not exceed a net area of 100 sq. metres and does not conflict with the character or amenities of a residential area.			
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Uncertain effects. New retail development may have an impact on historic and cultural assets. The impact is dependent on nature of the development and its proximity to asset.	?	?	?	Uncertain effects. New retail development may have an impact on historic and cultural assets. The impact is dependent on nature of the development and its proximity to asset.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances (and therefore traffic emissions), it is considered that the overall impact is likely to be negligible.	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances (and therefore traffic emissions), it is considered that the overall impact is likely to be negligible.
15. To reduce floodrisk and the adverse consequences of flooding	0	0	0	Likely to have a negligible impact on this objective	0	0	0	Likely to have a negligible impact on this objective
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
18. To encourage sustainable economic growth	+	+	+	Likely to have a minor positive impact by facilitating neighbourhood shops at suitable locations	+	+	+	Likely to have a minor positive impact by facilitating neighbourhood shops at suitable locations. There is also a criteria that the net floor area does not exceed 100 sq.metres and this will not pose a significant threat to the viability of the town centre but will enable local need to be met, where appropriate.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely to have a minor positive impact by facilitating neighbourhood shops at suitable locations	+	+	+	Likely to have a minor positive impact by facilitating neighbourhood shops at suitable locations and this has the potential to create employment in these areas.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely to have a minor positive impact by facilitating neighbourhood shops at suitable locations	+	+	+	Likely to have a minor positive impact by facilitating neighbourhood shops at suitable locations
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely to have a minor positive impact by encouraging indigenous business.	+	+	+	Likely to have a minor positive impact by encouraging indigenous business.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effects by facilitating neighbourhood shops at accessible locations. This may encourage residents to use these shops for local needs instead of making more journeys to the town centres for everyday needs. This can bring more sustainable travel and efficient movement patterns.	+	+	+	Likely positive effects by facilitating neighbourhood shops at accessible locations. This may encourage residents to use these shops for local needs instead of making more journeys to the town centres for everyday needs. This can bring more sustainable travel and efficient movement patterns.

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE 5 - Neighbourhood Shops



SA / SEA Objectives	Option 1.	Option 2.		
	Adopt existing policy in SPPS.	Reconfigure existing policy in SPPS with the following amendments: Inclusion of criteria that the floor area does not exceed a net area of 100 sq. metres and does not conflict with the character or amenities of a residential area.		
	Short Term	Med. Term	Long Term	Comments
	Short Term	Med. Term	Long Term	Comments
Summary - Neighbourhood Shops (Policy RE 5)				
Social Effects	Likely positive impacts by facilitating local small scale retail provision to enable people to meet their daily needs without the need to go into the town centre. Some residents such as the elderly or disabled may not always be able to easily access the town centre because they are dependent on public transport or assistance from carers in order to do this.			
Environmental Effects	Impacts on the environment are likely to be negligible given that the policy relates to small scale shop development within existing built up areas, although some positive effects may be derived from reducing the need for people to travel longer distances to meet their daily needs.			
Economic Effects	A policy that facilitates any type of retail development is likely to be economically beneficial, albeit in this case on a smaller localised scale.			
Mitigation and Enhancement	Mitigation is built into approach 2 by disallowing development that conflicts with the character and amenities of residential areas, by directing neighbour shops to 'mixed use areas as opposed to residential areas' and by including a cap of 100 square metres net floor area.			
Preferred Option	Adopt Option 2 - Policy RE5 reconfiguring existing policy for Neighbourhood Shops			



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy in SPPS.				Reconfigure existing policy in SPPS with the following amendment: All such development will normally be restricted to 100 sq metres net floor area unless the applicant can demonstrate that a development over this threshold will not have a negative impact on retailing within the village/small settlement or indeed a neighbouring settlement.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely localised positive impacts by facilitating retail development where there is local need identified within villages and small settlements.	+	+	+	Likely localised positive impacts by facilitating retail development where there is local need identified within villages and small settlements.
2. To improve the health and wellbeing of the population	+	+	+	Likely localised positive impacts by facilitating retail development where there is local need identified within villages and small settlements. This will help ensure these areas are sustained and continue to be viable.	+	+	+	Likely localised positive impacts by facilitating retail development where there is local need identified within villages and small settlements. This will help ensure these areas are sustained and continue to be viable.
3. To improve the education and skills of the population	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive impacts by facilitating local small scale retail provision to enable people to meet their daily needs without the need to go into the town centre or neighbouring villages. Some residents such as the elderly or disabled may not always be able to easily access the town centre because they are dependent on public transport or assistance from carers in order to do this. This policy caters for suitable alternatives.	+	+	+	Likely positive impacts by facilitating local small scale retail provision to enable people to meet their daily needs without the need to go into the town centre or neighbouring villages. Some residents such as the elderly or disabled may not always be able to easily access the town centre because they are dependent on public transport or assistance from carers in order to do this. This policy caters for suitable alternatives.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive impacts by facilitating local small scale retail provision negating the need for people to travel to town centres to meet their daily needs.	+	+	+	Likely positive impacts by facilitating local small scale retail provision negating the need for people to travel to town centres to meet their daily needs.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a negligible impact on water quality and water resources	0	0	0	Likely to have a negligible impact on water quality and water resources
10. To improve air quality	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances, it is considered that the overall impact is likely to be negligible.	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances, it is considered that the overall impact is likely to be negligible.
11. To conserve and enhance biodiversity	0	0	0	Likely to have a negligible impact on this objective.	0	0	0	Likely to have a negligible impact on this objective.
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely to have a negligible impact on this objective.	0	0	0	Likely to have a negligible impact on this objective.

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE 6 - Villages and Small Settlements



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy in SPPS.				Reconfigure existing policy in SPPS with the following amendment: All such development will normally be restricted to 100 sq metres net floor area unless the applicant can demonstrate that a development over this threshold will not have a negative impact on retailing within the village/small settlement or indeed a neighbouring settlement.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Any new retail development is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.	?	?	?	Likely uncertain effects. Any new retail development is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances (and therefore traffic emissions), it is considered that the overall impact is likely to be negligible.	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances (and therefore traffic emissions), it is considered that the overall impact is likely to be negligible.
15. To reduce floodrisk and the adverse consequences of flooding	0	0	0	Likely to have a negligible impact on this objective	0	0	0	Likely to have a negligible impact on this objective
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
18. To encourage sustainable economic growth	+	+	+	Likely to have a minor positive impact by facilitating new retail development at suitable locations within villages or small settlements	+	+	+	Likely to have a minor positive impact by facilitating new retail development at suitable locations within villages or small settlements. There is also a criteria that the net floor area does not exceed 100 sq metres and this will not pose a significant threat to the viability of the town centre but will enable local need to be met, where appropriate.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely to have a minor positive impact by facilitating retail development at suitable locations.	+	+	+	Likely to have a minor positive impact by facilitating retail development at suitable locations and this has the potential to create employment in these areas.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely to have a minor positive impact by facilitating neighbourhood shops at suitable locations	+	+	+	Likely to have a minor positive impact by facilitating new retail development at suitable locations within villages or small settlements.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely to have a minor positive impact by encouraging indigenous business in the form of retail development.	+	+	+	Likely to have a minor positive impact by encouraging indigenous business in the form of retail development.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effects by facilitating neighbourhood shops at accessible locations. This may encourage residents to use these shops for local needs instead of making more journeys to the town centres for everyday needs. This can bring more sustainable travel and efficient movement patterns.	+	+	+	Likely positive effects by facilitating neighbourhood shops at accessible locations. This may encourage residents to use these shops for local needs instead of making more journeys to the town centres for everyday needs. This can bring more sustainable travel and efficient movement patterns.

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE 6 - Villages and Small Settlements



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy in SPPS.				Reconfigure existing policy in SPPS with the following amendment: All such development will normally be restricted to 100 sq.metres net floor area unless the applicant can demonstrate that a development over this threshold will not have a negative impact on retailing within the village/small settlement or indeed a neighbouring settlement.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Villages and Small Settlements (Policy RE 6)								
Social Effects	Likely localised positive impacts by facilitating retail development where there is local need identified within villages and small settlements. This will help ensure these areas are sustained and continue to be viable.							
Environmental Effects	Impacts on the environment are likely to be negligible given that the policy relates to small scale retail development within existing built up areas, although this will depend on a case by case basis. Some positive effects may be derived from reducing the need for people to travel longer distances to meet their daily needs.							
Economic Effects	A policy that facilitates any type of retail development is likely to be economically beneficial, albeit in this case on a smaller localised scale.							
Mitigation and Enhancement	Mitigation is built in to policy by refusing development of inappropriate scale and would have a significant impact on the retail provision of nearby town centres or nearby villages/small settlements or within the settlement itself. Policy also includes a cap of 100 square metres net floor area.							
Preferred Option	Adopt Option 2 - Policy RE6 reconfiguring existing policy for villages and small settlements.							



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy in SPPS.				Reconfigure existing policy in SPPS with the following amendments: Development will normally be restricted to a net floor area of 100 sq. metres. Inclusion of a convenience shop linked to an existing service station.			
1. To reduce poverty and social exclusion	+	+	+	Likely localised positive impacts, particularly on rural areas, by facilitating small scale retail development such as a farm shop, craft shop, shop serving a tourist or recreational facility or a convenience shop linked to an existing service station.	+	+	+	Likely localised positive impacts, particularly on rural areas, by facilitating small scale retail development such as a farm shop, craft shop, shop serving a tourist or recreational facility or a convenience shop linked to an existing service station.
2. To improve the health and wellbeing of the population	+	+	+	Likely localised positive impacts by facilitating small scale retail development to serve both urban and rural dwellers and giving farmers the opportunity to sell their produce on site directly to the consumer.	+	+	+	Likely localised positive impacts by facilitating small scale retail development to serve both urban and rural dwellers and giving farmers the opportunity to sell their produce on site directly to the consumer.
3. To improve the education and skills of the population	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
5. To reduce crime and anti-social activity	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely minimal impact of this objective.	0	0	0	Likely minimal impact of this objective.
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive impacts by facilitating small scale retail development in rural areas, alongside existing uses such as a tourism or recreational facility, which otherwise would be directed towards nearby settlements.	+	+	+	Likely positive impacts by facilitating small scale retail development in rural areas, alongside existing uses such as a tourism or recreational facility, which otherwise would be directed towards nearby settlements.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive impacts by facilitating small scale retail development in rural areas, alongside existing uses such as a tourism or recreational facility, which otherwise would be directed towards nearby settlements, and therefore potentially reducing journey times.	+	+	+	Likely positive impacts by facilitating small scale retail development in rural areas, alongside existing uses such as a tourism or recreational facility, which otherwise would be directed towards nearby settlements, and therefore potentially reducing journey times.
9. To improve water quality, conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a negligible impact on water quality and water resources	0	0	0	Likely to have a negligible impact on water quality and water resources
10. To improve air quality	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances, it is considered that the overall impact is likely to be negligible.	0	0	0	Although there may be a slightly positive impact by providing locally accessible shops which reduce the need to travel longer distances, it is considered that the overall impact is likely to be negligible.
11. To conserve and enhance biodiversity	0	0	0	Likely to have a negligible impact on this objective, although this will depend on whether proposals entail the conversion of existing farm buildings, and the level of nature conservation interest contained therein.	0	0	0	Likely to have a negligible impact on this objective, although this will depend on whether proposals entail the conversion of existing farm buildings, and the level of nature conservation interest contained therein.
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely to have a negligible impact on this objective.	0	0	0	Likely to have a negligible impact on this objective.

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE 7 - Countryside



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy in SPPs.				Reconfigure existing policy in SPPs with the following amendments: Development will normally be restricted to a net floor area of 100 sq. metres. Inclusion of a convenience shop linked to an existing service station.			
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Any new retail development is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.	?	?	?	Likely uncertain effects. Any new retail development is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a negligible impact on this objective.	0	0	0	Likely to have a negligible impact on this objective.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a negligible impact on this objective	0	0	0	Likely to have a negligible impact on this objective
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal impact on this objective.	0	0	0	Likely to have a minimal impact on this objective.
18. To encourage sustainable economic growth	+	+	+	Likely to have a minor positive impact by facilitating new retail development at suitable rural locations which can help stimulate the local rural economy.	+	+	+	Likely to have a minor positive impact by facilitating new retail development at suitable locations which can help stimulate the local rural economy. There is also a criteria that the net floor area does not exceed 100 sq.metres and this will not pose a significant threat to the viability of the town centre but will enable local need to be met, where appropriate.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely to have a minor positive impact by facilitating small scale retail development at suitable locations which can help stimulate the local rural economy.	+	+	+	Likely to have a minor positive impact by facilitating small scale retail development at suitable locations which can help stimulate the local rural economy.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely to have a minor positive impact by facilitating small scale retail development at suitable rural locations	+	+	+	Likely to have a minor positive impact by facilitating small scale retail development at suitable rural locations
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely to have a minor positive impact by encouraging indigenous businesses at suitable rural locations. In particular it gives farmers the opportunity to sell their produce on site directly to the consumer, to the benefit of the local economy.	+	+	+	Likely to have a minor positive impact by encouraging indigenous businesses at suitable rural locations. In particular it gives farmers the opportunity to sell their produce on site directly to the consumer, to the benefit of the local economy.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effects by facilitating small scale retail development at suitable rural locations such as existing service stations where infrastructure currently exists.	+	+	+	Likely positive effects by facilitating small scale retail development at suitable rural locations such as existing service stations where infrastructure currently exists.

Assessment of Alternatives - Retailing, Offices and Town Centres
Policy RE 7 - Countryside



Key

SA / SEA Objectives	Option 1.	Option 2.					
	Adopt existing policy in SPPS.	Reconfigure existing policy in SPPS with the following amendments: Development will normally be restricted to a net floor area of 100 sq. metres. Inclusion of a convenience shop linked to an existing service station.					
		Short Term	Med. Term	Long Term	Comments		
		Comments			Short Term	Med. Term	Long Term
Summary - Countryside (Policy RE 7)							
Sodal Effects	Likely localised positive impacts by facilitating suitable retail development in rural allocations. This will help ensure these areas remain vibrant and viable.						
Environmental Effects	Impacts on the environment are likely to be negligible overall given the types and scale of development that this policy caters for. Having said that, the environmental impact will ultimately depend on a case by case basis.						
Economic Effects	A policy that facilitates any type of retail development is likely to be economically beneficial, albeit in this case on a smaller localised scale within rural areas.						
Mitigation and Enhancement	Mitigation is built in to policy by restricting the type of acceptable uses to a farm shop, a craft shop, a shop serving a tourist or recreational facility or a convenience shop linked to an existing service station. all other instances of retail development will not accord with the Retail Strategic Policy and will conflict with the plan. A cap of 100 sq. metres is also included. Any unforeseen adverse environmental impacts should be picked up through the development management process the associated consultation process and taking account of related policies on for example, built heritage or natural heritage.						
Preferred Option	Adopt Option 2 - Policy RE 7 reconfigure existing policy to facilitate opportunities for residents to develop businesses in the rural area.						

Minerals



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely to have a positive impact. Mid Ulster possesses more jobs in 'mining and quarrying' than any other district in Northern Ireland. This approach will help facilitate creation of additional jobs in the minerals industry. There are potential negative impacts in that it does not include designation of mineral reserve policy areas although this may be offset given the absence of Areas of constraint.	+	+	+	Likely to have a positive impact. Mid Ulster possesses more jobs in 'mining and quarrying' than any other district in Northern Ireland. This approach will help facilitate creation of additional jobs in the minerals industry and also safeguard known minerals reserves with the introduction of Mineral Reserve Policy Areas	+	+	+	Likely to have a positive impact. Mid Ulster possesses more jobs in 'mining and quarrying' than any other district in Northern Ireland. This approach will help facilitate creation of additional jobs in the minerals industry and also safeguard known minerals reserves with the introduction of Mineral Reserve Policy Areas
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impact overall by facilitating minerals development and creation of jobs. Potential localised adverse effects on residential amenity in relation to noise, dust and increased traffic may be controlled by criterion based policy and/or planning conditions.	+	+	+	Likely positive impact overall by facilitating minerals development and creation of jobs. Potential localised adverse effects on residential amenity in relation to noise, dust and increased traffic may be controlled by criterion based policy and/or planning conditions.	+	+	+	Likely positive impact overall by facilitating minerals development and creation of jobs. Potential localised adverse effects on residential amenity in relation to noise, dust and increased traffic may be controlled by criterion based policy and/or planning conditions.
3. To improve the education and skills of the population	+	+	+	Likely positive effect as it will help facilitate employment and apprenticeships within the minerals industry which is a key employer within Mid Ulster.	+	+	+	Likely positive effect as it will help facilitate employment and apprenticeships within the minerals industry which is a key employer within Mid Ulster.	+	+	+	Likely positive effect as it will help facilitate employment and apprenticeships within the minerals industry which is a key employer within Mid Ulster.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely negligible effect. Whilst the availability of mineral resources for the construction of new homes can have an indirectly positive effect on the availability of homes, the achievement of this objective is primarily steered by other housing related policies.	0	0	0	Likely negligible effect. Whilst the availability of mineral resources for the construction of new homes can have an indirectly positive effect on the availability of homes, the achievement of this objective is primarily steered by other housing related policies.	0	0	0	Likely negligible effect. Whilst the availability of mineral resources for the construction of new homes can have an indirectly positive effect on the availability of homes, the achievement of this objective is primarily steered by other housing related policies.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely negligible effect on this objective	0	0	0	Likely negligible effect on this objective	0	0	0	No direct impact on this objective through facilitation of mineral development.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal impact on accessibility to key services	0	0	0	Likely to have a minimal impact on accessibility to key services	0	0	0	Likely to have a minimal impact on accessibility to key services
8. To reduce the effect of traffic on the environment	-	-	-	Likely to have a negative impact on this objective due to increased dust and particle emissions generated by additional quarry traffic. This may be controlled by criterion based policy and/or planning conditions.	-	-	-	Likely to have a negative impact on this objective due to increased dust and particle emissions generated by additional quarry traffic. This may be controlled by criterion based policy and/or planning conditions	-	-	-	Likely to have a negative impact on this objective due to increased dust and particle emissions generated by additional quarry traffic. This may be controlled by criterion based policy and/or planning conditions
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely negative effect as a more relaxed approach may lead to greater risk of water contamination, particularly in sensitive landscapes.	0	0	0	Whilst minerals extraction can have detrimental effects on local water quality, the combination of applying criterion based policies and Areas of Constraint on Minerals Development designations can help provide sufficient mitigation. The overall effect is therefore considered neutral.	0	0	0	Whilst minerals extraction can have detrimental effects on local water quality, the combination of applying criterion based policies and Areas of Constraint on Minerals Development designations can help provide sufficient mitigation. The overall effect is therefore considered neutral.
10. To improve air quality	-	-	-	Likely to have a negative impact on this objective due to increased dust and particle emissions generated by additional quarry traffic. This may be controlled by criterion based policy and/or planning conditions.	0	0	0	Whilst minerals extraction can have detrimental effects on air quality, the combination of applying criterion based policies and Areas of Constraint on Minerals Development designations can help provide sufficient mitigation. The overall effect is therefore considered neutral.	0	0	0	Whilst minerals extraction can have detrimental effects on air quality, the combination of applying criterion based policies and Areas of Constraint on Minerals Development designations can help provide sufficient mitigation. The overall effect is therefore considered neutral.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Consider all applications for minerals development regardless of their location against existing criterion based policy (Min 1 to Min 8) contained within The Planning Strategy for Rural Northern Ireland and SPS.												Carry forward existing ACMD / MRPDA designations alongside existing policy
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect on this objective due to potential for habitat disruption/fragmentation. This may be controlled by criterion based policy and/or planning conditions	0	0	0	Although the potential for habitat disruption/fragmentation remains under this approach, those areas that are noted for their intrinsic landscape amenity and scientific value e.g., Slieve Beach are afforded greater protection under this approach through ACMD's and criterion based policy.. The overall effect is therefore considered neutral.	0	0	0	Although the potential for habitat disruption/ fragmentation remains under this approach, those areas that are noted for their intrinsic landscape amenity and scientific value e.g., Slieve Beach are afforded greater protection under this approach through ACMD's and criterion based policy.. The overall effect is therefore considered neutral.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Minerals Development, by its nature, can have severe adverse visual impacts on our landscapes. These can be offset to a certain degree through appropriate restoration and aftercare arrangements as required under this approach.	0	0	0	Minerals Development , by its nature, can have severe adverse visual impacts on our landscapes, although these can be offset to a certain degree through appropriate restoration and aftercare. By introducing ACMDs under this approach, areas noted for their intrinsic landscape, amenity, scientific and heritage value e.g.; High Sperrins, Lough Shore and Slieve Beagh are afforded greater protection from inappropriate mineral development. The overall effect is therefore considered to be neutral.	0	0	0	Minerals Development , by its nature, can have severe adverse visual impacts on our landscapes, although these can be offset to a certain degree through appropriate restoration and aftercare. By introducing ACMDs under this approach, areas noted for their intrinsic landscape, amenity, scientific and heritage value e.g.; High Sperrins, Lough Shore and Slieve Beagh are afforded greater protection from inappropriate mineral development. The overall effect is therefore considered to be neutral.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Potential negative effects on historical and cultural assets from minerals development, particularly in the absence of spatial constraints.	-	-	-	Under this approach sensitive areas noted for their intrinsic landscape, amenity, scientific and heritage value e.g.; Beaghmore and High Sperrins are afforded greater protection from inappropriate mineral development with the introduction of ACMD's. Potential adverse effects still exist outside of ACMD's on a case by case basis. The overall effect is therefore considered negative.	-	-	-	Under this approach sensitive areas noted for their intrinsic landscape, amenity, scientific and heritage value e.g.; Beaghmore and High Sperrins are afforded greater protection from inappropriate mineral development with the introduction of ACMD's. Potential adverse effects still exist outside of ACMD's on a case by case basis. The overall effect is therefore considered negative.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The presence of hydro carbons in the district is noted, however the SPS direct that there should be a presumption against their exploitation until there is sufficient and robust evidence in all environmental impacts. As a result of this wider regional policy there is little prospect of hydrocarbon extraction is negative effects on climate change and scoring reflects this. This approach generally however may lead to more mineral development in inappropriate locations increasing the risk of loss of important carbon stores.	0	0	0	The presence of hydro carbons in the district is noted, however proposed policy directs that there should be a presumption against their exploitation until there is sufficient and robust evidence in all environmental impacts. As a result of this policy there is little prospect of hydrocarbon extraction and its negative effects on climate change and the scoring reflects this.. The introduction of areas of constraint, in bogland areas in particular, can minimise potential loss of carbon stores and offer a greater resilience to potential effects of climate change.	0	0	0	The presence of hydro carbons in the district is noted, however proposed policy directs that there should be a presumption against their exploitation until there is sufficient and robust evidence in all environmental impacts. As a result of this policy there is little prospect of hydrocarbon extraction and its negative effects on climate change and the scoring reflects this.. The introduction of areas of constraint, in bogland areas in particular, can minimise potential loss of carbon stores and offer a greater resilience to potential effects of climate change.
15. To reduce floodrisk and the adverse consequences of flooding	0	0	0	Although there may be some localised negative effects, the overall effect on flood risk is considered to be negligible.	0	0	0	Although there may be some localised negative effects, the overall effect on flood risk is considered to be negligible.	0	0	0	Although there may be some localised negative effects, the overall effect on flood risk is considered to be negligible.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect due to use of non- renewable materials and waste production from quarrying operations/related construction operations.	-	-	-	Likely negative effect due to use of non- renewable materials and waste production from quarrying operations/related construction operations.	-	-	-	Likely negative effect due to use of non- renewable materials and waste production from quarrying operations/related construction operations.
17. To conserve and enhance land quality and soil resources	-	-	-	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation.	-	-	-	Policy that facilitates removal of materials from the ground will clearly conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation. Additional mitigation under this approach with the introduction of ACMD's.	-	-	-	Policy that facilitates removal of materials from the ground will clearly conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation. Additional mitigation under this approach with the introduction of ACMD's.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Consider all applications for minerals development regardless of their location against existing criterion based policy (Min 1 to Min 8) contained within The Planning Strategy for Rural Northern Ireland and SPS.				Reconfigure and tailor existing policies contained within The Planning Strategy for Rural Northern Ireland and the SPS, including Areas of Constraint on Mineral Development and Mineral Reserve Policy Areas.				Carry forward existing ACMD / MRPA designations alongside existing policy			
18. To encourage sustainable economic growth	++	++	++	Likely significant positive effects. The minerals industry makes an essential contribution to the local economy. The Sustainable Development Strategy recognises that while it is important that we respect the limits of our natural resources and ensure a high level of protection and improvement of the quality of our environment, 'sustainable development' does not prevent us from using and capitalising on such resources.	++	++	++	Likely significant positive effects. The minerals industry makes an essential contribution to the local economy. The Sustainable Development Strategy recognises that while it is important that we respect the limits of our natural resources and ensure a high level of protection and improvement of the quality of our environment, 'sustainable development' does not prevent us from using and capitalising on such resources.	++	++	++	Likely significant positive effects. The minerals industry makes an essential contribution to the local economy. The Sustainable Development Strategy recognises that while it is important that we respect the limits of our natural resources and ensure a high level of protection and improvement of the quality of our environment, 'sustainable development' does not prevent us from using and capitalising on such resources.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely significant positive effect as the minerals industry is an important provider of jobs within the district and this should continue to be facilitated.	++	++	++	Likely significant positive effect as the minerals industry is an important provider of jobs within the district and this should continue to be facilitated. The introduction of an ACMD may restrict mineral development in certain areas, it is considered however that this will be minimal given its proposed location and extent. The introduction of Minerals Reserve Policy Areas, can also bring economic benefits by safeguarding minerals for future use.	++	++	++	Likely significant positive effect as the minerals industry is an important provider of jobs within the district and this should continue to be facilitated. The introduction of an ACMD may restrict mineral development in certain areas, it is considered however that this will be minimal given its proposed location and extent. The introduction of Minerals Reserve Policy Areas, can also bring economic benefits by safeguarding minerals for future use.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The minerals industry is an important provider of a variety of jobs within Mid Ulster and can indirectly have a positive impact on this objective.	+	+	+	The minerals industry is an important provider of a variety of jobs within Mid Ulster and can indirectly have a positive impact on this objective.	+	+	+	The minerals industry is an important provider of a variety of jobs within Mid Ulster and can indirectly have a positive impact on this objective.
21. To encourage and accommodate both indigenous and inward investment	++	++	++	Likely significant positive effect by facilitating the creation of jobs in the mineral industry and associated secondary industries such as construction and manufacturing.	++	++	++	Likely significant positive effect by facilitating the creation of jobs in the mineral industry and associated secondary industries such as construction and manufacturing.	++	++	++	Likely significant positive effect by facilitating the creation of jobs in the mineral industry and associated secondary industries such as construction and manufacturing.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	By facilitating mineral development, there would be an increase in traffic generation along major and minor routes which would have a negative effect for our efforts to create more efficient patterns of movement.	-	-	-	By facilitating mineral development, there would be an increase in traffic generation along major and minor routes which would have a negative effect for our efforts to create more efficient patterns of movement.	-	-	-	By facilitating mineral development, there would be an increase in traffic generation along major and minor routes which would have a negative effect for our efforts to create more efficient patterns of movement.



Sa / SEA Objectives	Option 1.			Option 2.			Option 3.					
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Consider all applications for minerals development regardless of their location against existing criterion based policy (Min 1 to Min 8) contained within The Planning Strategy for Rural Northern Ireland and SPPs.				Reconfigure and tailor existing policies contained within The Planning Strategy for Rural Northern Ireland and the SPPs, including Areas of Constraint on Mineral Development and Mineral Reserve Policy Areas.				Carry forward existing ACMD / MRPA designations alongside existing policy			
Summary - Minerals Strategy												
Social Effects	Both approaches can have positive social impacts by facilitating employment creation, and assisting in improving skills of the local population. There may also be potential negative effects on residents through loss of amenity by way of noise/dust pollution. This may vary on a case by case basis depending on location scale and extent of development. Potential mitigation exists through application of criterion based policies.											
Environmental Effects	Approach 1 is likely to pose a greater risk to the environment as this is based on a criteria based approach without spatial constraints, thereby increasing the possibility of allowing minerals development within sensitive areas. Potential adverse impacts may be better avoided under Approach 2 as minerals development is restricted in areas of noted for their landscape, scientific, heritage or amenity value.											
Economic Effects	Both approaches can bring economic benefits to Mid Ulster by helping to facilitate the creation of jobs in the mineral industry and associated construction/manufacturing industries. Baseline data indicates that the minerals industry employs over 1250 people in Mid Ulster generating approximately £20million per annum. The Sustainable Development Strategy recognises that while it is important that we respect the limits of our natural resources and ensure a high level of protection and improvement of the quality of our environment, 'sustainable development' does not prevent us from using and capitalising on such resources. An enduring successful economy will effectively use natural resources and contribute towards the protection of the environment. Although the introduction of an ACMD under Approach 2 may restrict mineral development in these areas, it is considered that this will be minimal given its proposed location and extent and can therefore have an overall significant positive impact in economic terms, as with approach 1. The introduction of Minerals Reserve Policy Areas, can also bring economic benefits by safeguarding minerals for future use. There is potential of re-enhancement and mitigation in combination with other subject policies such as General Principles, Built Heritage, Natural Heritage and Economic policies.											
Mitigation and Enhancement	Both approaches include mitigation in the form of criterion based policies whereby certain requirements have to be met, for example in terms of impact on built heritage, natural heritage, road safety, residential amenity or landscapes. It is also acknowledged that Approach 2 is set against the backdrop of having to satisfy related General Principles Policy. Potential for enhancement can be found in the application of related policies for e.g. on economic development which may facilitate associated manufacturing activities.											
Preferred Option	Adopt Option 2 -Adoption of a designation strategy, utilised alongside tailored policies.											

Assessment of Alternatives – Minerals – Areas of Constraints on Mineral Development



SA / SEA Objectives	Option 1.					Option 2.					Option 3.				
	Retain Areas of Constraint on Mineral Development (ACMD) as contained within the DSTAP and CAP.					Review ACMD's and modify them as shown in the Draft Plan Strategy.					Remove Areas of Constraint on Mineral Development from the Plan				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	-	-	-	This option would see a continued level of constraint on the minerals industry which is a vital employer in our district.		-	-	-	This option would see an even greater level of constraint placed on the minerals industry.		+	+	+	This will place less of a constraint on the minerals industry which is an important employer and wealth generator for the District. Thus, this option will lead to more job creation and reduction in poverty.	
2. To improve the health and wellbeing of the population	0	0	0	Minimal impact on health and wellbeing.		0	0	0	Minimal impact on health and wellbeing.		0	0	0	Minimal impact on health and wellbeing.	
3. To improve the education and skills of the population	-	-	-	Placing an increased level of constraint on the minerals industry is likely to reduce the chances for employment and the learning of new skills within the minerals industry.		-	-	-	Placing an increased level of constraint on the minerals industry is likely to reduce the chances for employment and the learning of new skills within the minerals industry.		+	+	+	Likely to improve employment prospects and chances to develop skills within the minerals sector by removing this level of constraint upon the industry.	
4. To provide everybody with the opportunity to live in a decent home	-	-	-	The minerals industry in Mid Ulster is vital supplier to the construction industry. Thus, by constraining this industry, there will be a negative effect on the construction industry and its ability to build homes.		-	-	-	The minerals industry in Mid Ulster is vital supplier to the construction industry. Thus, by further constraining this industry, there will be a negative effect on the construction industry and its ability to build homes.		+	+	+	The absence of any designation constraint on the minerals industry will have a positive effect on the construction industry which relies heavily upon the minerals industry for raw materials to enable the building of new homes.	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely negligible effect on this objective		0	0	0	Likely negligible effect on this objective		0	0	0	Likely negligible effect on this objective	
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal impact on accessibility to key services		0	0	0	Likely to have a minimal impact on accessibility to key services		0	0	0	Likely to have a minimal impact on accessibility to key services	
8. To reduce the effect of traffic on the environment	+	+	+	This option will see more of the rural area protected from mineral development and this will lead to less traffic volumes on rural roads.		+	+	+	This option will see more of the rural area protected from mineral development and this will lead to less traffic volumes on rural roads.		-	-	-	This option will mean there are no constraints upon the minerals industry and this will increase the likelihood of increased traffic volumes in the rural area, where quarries tend to be located.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	This option will see more of the rural area protected from mineral development and this will lead to a reduced risk of localised impacts of mineral development, one of which is the potential for water contamination.		+	+	+	This option will see more of the rural area protected from mineral development and this will lead to a reduced risk of localised impacts of mineral development, one of which is the potential for water contamination		-	-	-	This approach may lead to localized negative effects due to risk of water contamination from minerals operations which will be more common under this approach. Potential mitigation in the form of criterion based policies.	
10. To improve air quality	+	+	+	Reduced traffic associated with this option will mean there will be benefits for air quality.		+	+	+	Reduced traffic associated with this option will mean there will be benefits for air quality.		-	-	-	The absence of any designation constraint on mineral development will result in increased traffic volumes and this will impact negatively on air quality.	
11. To conserve and enhance biodiversity	+	+	+	The level of protection from minerals development, particularly in the rural area will have a positive impact on our efforts to protect biodiversity.		+	+	+	The increased level of protection from minerals development, particularly in the rural area will have a positive impact on our efforts to protect biodiversity.		-	-	-	The absence of any designation constraint on minerals development will lead to increased mineral workings in the rural area and this will result in biodiversity loss.	
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	By protecting areas from minerals development, we will be avoiding the potential for minerals workings, which can often be obtrusive and severely impact upon the local landscape to be located in more sensitive areas. The ACMD as proposed in the draft Plan Strategy includes additional ACMD designations for example at Slieve Gallion and on the Clogher Valley Ridge line which have been included for their visual importance to the landscape.		+	+	+	By protecting areas from minerals development, we will be avoiding the potential for minerals workings, which can often be obtrusive and severely impact upon the local landscape to be located in more sensitive areas. The ACMD as proposed in the draft Plan Strategy includes additional ACMD designations for example at Slieve Gallion and on the Clogher Valley Ridge line which have been included for their visual importance to the landscape.		-	-	-	Without a designation constraint upon minerals, there is more of a likelihood of such development appearing in sensitive areas. Mitigation for this can be through a strict criteria based policy.	

Assessment of Alternatives – Minerals - Areas of Constraints on Mineral Development



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Retain Areas of Constraint on Mineral Development (ACMD) as contained within the DSTAP and CAP.				Review ACMD's and modify them as shown in the Draft Plan Strategy.				Remove Areas of Constraint on Mineral Development from the Plan			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	The existing designations in the current plans seek to protect various parts of the landscape from minerals development for a variety of reasons, one of which is the earth science value as well as the area around Beaghmore ASAL.	+	+	+	The existing designations in the current plans seek to protect various parts of the landscape from minerals development for a variety of reasons, one of which is the earth science value as well as the area around Beaghmore ASAL.	-	-	-	The absence of any designation protection from minerals development will result in more minerals development taking place in such locations. Mitigation could be in the form of criteria contained within policy.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	By constraining the minerals industry, there will be less industrial activity and traffic generation, hence this will have a positive impact on climate change.	+	+	+	By further constraining the minerals industry, there will be less industrial activity and traffic generation, hence this will have a positive impact on climate change.	-	-	-	The removal of ACMD designations would lead to minerals development becoming more common and this would result in increased economic activity and traffic generation, thus having a negative effect on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely negligible effect	0	0	0	Likely negligible effect	0	0	0	Likely negligible effect
16. To minimise the production of waste and use of non-renewable materials	+	+	+	This approach will lead to less mineral development and this will mean less of our non renewable resources such as coals and sand are used	+	+	+	This approach will lead to less mineral development and this will mean less use of our non renewable resources.	-	-	-	Without any designation level of constraint on minerals, there will be a greater level of exploitation of our non renewable resources.
17. To conserve and enhance land quality and soil resources	+	+	+	By protecting areas from minerals development, we will be avoiding the potential for minerals workings, which can erode land quality and lead to the loss of valuable soil resources.	+	+	+	By protecting areas from minerals development, we will be avoiding the potential for minerals workings, which can erode land quality and lead to the loss of valuable soil resources.	-	-	-	Without any designation level of constraint on minerals, there will be a greater level of exploitation of land and loss of soil resources to quarrying activity.
18. To encourage sustainable economic growth	-	-	-	This approach will place a level of constraint on the minerals industry which acts as a vital cog in the economy of Mid Ulster both in terms of job creation and as a supplier to other industries.	-	-	-	This approach will place an even greater level of constraint on minerals industry which is vital to the economy of Mid Ulster	+	+	+	This approach would see no level of strategic constraint placed on the minerals industry. This would mean more minerals operations would be in operation, creating more jobs directly in the minerals industry as well as in other industries which are supplied by the minerals industry.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	This option would see a continued level of constraint on the minerals industry which is a vital employer in our district.	+	+	+	This option would see a continued level of constraint on the minerals industry which is a vital employer in our district.	+	+	+	This will place less of a constraint on the minerals industry which is an important employer and wealth generator for the District.
20. To reduce disparities in economic performance and promote sustainable regeneration	-	-	-	The constraint placed on the minerals industry by this approach will be a negative for economic growth as it will mean that there will be areas of the district where minerals development will not take place.	-	-	-	The constraint placed on the minerals industry by this approach will be a negative for economic growth as it will mean that a larger part of the district will be unavailable for minerals development, than was the case in the previous Area Plans.	+	+	+	This approach is likely to encourage economic growth as the minerals industry will be able to operate free form designation constraint and there will therefore be more opportunities for quarrying activity.
21. To encourage and accommodate both indigenous and inward investment	-	-	-	The negative economic effects of this option are not likely to attract investment from out side of the district.	-	-	-	The negative economic effects of this option are not likely to attract investment from out side of the district.	+	+	+	This option represents a positive economic effect and therefore, more economic investment is likely to result. It will also facilitate local investment in the form of quarrying operations and associated business start-ups linked to the quarrying industry such as manufacturing.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely negligible effect on this objective	+	+	+	Likely negligible effect on this objective	0	0	0	Likely negligible effect on this objective

Assessment of Alternatives – Minerals - Areas of Constraints on Mineral Development



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Retain Areas of Constraint on Mineral Development (ACMD) as contained within the DSTAP and CAP.				Review ACMD's and modify them as shown in the Draft Plan Strategy.				Remove Areas of Constraint on Mineral Development from the Plan			
Social Effects	Options 1 and 2 are largely negative in terms of social impact. This is due to the economic effects of these options which would mean that there is less job creation / wealth creation and this can impact negatively on social indicators such as the ability to access housing, the reduction in poverty and the ability to live in a persons own community. The flip side of the argument is that option 3 is largely positive in terms of social impacts because of the increased economic benefits and the positive effects the will have on such social indicators.											
Environmental Effects	Approaches 1 and 2 are likely to have positive environmental impacts because they are focussed on protecting our most important landscapes from the impacts of mineral development. This has spin off benefits such as reduced traffic which helps protect air quality as well as reduced impacts on groundwater supply and loss of soil resources. The flip side of the argument is that option 3 is largely negative in terms of environmental impacts because of the increased potential for mineral workings and quarrying activity and the negative economic impacts this can cause.											
Economic Effects	Approaches 1 and 2 will have negative economic impacts because they will result in less mineral development opportunities and this will have obvious economic drawbacks for an economy which is so dependent upon the minerals industry. Option 3 will promote economic growth by providing more minerals development opportunities.											
Mitigation and Enhancement	No potential significant adverse effects have been identified with either approach. Potential adverse minor effects can be mitigated by way of other criterion based policies, for example in relation to the impact of option 3 on land of historical or cultural importance or on land recognised for its landscape quality, criteria could be included in policy so that development within such designated land is contrary to policy.											
Preferred Option	Adopt Option 2 - Retain and modify Areas of Constraint for Minerals Development.											

Assessment of Alternatives – Mineral Reserve Policy Areas

+	0	-	+	N/A
Positive	Neutral	Negative	Uncertain	No Relationship

Key

SA / SEA Objectives	Option 1.					Option 2.					Option 3.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	
Retain Mineral Reserve Policy Areas at Ballyreagh (CAP) and at Derraghadoon and Derry road/Derryvale road (DSTAP)															
1. To reduce poverty and social exclusion	+	+	+	Protecting valuable mineral resources important to the local economy and thus sustaining jobs.		+	+	+	Protecting valuable mineral resources important to the local economy and thus sustaining jobs.		-	-	-	Not recognising the economic value of minerals to the Mid Ulster economy may affect potential job creation.	
2. To improve the health and wellbeing of the population.	0	0	0	Likely to have a minimal impact on health and wellbeing.		0	0	0	Likely to have a minimal impact on health and wellbeing.		0	0	0	Likely to have a minimal impact on health and wellbeing.	
3. To improve the education and skills of the population	+	+	+	Likely to improve employment prospects in the minerals industry.		+	+	+	Likely to improve employment prospects in the minerals industry.		-	-	-	Not recognising the economic value of minerals to the Mid Ulster economy and this may affect opportunities to develop skills within the minerals industry.	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This is likely to be positive as you are protecting these important resources for economic growth.		+	+	+	This is likely to be positive as important minerals reserves are being safeguarded for future exploitation when needed.		-	-	-	This approach would open the area up to other surface development and would effectively sterilise the area so this may affect economic growth of the minerals industry.	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This approach is likely to have a positive impact on local communities as it retains the prospect of employment creation in the area helping to keep people living and working in these areas		+	+	+	This approach is likely to have a positive impact on local communities as it retains the prospect of employment creation in the area helping to keep people living and working in these areas		-	-	-	This is likely to have localized negative impacts on communities by sterilizing important resources and therefore reducing potential employment opportunities.	
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal impact on accessibility to key services		0	0	0	Likely to have a minimal impact on accessibility to key services		0	0	0	Likely to have a minimal impact on accessibility to key services	
8. To reduce the effect of traffic on the environment	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.		-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.		?	?	?	likely effects will largely depend on the type, nature and scale of surface development that may be permitted in areas where it was previously restricted.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	This approach may lead to localized negative effects due to risk of water contamination from mineral workings. Potential mitigation in the form of criterion based policies.		-	-	-	This approach may lead to localized negative effects due to risk of water contamination from mineral workings. Potential mitigation in the form of criterion based policies.		?	?	?	Likely effects will largely depend on the type, nature and scale of surface development that may be permitted in areas where it was previously restricted.	
10. To improve air quality	-	-	-	Likely to have a negative localized impact due to increased traffic generation from quarry operations.		-	-	-	Likely to have a negative localized impact due to increased traffic generation from quarry operations.		?	?	?	Likely effects will largely depend on the type, nature and scale of surface development that may be permitted in areas where it was previously restricted.	
11. To conserve and enhance biodiversity	-	-	-	Minerals development has the potential to have a negative effect on flora, fauna and nature conservation interests. Potential mitigation in the form of criterion based policies.		-	-	-	Any minerals development has potential to have a negative effect on flora, fauna and nature conservation interests.		?	?	?	Likely effects will largely depend on the type, nature and scale of surface development that may be permitted in areas where it was previously restricted.	
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	There is potential for a negative impact on landscape character and visual amenity in the long term.		-	-	-	There is potential for a negative impact on landscape character and visual amenity in the long term.		?	?	?	Potential effects will largely depend on the type, nature and scale of surface development that may be permitted in areas where it was previously restricted.	



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Retain Mineral Reserve Policy Areas at Ballyreagh (CAP) and at Derraghadoon and Derry road/Derryvale road (DSTAP)				Retain existing Mineral Reserve Policy Areas at Ballyreagh (CAP) and modify Mineral Reserve Policy Areas at Derraghadoon (dungannon) and Derry Road/Derryvale Road (Coalisland) (DSTAP)				Remove Mineral Reserve Policy Areas from the Plan			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Likely negative effects. DFC Historic environment Map viewer indicates that there is a built heritage site (a tree ring) within the MRPA at Ballyrag/Bail sudden and a Ratho located just outside it. There are also several industrial heritage assets within the MRPA at Coalisland. The integrity of these historical assets may be put at risk by future quarrying activities. Related minerals policy can provide mitigation against potential adverse impacts.	-	-	-	Likely negative effects.DFC Historic environment Map viewer indicates that there is a built heritage site (a tree ring) within the MRPA at Ballyrag/Ballysudden and a Rath located just outside . There are also several industrial heritage assets within the MRPA at Coalisland. The integrity of these historical assets may be put at risk quarrying activities. Related minerals and built heritage policies can provide mitigation against potential adverse impacts.	?	?	?	Potential effects will largely depend on the type, nature and scale of surface development that may be permitted in areas where it was previously restricted..
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Potential long term negative effects on climate change through increased industrial activity and energy use.	-	-	-	Potential long term negative effects on climate change through increased industrial activity and energy use.	?	?	?	Likely effects will largely depend on the type, nature and scale of surface development that may be permitted in areas where it was previously restricted.
15. To reduce floodrisk and the adverse consequences of flooding	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect due to use of non- renewable materials and increased waste production from quarrying operations.	-	-	-	Likely negative effect due to use of non- renewable materials and increased waste production from quarrying	+	+	+	Likely positive impacts by removing the potential for mineral reserves to be exploited, although this will depend on the type and extent of surface development that may take its place.
17. To conserve and enhance land quality and soil resources	-	-	-	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation.	-	-	-	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation.	+	+	+	Likely positive impacts by removing the potential for mineral reserves to be exploited, although this will depend on the extent of surface development that may be permitted in its place.
18. To encourage sustainable economic growth	+	+	+	This approach is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed	+	+	+	This approach is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation when needed.	-	-	-	This approach is unlikely to aid economic growth as important mineral reserves will not be safeguarded.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	This approach is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.	+	+	+	This approach will help ensure economic growth of the Mid Ulster's minerals industry and sustain jobs	-	-	-	This approach is unlikely to aid economic growth as important mineral reserves will not be safeguarded
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This approach is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.	+	+	+	This approach will help ensure economic growth of the Mid Ulster's minerals industry and sustain jobs	-	-	-	This approach is unlikely to aid economic growth as important mineral reserves will not be safeguarded
21. To encourage and accommodate both indigenous and inward investment	+	+	+	This approach is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.	+	+	+	The minerals industry is an important provider of jobs within Mid Ulster and this approach will help facilitate the creation of job opportunities.	-	-	-	This approach is unlikely to aid economic growth as important mineral reserves will not be safeguarded
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.	0	0	0	Likely to have negligible effect on efficient patterns of movement in support of economic growth

Assessment of Alternatives – Mineral Reserve Policy Areas



SA / SEA Objectives	Option 1.			Option 2.			Option 3.					
	Retain Mineral Reserve Policy Areas at Ballreagh (CAP) and at Derraghadoan and Derry road/Derryvale road (DSTAP)			Retain existing Mineral Reserve Policy Areas a Ballyreagh (CAP) and modify Mineral Reserve Policy Areas at Derraghadoan (dungannon) and Derry Road/Derryvale Road (Coaliland) (DSTAP)			Remove Mineral Reserve Policy Areas from the Plan					
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Mineral Reserve Areas												
Social Effects	Approaches 1 and 2 are broadly positive by recognising the economic value of minerals to the Mid Ulster economy and safeguarding them for future use, as and when they are needed. This can potentially bring economic benefits directly with more social benefits more indirectly.											
Environmental Effects	Approaches 1 and 2 are likely to have negative environmental impacts in the long term i.e. when safeguarded mineral sites become operational. All proposals will be guided however by criterion based policies which can provide mitigation. The environmental impacts of approach 3 are largely unknown due to the uncertainty as to how these areas may be developed in the future, if at all.											
Economic Effects	Approaches 1 and 2 can help facilitate growth in the minerals and construction industries by protecting important minerals reserves that can be exploited as and when they are needed. By not protecting these areas from surface development would risk sterilizing important mineral reserves (such as shale, clay and hard rock) that have important economic benefits.											
Mitigation and Enhancement	No potential significant adverse effects have been identified with either approach. Potential adverse minor effects can be mitigated by way of other criterion based policies, for example in relation to the built heritage or natural heritage topics. There is scope for enhancement of benefits in combination with other policies such as ACMD's and SCA's in relation to landscape and biodiversity protection and also economic policies and facilitation of related industrial development.											
Preferred Option	Adopt Option 2 - Retain existing Mineral Reserve Policy Area at Ballyreagh and modify Mineral Reserve Policy Areas at Derraghadoan and Derryvale Road.											

Assessment of Alternatives – Minerals
Policy MIN 1 Minerals Reserve Areas



Key

SA / SEA Objectives	Option 1. Current policy approach as contained within policy MIN 5 of the Planning Strategy for Rural Northern Ireland.				Option 2. Reconfigure existing policy MIN 5 of the Planning Strategy for Rural Northern Ireland without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Protecting valuable mineral resources important to the local economy and thus sustaining jobs.	+	+	+	Protecting valuable mineral resources important to the local economy and thus sustaining jobs.
2. To improve the health and wellbeing of the population	0	0	0	Likely to have a minimal impact on health and wellbeing	0	0	0	Likely to have a minimal impact on health and wellbeing
3. To improve the education and skills of the population	+	+	+	Likely to improve employment prospects in the minerals industry.	+	+	+	Likely to improve employment prospects in the minerals industry.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This is likely to be positive as we are protecting these important resources for economic growth.	+	+	+	This is likely to be positive as we are protecting these important resources for economic growth.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This policy is likely to have a positive impact on local communities as it retains the prospect of employment creation in the area helping to keep people living and working in these areas	+	+	+	This policy is likely to have a positive impact on local communities as it retains the prospect of employment creation in the area helping to keep people living and working in these areas
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal impact on accessibility to key services	0	0	0	Likely to have a minimal impact on accessibility to key services
8. To reduce the effect of traffic on the environment	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	This policy may lead to localized negative effects due to risk of water contamination from mineral workings. Potential mitigation in the form of criterion based policies.	-	-	-	This policy may lead to localized negative effects due to risk of water contamination from mineral workings. Potential mitigation in the form of criterion based policies.
10. To improve air quality	-	-	-	Likely to have a negative localized impact due to increased traffic generation from quarry operations.	-	-	-	Likely to have a negative localized impact due to increased traffic generation from quarry operations.
11. To conserve and enhance biodiversity	-	-	-	Minerals development has the potential to have a negative effect on flora, fauna and nature conservation interests. General Planning principles policy and Natural Heritage Policy and their requirements to protect / enhance or respect biodiversity will provide mitigation	-	-	-	Minerals development has the potential to have a negative effect on flora, fauna and nature conservation interests. General Planning principles policy and Natural Heritage Policy and their requirements to protect / enhance or respect biodiversity will provide mitigation
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	There is potential for a negative impact on landscape character and visual amenity in the long term.	-	-	-	There is potential for a negative impact on landscape character and visual amenity in the long term.

Assessment of Alternatives – Minerals
Policy MIN 1 Minerals Reserve Areas



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Current policy approach as contained within policy MIN 5 of the Planning Strategy for Rural Northern Ireland.				Reconfigure existing policy MIN 5 of the Planning Strategy for Rural Northern Ireland without fundamental amendments.			
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Likely negative effects. This policy if implemented would give the go ahead to all mineral development within an MRP. DFC Historic environment Map viewer indicates that there is a built heritage site (a tree ring) within the MRP at Bullyrag/Ballysudden and a Rath located just outside it . There are also several industrial heritage assets within the MRP at Coalisland. The integrity of these historical assets may be put at risk by future quarrying activities. Mitigation may be provided through Historic Environment policy.	-	-	-	Likely negative effects. This policy if implemented would give the go ahead to all mineral development within and MRP. DFC Historic environment Map viewer indicates that there is a built heritage site (a tree ring) within the MRP at Bullyrag/Ballysudden and a Rath located just outside it . There are also several industrial heritage assets within the MRP at Coalisland. The integrity of these historical assets may be put at risk by future quarrying activities. Mitigation may be provided through Historic Environment policy.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Potential long term negative effects on climate change through increased industrial activity and energy use.	-	-	-	Potential long term negative effects on climate change through increased industrial activity and energy use.
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect due to use of non- renewable materials and increased waste production from quarrying operations.	-	-	-	Likely negative effect due to use of non- renewable materials and increased waste production from quarrying operations.
17. To conserve and enhance land quality and soil resources	-	-	-	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation.	-	-	-	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation.
18. To encourage sustainable economic growth	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.	+	+	+	This policy is likely to encourage economic growth as important minerals reserves are being safeguarded for future exploitation as and when they are needed.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.

Assessment of Alternatives – Minerals
Policy MIN 1 Minerals Reserve Areas



SA / SEA Objectives	Option 1.	Option 2.		
	Current policy approach as contained within policy MIN 5 of the Planning Strategy for Rural Northern Ireland.	Reconfigure existing policy MIN 5 of the Planning Strategy for Rural Northern Ireland without fundamental amendments.		
	Short Term	Med. Term	Long Term	Comments
Summary - Mineral Reserve Areas (Policy MIN 1)				
Social Effects	Both policies are broadly positive by recognising the economic value of minerals to the Mid Ulster economy and safeguarding them for future use, as and when they are needed. This can potentially bring economic benefits directly with more social benefits more indirectly.			
Environmental Effects	Both policies are likely to have negative environmental impacts in the long term i.e. when safeguarded mineral sites become operational. Mitigation for negative environmental impacts may be available through safeguards built into other policies.			
Economic Effects	Both policies can help facilitate growth in the minerals and construction industries by protecting important minerals reserves that can be exploited as and when they are needed. By not protecting these areas from surface development would risk sterilizing important mineral reserves (such as shale, clay and hard rock) that have important economic benefits.			
Mitigation and Enhancement	No potential significant adverse effects have been identified with either approach. Potential adverse minor effects can be mitigated by way of other criterion based policies, for example in relation to the built heritage or natural heritage topics.			
Preferred Option	Adopt Option 2 - Policy MIN 1 reconfiguring existing policy for Mineral Reserve Areas.			

Assessment of Alternatives – Minerals
Policy MIN 2 Minerals Hard Rock and Aggregates



	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Current approach as contained within policies MIN 1, 3, 6 & 7 of the Planning Strategy for Rural Northern Ireland.				Reconfigure existing policy contained in Policy MIN 2 of draft Plan Strategy with the following amendments. The exceptions within an ACMD have changed to allow for the expansion of existing workings or the recovery of materials needed for restoration / maintenance of vernacular buildings.			
1. To reduce poverty and social exclusion	+	+	+	There are positive and negative effects of this approach. On the one hand, this approach dictates that planning permission will not be granted for minerals development within an ACMD or which would prejudice safety and amenity of occupants of houses nearby or of road users nearby. This could have negative impacts on the creation of jobs in the minerals industry which is a significant employer in Mid Ulster. This in turn will be negative in terms of our objective of reducing poverty. However, on the other hand, this approach is still capable of allowing minerals development to be granted planning permission throughout the district, providing the safety and traffic concerns are satisfactorily met. This will lead to job creation and therefore facilitate a reduction in poverty levels.	-	-	-	There are positive and negative effects of this approach. The presumption against mineral development in ACMD's will mean that mineral development will not be permitted in a considerable portion of the district. This will have a negative impact on our efforts to reduce poverty because by curtailing such a significant industry we will be creating a negative impact for job creation. On the other hand, in the greater part of the district, this approach operates a presumption in favour of minerals development as long as concerns over human health and safety are addressed. This means that there will be job availability in new minerals and related industries, thus helping to reduce poverty.
2. To improve the health and wellbeing of the population	+	+	+	Both policies will endeavour to ensure that human health is protected from the potential harmful effects of mineral development	+	+	+	Both policies will endeavour to ensure that human health is protected from the potential harmful effects of mineral development
3. To improve the education and skills of the population	+	+	+	The policy contained in MIN 3 of the PSRNI will have a negative impact on this indicator because it will limit new minerals undertakings which can provide valuable employment and help to increase skill levels.	+	+	+	This approach will not permit mineral development within an ACMD and this will have a negative effect on job creation and the subsequent learning of new skills. However, this will not be the case outside of the ACMD, where mineral development will accord with the Plan provided that concerns over road safety and impacts on human health are complied with.
4. To provide everybody with the opportunity to live in a decent home	-	-	-	However, the other aspects of this approach will facilitate minerals development providing there are no unacceptable impacts on human health and road safety. Therefore, this approach has the potential to contribute to the creation of new jobs and the subsequent improvement of skills	-	-	-	
5. To reduce crime and anti-social activity	+	+	+	Both approaches, whilst ruling out mineral development within ACMD's, will still allow sufficient mineral development to ensure the construction industry is well enough supplied to continue to build houses to meet local demand.	+	+	+	Both approaches, whilst ruling out mineral development within ACMD's, will still allow sufficient mineral development to ensure the construction industry is well enough supplied to continue to build houses to meet local demand.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
	+	+	+	Both policy approaches seek to minimise the impact of mineral development on traffic volumes on the roads which are in proximity to mineral development. This will help people living in these areas to continue to be able to access key services without hindrance from excess traffic	+	+	+	Both policy approaches seek to minimise the impact of mineral development on traffic volumes on the roads which are in proximity to mineral development. This will help people living in these areas to continue to be able to access key services without hindrance from excess traffic

Assessment of Alternatives – Minerals
Policy MIN 2 Minerals Hard Rock and Aggregates



		Option 1.				Option 2.			
SA / SEA Objectives		Current approach as contained within policies MIN 1, 3, 6 & 7 of the Planning Strategy for Rural Northern Ireland.				Reconfigure existing policy contained in Policy MIN 2 of draft Plan Strategy with the following amendments. The exceptions within an ACMD have changed to allow for the expansion of existing workings or the recovery of materials needed for restoration / maintenance of vernacular buildings.			
		Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
8. To reduce the effect of traffic on the environment		+	+	+	Both approaches specifically state that mineral development will not be acceptable where it leads to an inappropriate level of traffic on roads leading to the development and where this impacts on road safety. However, it should also be noted that outside of ACMD's both approaches will be in favour of mineral development and this will inescapably being some level of traffic increase. However, the policy will ensure that this is not a level of traffic which is inappropriate.	+	+	+	Both approaches specifically state that mineral development will not be acceptable where it leads to an inappropriate level of traffic on roads leading to the development and where this impacts on road safety. However, it should also be noted that outside of ACMD's both approaches will be in favour of mineral development and this will inescapably being some level of traffic increase. However, the policy will ensure that this is not a level of traffic which is inappropriate.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		-	-	-	Mineral development has the potential for some localised impacts upon the water supply in the form of contamination. Therefore, the presumption against minerals development in a designated ACMD will have a positive effect on this indicator within those areas, whilst the presumption in favour of minerals industry in the rest of the district will have a potentially negative effect on this indicator.	-	-	-	The prohibiting of mineral development within an ACMD will mean that there is less likely to be any potential for localised contamination of water supply via minerals development and this is therefore a positive impact on this indicator. However he presumption in favour of mineral development across the remainder of the district does open the door to such localised contamination and this means that the impact on this indicator would be negative. It should be noted however that this policy approach means that the developer must demonstrate how no harm will be caused from chemical or biological agents.
10. To improve air quality		-	-	-	Quarry development will lead to considerable increase in traffic along the roads which serve the quarry. Therefore, this approach is positive in terms of this indicator as well as negative. The positive comes from the fact that within ACMD's this approach will prohibit minerals development and this will lead to less traffic generation and associated air pollution. However, elsewhere in the remainder of the district, minerals development is capable of being facilitated by this policy and this will lead to traffic generation and associated air pollution.	-	-	-	Within ACMD's there will be very little likelihood of minerals development gaining approval and therefore, this approach is positive in that there will be no increase in traffic from minerals development and associated impacts on air quality. However, the policy also states that outside of ACMD's there will be a presumption in favour of minerals development and this will lead to traffic generation and may lead to a reduction in air quality.
11. To conserve and enhance biodiversity		-	-	-	This approach will allow minerals development to take place outside of ACMD's provided that certain criteria are met. One of these criteria as explained in MIN 1 of the PSRNI is the consideration of loss of habitats and harm to wildlife. However, while this is a consideration, it does not mean that this approach can ensure there will be absolutely no harm to biodiversity. This policy approach states that the wildlife considerations will be balanced against the importance of the mineral. Therefore, this policy approach has the potential to allow some degree of biodiversity loss. However, inside ACMD's this approach will not permit mineral development and this will be a positive for this indicator. The approach therefore scores both a positive and a negative on this indicator.	-	-	-	Similar to Option 1, this approach will be positive for this indicator where a proposal is located within an ACMD but will be negative for instances where a proposal is located outside an ACMD and where a subsequent presumption in favour of minerals development is in operation.
12. To maintain and enhance the character and quality of landscapes and townscapes		-	-	-	This approach will allow minerals development to take place outside of ACMD'S provided that certain criteria are met. This approach will lead to unavoidable damage caused to landscape and this must be balanced against the importance of the mineral deposit in question. However, this approach will also involve a presumption against mineral development within ACMD's and this will have positive impact on our efforts to maintain and enhance our landscapes.	-	-	-	This approach will be positive in terms of this indicator in so far as it will not facilitate mineral development within an ACMD and this will help maintain and enhance the quality of landscapes, within these areas. However, outside of ACMD'S this approach will adopt a presumption in favour of minerals development and this may lead to development which can have a negative impact on the landscape.

Assessment of Alternatives – Minerals
Policy MIN 2 Minerals Hard Rock and Aggregates



Option 1.		Option 2.	
SA / SEA Objectives		Reconfigure existing policy contained in Policy MIN 2 of draft Plan Strategy with the following amendments. The exceptions within an ACMD have been changed to allow for the expansion of existing workings or the recovery of materials needed for restoration / maintenance of vernacular buildings.	
Short Term	Med. Term	Long Term	Comments
13. To conserve and, where appropriate, enhance the historic environment and cultural	+	+	This approach will see a presumption against mineral development within ACMD's. ACMD's have been designated for, amongst other things, the historic and conservation importance e.g. ASAI @beaghmore, Clogher Valley etc.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	Both approaches score a positive and a negative because both approaches have positive and negative elements in terms of reducing traffic volumes in different parts of the district. This has a direct relevance on our efforts to reduce climate change by lowering emissions from traffic.
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	No Relationship
16. To minimise the production of waste and use of non-renewable materials	-	-	Scores a negative and a positive. Within ACMD's this approach will restrict mineral development which will limit our use of non renewable sources such as turf, sand, hard rock etc. However, outside of ACMD's the approach will facilitate mineral development, where appropriate and this will increase our use of non renewable resources.
17. To conserve and enhance land quality and soil resources	-	-	Soil resources will be conserved where the restrictions are in place on mineral development within ACMD's. However, outside of ACMD's mineral development will be facilitated meaning that sold resources will be reduced.
18. To encourage sustainable economic growth	+	+	Both approaches facilitate the minerals industry which is a significant employer and also stimulates many other industries such as manufacturing, construction and engineering. At the same time, our most sensitive and important environmental areas are also protected from mineral development.
19. To offer everybody the opportunity for rewarding and satisfying employment	-	-	Both approaches facilitate the minerals industry which is a significant employer and also stimulates many other industries such as manufacturing, construction and engineering. However, within ACMD's minerals development will be restricted and this will curtail the ability of the minerals industry to provide employment.
20. To reduce disparities in economic performance and promote sustainable regeneration	-	-	This approach facilitates the Minerals industry which is a vital cog in our economy. It also places constraint on the industry by restricting Minerals Development within ACMD's, therefore the score is both a positive and a negative.
21. To encourage and accommodate both indigenous and inward investment	-	-	In those areas where mineral development can be facilitated i.e. outside of ACMD's then investment will be encouraged because these areas have the potential to experience economic growth based on the minerals industry and associated industry. However, this will not be true for areas within the ACMD.

Assessment of Alternatives – Minerals
Policy MIN 2 Minerals Hard Rock and Aggregates

Positive	Negative	0 Neutral	?	Uncertain	Major Positive	Adverse Relationships	N/A No Relationships
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Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	Current approach as contained within policies MIN 1, 3,6 &7 of the Planning Strategy for Rural Northern Ireland.				Reconfigure existing policy contained in Policy MIN 2 of draft Plan Strategy with the following amendments. The exceptions within an ACMD have changed to allow for the expansion of existing workings or the recovery of materials needed for restoration / maintenance of vernacular buildings.			
	-	-	-	Where minerals are facilitated i.e. outside of ACMD's then there will be increased traffic volumes which can reduce efficiency of movement. However, with ACMD's this will not be the case	-	-	-	Where minerals are facilitated i.e. outside of ACMD's then there will be increased traffic volumes which can reduce efficiency of movement. However, with ACMD's this will not be the case

Assessment of Alternatives – Minerals
Policy MIN 2 Minerals Hard Rock and Aggregates



SA / SEA Objectives	Option 1.	Option 2.
	<div>Current approach as contained within policies MIN 1, 3,6 &7 of the Planning Strategy for Rural Northern Ireland.</div> <div> <div>Short Term</div> <div>Med. Term</div> <div>Long Term</div> </div> <div>Comments</div>	<div>Reconfigure existing policy contained in Policy MIN 2 of draft Plan Strategy with the following amendments. The exceptions within an ACMD have changed to allow for the expansion of existing workings or the recovery of materials needed for restoration / maintenance of vernacular buildings.</div> <div> <div>Short Term</div> <div>Med. Term</div> <div>Long Term</div> </div> <div>Comments</div>

Summary - Hard Rock and Aggregates (Policy MIN 2)		
Social Effects	In terms of social benefits, the impact of both approaches is both positive and negative. The approaches differ in their attitudes to mineral development dependent on whether the location is inside an ACMD or not and this explains the double scoring. Where proposals are outside of the ACMD then there will be a greater level of facilitation of the minerals industry and this will enable social benefits such as increased wealth and housing supply. The reverse is true of this approach when considering something inside the ACMD.	
Environmental Effects	In terms of environmental benefits, there is also a double scoring. The presumption against mineral development which operates within ACMD's is generally a positive for the environment because there will be less environmental impacts such as erosion of soil, loss of biodiversity and impacts upon landscapes. However, outside of ACMD's the opposite is true and this is generally a negative for the environmental indicators, hence the double scoring.	
Economic Effects	Similarly, dependent on the ACMD designation / policy approach, both options have the potential to be positive or negative for the economic indicators.	
Mitigation and Enhancement	No potential significant adverse effects have been identified with either approach.	
Preferred Option	Adopt Option 2 - Policy MIN 2 reconfiguring and simplifying existing policy for Hard Rock and Aggregates.	

Assessment of Alternatives – Minerals
Policy MIN 3 - Valuable Minerals & Hydrocarbons



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
<p>Reconfigure existing policy contained within policy MIN 4 of the Planning Strategy for Rural Northern Ireland with the following amendments.</p> <p>Reference to metalliferous minerals, hydraulic fracturing and hydrocarbon extraction</p>								
1. To reduce poverty and social exclusion	+	+	+	Exploitation of valuable resources will be assessed on their merits under this policy. There will not be a presumption against them in any area. Thus, there is a reasonable chance of such being approved and this would have economic benefits in terms of job creation and wealth generation.	+	+	+	Provided that it can be proven that there is not any risk to human health or environmental impacts, the exploitation of valuable minerals will be acceptable under this policy. This will lead to obvious benefits to the economy and will also have obvious impacts in terms of job creation and wealth generation.
2. To improve the health and wellbeing of the population	0	0	0	This policy has obvious benefits for well being which can be derived from increased wealth generation. However, this policy does not place as much emphasis on human health impacts or indeed, does not operate a presumption against unconventional extraction methods such as fracking.	+	+	+	This policy will promote wellbeing by bringing economic benefits and wealth to the area. It also pays more attention to the impacts of such development on human health and operates a presumption against the potentially harmful extraction methods such as fracking. It therefore provides more safeguards for wellbeing than option 1.
3. To improve the education and skills of the population	+	+	+	Both options can provide for the extraction of valuable minerals and this will have benefits in terms of increased skill levels for the local workforce.	+	+	+	Both options can provide for the extraction of valuable minerals and this will have benefits in terms of increased skill levels for the local workforce.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Economic benefits of this option may lead to increased wealth and potential to access better housing.	+	+	+	Economic benefits of this option may lead to increased wealth and potential to access better housing.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	-	-	-	Both policies allow scope for the approval of proposals involving the exploitation of valuable minerals. Proposals for exploitation of valuable minerals are often controversial and can lead to communities becoming divided on the merits of such proposals. This can be damaging to local communities.	-	-	-	Both policies allow scope for the approval of proposals involving the exploitation of valuable minerals. Proposals for exploitation of valuable minerals are often controversial and can lead to communities becoming divided on the merits of such proposals. This can be damaging to local communities.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	-	-	-	Both policies allow scope for the approval of proposals involving the exploitation of valuable minerals. These proposals have the potential to see an increase in heavy traffic on minor rural roads and this is a negative effect in terms of traffic levels and the associated impact on the environment.	-	-	-	Both policies allow scope for the approval of proposals involving the exploitation of valuable minerals. These proposals have the potential to see an increase in heavy traffic on minor rural roads and this is a negative effect in terms of traffic levels and the associated impact on the environment.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Both policies allow scope for the approval of proposals involving the exploitation of valuable minerals. These proposals have potential for localised effects on water supply if operations are not carried out correctly.	-	-	-	Both policies allow scope for the approval of proposals involving the exploitation of valuable minerals. These proposals have potential for localised effects on water supply if operations are not carried out correctly.
10. To improve air quality	-	-	-	Excess traffic generation as mentioned above will harm air quality	-	-	-	Excess traffic generation as mentioned above will harm air quality

Assessment of Alternatives – Minerals
Policy MIN 3 - Valuable Minerals & Hydrocarbons



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy as contained within policy MIN 4 of the Planning Strategy for Rural Northern Ireland.				Reconfigure existing policy contained within policy MIN 4 of the Planning Strategy for Rural Northern Ireland with the following amendments. Reference to metalliferous minerals, hydraulic fracturing and hydrocarbon extraction			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
11. To conserve and enhance biodiversity	-	-	-	Exploitation of valuable minerals will take place predominantly in rural areas and has potential to result in destruction of wildlife and habitats.	-	-	-	Exploitation of valuable minerals will take place predominantly in rural areas and has potential to result in destruction of wildlife and habitats.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Proposals for mining in the rural area be harmful to the character and quality of landscapes than it will serve to maintain and enhance them	-	-	-	Proposals for mining in the rural area be harmful to the character and quality of landscapes than it will serve to maintain and enhance them
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	Under both options, there is no presumption against the exploitation of valuable minerals in any area. This means that areas within ACMD's may be acceptable for valuable mineral exploitation. These areas have been protected for amongst other things, their historic environment and cultural assets.	-	-	-	Under both options, there is no presumption against the exploitation of valuable minerals in any area. This means that areas within ACMD's may be acceptable for valuable mineral exploitation. These areas have been protected for amongst other things, their historic environment and cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Increases in traffic an impacts on air quality will have a negative impact on this indicator.	-	-	-	Increases in traffic an impacts on air quality will have a negative impact on this indicator.
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect due to use of non- renewable materials and increased waste production from mining operations.	-	-	-	Likely negative effect due to use of non- renewable materials and increased waste production from mining operations.
17. To conserve and enhance land quality and soil resources	-	-	-	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation.	-	-	-	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Appropriate restoration and aftercare conditions can however provide mitigation.
18. To encourage sustainable economic growth	+	+	+	Exploitation of valuable minerals will create jobs and generate wealth for the district and the region as whole.	+	+	+	Exploitation of valuable minerals will create jobs and generate wealth for the district and the region as whole.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Exploitation of valuable minerals will create employment for the district.	+	+	+	Exploitation of valuable minerals will create employment for the district.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Exploitation of valuable minerals as will be facilitated under this option will encourage economic growth.	+	+	+	Exploitation of valuable minerals as will be facilitated under this option will encourage economic growth.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Increased wealth generation within the district will attract investment from within as well as from outside of the district also.	+	+	+	Increased wealth generation within the district will attract investment from within as well as from outside of the district also.

Assessment of Alternatives – Minerals
Policy MIN 3 - Valuable Minerals & Hydrocarbons



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy as contained within policy MIN 4 of the Planning Strategy for Rural Northern Ireland.				Reconfigure existing policy contained within policy MIN 4 of the Planning Strategy for Rural Northern Ireland with the following amendments. Reference to metalliferous minerals, hydraulic fracturing and hydrocarbon extraction			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.	-	-	-	Likely to have a negative localized impact in the long term due to increased traffic generation from quarry operations.

Assessment of Alternatives – Minerals
Policy MIN 3 - Valuable Minerals & Hydrocarbons



SA / SEA Objectives	Option 1.		Option 2.	
	Current policy as contained within policy MIN 4 of the Planning Strategy for Rural Northern Ireland.		Reconfigure existing policy contained within policy MIN 4 of the Planning Strategy for Rural Northern Ireland with the following amendments. Reference to metalliferous minerals, hydraulic fracturing and hydrocarbon extraction	
	Short Term	Med. Term	Long Term	Comments
Summary - Valuable Minerals (Policy MIN 3)				
Social Effects	Both policies are broadly positive by recognising the economic value of minerals to the Mid Ulster economy and safeguarding them for future use, as and when they are needed. Option 2 is slightly more positive in terms of social outcomes as opt places more importance on the safeguarding of human health.			
Environmental Effects	Both policies are likely to have negative environmental impacts in the long term i.e. when safeguarded mineral sites become operational. Mitigation for negative environmental impacts may be available through safeguards built into other policies.			
Economic Effects	Both policies are positive in terms of creating wealth and employment although the potential for increased traffic particularly on rural roads may impact negatively upon the aim of supporting efficient patterns of movement.			
Mitigation and Enhancement	No potential significant adverse effects have been identified with either approach. Potential adverse minor effects can be mitigated by way of other criterion based policies, for example in relation to the built heritage or natural heritage topics.			
Preferred Option	Adopt Option 2 - Policy MIN 3 - Valuable Minerals & Hydrocarbons			

**Assessment of Alternatives – Minerals
Policy MIN 4 Peat Extraction**



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
<p>Reconfigure existing policy contained in MIN 1 of the Planning Strategy for Rural Northern Ireland and the SPDS with the following amendments.</p> <p>Carry over the presumption against commercial peat extraction but include exception for where land may be incapable of being restored.</p>								
1. To reduce poverty and social exclusion	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
2. To improve the health and wellbeing of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
10. To improve air quality	++	++	++	Both approaches adopt a restrictive approach to commercial extraction of peat. This will contribute to reduced CO2 emissions as a result of less turf being burned and less cutting open of peatlands which act as carbon sinks.	++	++	++	Both approaches adopt a restrictive approach to commercial extraction of peat. This will contribute to reduced CO2 emissions as a result of less turf being burned and less cutting open of peatlands which act as carbon sinks.
11. To conserve and enhance biodiversity	++	++	++	Peatlands are recognised as valuable habitats for wildlife and thus by adopting a restrictive policy approach to peat extraction, there will be significant benefits for biodiversity.	++	++	++	Peatlands are recognised as valuable habitats for wildlife and thus by adopting a restrictive policy approach to peat extraction, there will be significant benefits for biodiversity.

**Assessment of Alternatives – Minerals
Policy MIN 4 Peat Extraction**

+	0	?	++	N/R
Positive	Neutral	Uncertain	Major Positive	No Relationship

Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current policy as contained within policy MIN 1 of the Planning Strategy for Rural Northern Ireland and the SPPS.					Reconfigure existing policy contained in MIN 1 of the Planning Strategy for Rural Northern Ireland and the SPPS with the following amendments. Carry over the presumption against commercial peat extraction but include exception for where land may be incapable of being restored.			
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	A restrictive approach to peat extraction which often takes place in remote or upland areas will help protect our landscapes.	+	+	+	A restrictive approach to peat extraction which often takes place in remote or upland areas will help protect our landscapes.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Peatlands are recognised as being important areas of archaeological interest due to their ability to preserve artefacts in an almost perfect conditions. Therefore, a restrictive approach to peat extraction will have significantly positive impacts for this indicator.	++	++	++	Peatlands are recognised as being important areas of archaeological interest due to their ability to preserve artefacts in an almost perfect conditions. Therefore, a restrictive approach to peat extraction will have significantly positive impacts for this indicator.
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++	Peatlands are important carbon sinks and therefore, any restrictive policy in relation to peat extraction will help reduce CO2 emissions and help in our efforts to fight against climate change.	++	++	++	Peatlands are important carbon sinks and therefore, any restrictive policy in relation to peat extraction will help reduce CO2 emissions and help in our efforts to fight against climate change.
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
16. To minimise the production of waste and use of non-renewable materials	++	++	++	Turf is a non renewable resource. Thus, the restrictions placed on commercial peat extraction will help directly limit our dependency on non renewable resources.	+	+	+	Turf is a non renewable resource. Thus, the restrictions placed on commercial peat extraction will help directly limit our dependency on non renewable resources.
17. To conserve and enhance land quality and soil resources	+	+	+	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Therefore, any attempts to restrict the extraction of peat will be a positive outcome in relation to this indicator.	+	+	+	Policy that facilitates removal of materials from the ground will conflict with the aims of this objective. Therefore, any attempts to restrict the extraction of peat will be a positive outcome in relation to this indicator.
18. To encourage sustainable economic growth	-	-	-	This policy will restrict peat extraction which will place jobs which are currently provided by the peat extraction industry in jeopardy.	-	-	-	This policy will restrict peat extraction which will place jobs which are currently provided by the peat extraction industry in jeopardy.
19. To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	This policy will restrict peat extraction which will place jobs which are currently provided by the peat extraction industry in jeopardy.	-	-	-	This policy will restrict peat extraction which will place jobs which are currently provided by the peat extraction industry in jeopardy.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Peat extraction, whether it is facilitated or not is unlikely to have an impact on the regeneration of an area.	0	0	0	Peat extraction, whether it is facilitated or not is unlikely to have an impact on the regeneration of an area.

Assessment of Alternatives – Minerals
Policy MIN 4 Peat Extraction



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy as contained within policy MIN 1 of the Planning Strategy for Rural Northern Ireland and the SPPS.				Reconfigure existing policy contained in MIN 1 of the Planning Strategy for Rural Northern Ireland and the SPPS with the following amendments. Carry over the presumption against commercial peat extraction but include exception for where land may be incapable of being restored.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Peat extraction will provide a limited number of jobs in relation to other more widespread minerals industries and therefore the impact of this restrictive policy on the level of inward investment will be minimal	0	0	0	Peat extraction will provide a limited number of jobs in relation to other more widespread minerals industries and therefore the impact of this restrictive policy on the level of inward investment will be minimal
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Such a restrictive policy will mean less extraction and this will mean less traffic on the roads, leading to more efficient patterns of movement.	+	+	+	Such a restrictive policy will mean less extraction and this will mean less traffic on the roads, leading to more efficient patterns of movement.

Assessment of Alternatives – Minerals
Policy MIN 4 Peat Extraction



Key

SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Current policy as contained within policy MIN 1 of the Planning Strategy for Rural Northern Ireland and the SPPS.			Reconfigure existing policy contained in MIN 1 of the Planning Strategy for Rural Northern Ireland and the SPPS with the following amendments. Carry over the presumption against commercial peat extraction but include exception for where land may be incapable of being restored.		
	Comments			Comments		

Summary - Peat Extraction (Policy MIN 4)						
Social Effects	In terms of social benefits, the impact of peat extraction is very minor. There may be some economic benefits from peat extraction in terms of job creation and the associated social benefits this can bring, but when compared against traditional mineral extraction such as aggregates and hard rock, these are very minor.					
Environmental Effects	Both policies have significant environmental benefits.					
Economic Effects	The peat industry is small in scale when compared to the sand and gravel and hard rock extraction industries but there are still some jobs provided by it. Therefore, both of these policies which seek to place restrictions on the extraction industry will have a minor negative economic impact. There are also positive economic effects of both policies, namely the impact of efficiency of movement.					
Mitigation and Enhancement	No potential significant adverse effects have been identified with either approach. The minor negative economic impact can be mitigated against by the fact that there are some exceptions which would still see a level of peat extraction permitted. Existing operations can be permitted where the bog in question cannot be expected to be restored or where it can be proved that there is a long term restoration plan.					
Preferred Option	Adopt Option 2 - Policy MIN 4 reconfiguring existing policy on Peat Extraction.					

**Assessment of Alternatives – Minerals
Policy MIN 5 Minerals Restoration**



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current policy as contained within policy MIN 8 of the Planning Strategy for Rural Northern Ireland.					Reconfigure existing policy contained in policy MIN 8 of the Planning Strategy for Rural Northern Ireland with the following amendments Add to existing policy to include the requirement for a program of works and a timetable by which restoration will be carried out as shown Policy MIN 5 of draft Plan Strategy.			
1. To reduce poverty and social exclusion	+	+	+	Progressive restoration techniques can lead to the creation of public spaces or community venues where people can meet and interact with other members of the local community, thus helping to reduce feelings of isolation and exclusion.	+	+	+	Progressive restoration techniques can lead to the creation of public spaces or community venues where people can meet and interact with other members of the local community, thus helping to reduce feelings of isolation and exclusion.
2. To improve the health and wellbeing of the population	+	+	+	As above, progressive restoration schemes can help improve mental and physical wellbeing.	+	+	+	As above, progressive restoration schemes can help improve mental and physical wellbeing.
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Progressive regeneration projects can provide public / community spaces where people can exercise and meet each other. These types of places can help foster a sense of community spirit.	+	+	+	Progressive regeneration projects can provide public / community spaces where people can exercise and meet each other. These types of places can help foster a sense of community spirit.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Progressive restoration ideas may include proposals which involve the creation of water features such as ponds and lakes and these may feed into the local water supply.	+	+	+	Progressive restoration ideas may include proposals which involve the creation of water features such as ponds and lakes and these may feed into the local water supply.
10. To improve air quality	+	+	+	Restoration techniques may incorporate tree planting and creation of green spaces which will reduce levels of CO2 in the air.	+	+	+	Restoration techniques may incorporate tree planting and creation of green spaces which will reduce levels of CO2 in the air.

**Assessment of Alternatives – Minerals
Policy MIN 5 Minerals Restoration**



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current policy as contained within policy MIN 8 of the Planning Strategy for Rural Northern Ireland. Add to existing policy to include the requirement for a program of works and a timetable by which restoration will be carried out as shown Policy MIN 5 of draft Plan Strategy.								
11. To conserve and enhance biodiversity	++	++	++	Restoration can bring sites of mineral quarries which may have had limited biodiversity value back to being sites rich in wildlife and habitats.	++	++	++	Restoration can bring sites of mineral quarries which may have had limited biodiversity value back to being sites rich in wildlife and habitats.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	A fundamental goal of restoration is to reinstate sites which were previously part of a landscape and which were then exploited for the underground mineral resources. Restoration may not necessarily restore the site to its former status but appropriate restoration will make it more visually pleasing in the landscape than would be the case if it were in use as a quarry.	++	++	++	This approach includes policy which requires phasing and timetabling of works and will thus ensure that the landscape is resorted in a more timely manner than is the case with approach 1.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Restoration techniques may incorporate tree planting and creation of green spaces which will reduce levels of CO2 in the air.	+	+	+	Restoration techniques may incorporate tree planting and creation of green spaces which will reduce levels of CO2 in the air.
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	+	+	+	By restoring the land to a productive use, soil quality will be improved from what it was when materials were being extracted.	+	+	+	By restoring the land to a productive use, soil quality will be improved from what it was when materials were being extracted.
18. To encourage sustainable economic growth	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
19. To offer everybody the opportunity for rewarding and satisfying employment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
20. To reduce disparities in economic performance and promote sustainable regeneration	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship

**Assessment of Alternatives – Minerals
Policy MIN 5 Minerals Restoration**



Key

SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
	Current policy as contained within policy MIN 8 of the Planning Strategy for Rural Northern Ireland.		Reconfigure existing policy contained in policy MIN 8 of the Planning Strategy for Rural Northern Ireland with the following amendments Add to existing policy to include the requirement for a program of works and a timetable by which restoration will be carried out as shown Policy MIN 5 of draft Plan Strategy.	
21. To encourage and accommodate both indigenous and inward investment	N/R	N/R	N/R	No Relationship
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No Relationship

Assessment of Alternatives – Minerals
Policy MIN 5 Minerals Restoration



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
	Current policy as contained within policy MIN 8 of the Planning Strategy for Rural Northern Ireland.		Reconfigure existing policy contained in policy MIN 8 of the Planning Strategy for Rural Northern Ireland with the following amendments Add to existing policy to include the requirement for a program of works and a timetable by which restoration will be carried out as shown Policy MIN 5 of draft Plan Strategy.	
	Short Term	Med. Term	Long Term	Comments
Summary - Restoration (Policy MIN 5)				
Social Effects	Both approaches are typically not related to the majority of the social indicators. There may be social benefits arising from certain progressive restoration techniques such as public spaces or community facilities.			
Environmental Effects	Both policies have significant environmental benefits.			
Economic Effects	There is no relationship between either approach and the economic indicators.			
Mitigation and Enhancement	No potential significant adverse effects have been identified with either approach.			
Preferred Option	Adopt Option 2 - Policy MIN 5 reconfigure existing policy with amendments for Minerals Restoration.			

+	0	?	++	+++	N/R
Positive	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Include specific policy which operates a presumption against development of lands which may be affected by underground extraction of minerals which are currently taking place or which may have previously been ongoing.							
1. To reduce poverty and social exclusion	0	0	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on negative effects on associated job creation. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	0	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on negative effects on associated job creation. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
2. To improve the health and wellbeing of the population	++	++	++	This will have a major positive effect on health and wellbeing by ensuring that no development takes place on land which is potentially unstable as a result of past or present underground extraction methods. This will reduce the likelihood of serious injury to people and property.	+	+	+	This option will have a positive approach in relation to this indicator because it will require consideration to be paid to the stability and suitability of ground conditions prior to building work being allowed to commence. This will mean more consideration is given to health and safety of future occupants of new development.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship to education / skills	N/R	N/R	N/R	No relationship to education / skills
4. To provide everybody with the opportunity to live in a decent home	++	++	++	This will have a major positive effect on this indicator because it will ensure that homes are not built which have might have the potential to subside or become uninhabitable	+	+	+	This option will have a positive approach in relation to this indicator because it will require consideration to be paid to the stability and suitability of ground conditions prior to building work being allowed to commence. This will mean that the safety of future dwellings will be a consideration.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship to anti social activity	N/R	N/R	N/R	No relationship to anti social activity
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship to sense of community and promoting a more inclusive society	N/R	N/R	N/R	No relationship to sense of community and promoting a more inclusive society

7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No relationship to access to key services	N/R	No relationship to access to key services
8. To reduce the effect of traffic on the environment	0	0	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects on the impact of traffic on the environment. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects on the impact of traffic on the environment. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects on water quality by reducing run off and discharge from new developments. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects on water quality by reducing run off and discharge from new developments. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
10. To improve air quality	0	0	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects for air quality by reducing associated traffic. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects for air quality by reducing associated traffic. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
11. To conserve and enhance biodiversity	0	0	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects for biodiversity by protecting greenfield sites. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects for biodiversity by protecting greenfield sites. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
12. To maintain and enhance the character and quality of landscapes and townscapes	N/R	N/R	N/R	No relationship to quality of landscapes / townscapes	N/R	No relationship to quality of landscapes / townscapes

13. To conserve and, where appropriate, enhance the historic environment and cultural assets	N/R	N/R	N/R	No relationship to historic environment	N/R	No relationship to historic environment
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects for climate change by reducing associated emissions. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	Such a policy has the potential to restrict development opportunities and this would potentially have knock on positive effects for climate change by reducing associated emissions. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Like to have no discernible impact. Sites which are located on a floodplain will have no prospect of being developed and so this policy will not affect them. The fact that this policy is restrictive and will limit development on some sites, may be described as potentially positive for this indicator because less development will mean less hard surfaces and less run off to watercourses. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	Like to have no discernible impact. Sites which are located on a floodplain will have no prospect of being developed and so this policy will not affect them. The fact that this policy is restrictive and will limit development on some sites, may be described as potentially positive for this indicator because less development will mean less hard surfaces and less run off to watercourses. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	This policy is restrictive and this has the potential to limit development. Development of any kind invariably means an increase in waste and therefore, any limiting of development is potentially positive for this indicator. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	This policy is restrictive and this has the potential to limit development. Development of any kind invariably means an increase in waste and therefore, any limiting of development is potentially positive for this indicator. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
17. To conserve and enhance land quality and soil resources	0	0	0	This policy is restrictive and this has the potential to limit development which will protect soil resources and this would be a positive for this indicator. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	This policy is restrictive and this has the potential to limit development which will protect soil resources and this would be a positive for this indicator. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.

18. To encourage sustainable economic growth	0	0	0	This policy is restrictive and therefore has the potential to limit development and economic growth. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	0	0	This policy is restrictive and therefore has the potential to limit development and economic growth. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	This policy is restrictive and will therefore limit development which will potentially have a negative impact on development opportunities which can provide employment during and / or after the construction phase. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	0	0	This policy is restrictive and will therefore limit development which will potentially have a negative impact on development opportunities which can provide employment during and / or after the construction phase. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
20. To reduce disparities in economic performance and promote sustainable regeneration	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
21. To encourage and accommodate both indigenous and inward investment	0	0	0	This restrictive policy will potentially limit development and this could have negative impacts for this indicator by discouraging inward investment. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.	0	0	0	This restrictive policy will potentially limit development and this could have negative impacts for this indicator by discouraging inward investment. However, in the context of the District as a whole, it is anticipated that this policy will apply only to a small portion of land and therefore will not have a discernible impact either way.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No relationship to patterns of movement	N/R	N/R	N/R	No relationship to patterns of movement

Summary - Mine Shafts and Adits (Policy MIN 6)

Social Effects	There will be major positive social effects of approach 1. This option will state that development will normally be contrary to the Plan as opposed to simply stating that consideration should be given to the existence of past or current underground extraction. The remaining social indicators will either not be influenced by either approach or the impact would be so minimal given the specificity of the policy that the neutral scoring will be returned.
Environmental Effects	The majority of the social indicators receive a neutral score for both options. Whilst there may be limits placed on development by both options and this may have positive environmental impacts such as less traffic, loss of biodiversity and reduced impact on water quality, the very specific nature of both approaches and how they are linked to relatively small amount of sites, mean the scoring will remain as neutral.
Economic Effects	The majority of the economic indicators receive a neutral score for both options. Whilst there may be limits placed on development by both options and this may have negative economic impacts such as loss of investment, lack of growth in employment etc., the very specific nature of both approaches and how they are linked to relatively small amount of sites, mean the scoring will remain as neutral.

Mitigation and Enhancement	No negative effects identified.
Preferred Option	Adopt Option 1 - Policy MIN 6 - Mine Shafts and Adits.

Tourism



SA / SEA Objectives	Option 1.				Option 2.				Option 3.				
	Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment	
Retain existing policy contained in PPS 16 'Tourism' together with the SPSS. Taking forward existing Tourism Opportunity Zones and Tourism Conservation Zones designations contained in existing Area Plans.													
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects by facilitating job creation in the tourism industry. However this will predominantly be in settlements as this policy is restrictive to tourism development in the countryside.	+	+	+	Likely positive effects by facilitating job creation in the tourism industry.	+	+	+	Likely positive effects as further Tourism Opportunity Zones have been proposed. TOZs are sites that already have outdoor activities and have the greatest potential to develop these further. This facilitates greater opportunities for job creation and investment in the tourism industry.	
2. To improve the health and wellbeing of the population	+	+	+	Likely to have a positive impact on improving health and well-being. Tourism assets such as Historic Parks and Gardens and Demesnes or Local Landscape Policy Areas may provide opportunities for Mid Ulster residents and visitors to undertake walking and cycling which contribute to healthier lifestyles. This may lead to improved physical and mental health.	+	+	+	Potential positive effects for health and wellbeing through greater provision of tourism development / facilities and consequently greater access to such facilities.	+	+	+	Likely positive effects as further Tourism Opportunity Zones have been proposed. TOZs are sites that already have outdoor activities and have the greatest potential to develop these further. This facilitates greater access to leisure facilities such as water sports, walking and cycling pathways.	
3. To improve the education and skills of the population	+	+	+	Likely positive effects by facilitating job creation in the service industry and provide opportunities for skills development in the underdeveloped Mid Ulster tourism sector.	+	+	+	Likely positive effects by facilitating job creation in the service industry and provide opportunities for skill development in the underdeveloped tourism sector.	+	+	+	Likely positive effects by facilitating job creation in the service industry and provide opportunities for skills development in the underdeveloped tourism sector.	
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Broadly positive effects as tourism developments / facilities have potential to promote a sense of community and a better understanding of different cultures, fostering a more inclusive society.	+	+	+	Broadly positive effects as tourism developments / facilities have potential to promote a sense of community and a better understanding of different cultures, fostering a more inclusive society.	+	+	+	Broadly positive effects as tourism developments / facilities have potential to promote a sense of community and a better understanding of different cultures, fostering a more inclusive society.	
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
8. To reduce the effect of traffic on the environment	-	-	-	Broadly negative effects as there is potential for increase in number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car.	-	-	-	Broadly negative effects as there is potential for greater number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car.	-	-	-	Broadly negative effects as there is potential for a greater number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car.	
9. To improve water quality, conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely neutral effect overall although will depend on type of tourism development and its location and its ability to connect to mains sewerage infrastructure. Potential for certain types of tourism development to have a positive impact on water quality e.g. nature reserves.	0	0	0	Likely neutral effect overall although will depend on type of tourism development and its location and its ability to connect to mains sewerage infrastructure. Potential for certain types of tourism development to have a positive impact on water quality e.g. nature reserves.	0	0	0	Likely neutral effect overall although will depend on type of tourism development and its location and its ability to connect to mains sewerage infrastructure. Potential for certain types of tourism development to have a positive impact on water quality e.g. nature reserves.	
10. To improve air quality	-	-	-	Broadly negative effects as there is potential for increase in number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car.	-	-	-	Broadly negative effects as there is potential for increase in number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car.	-	-	-	Broadly negative effects as there is potential for increase in number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car.	
11. To conserve and enhance biodiversity	+	+	+	Likely positive effects on biodiversity as it places greater restrictions on tourist development outside of settlements, and also includes Tourism Conservation Zones wherein development is restricted.	-	-	-	The case by case option would mean a reduction in control of where such development could be located and could result in erosion of biodiversity. Criteria based policy would help ensure potential impacts are adequately mitigated.	+	+	+	However, Davagh Tourism Conservation Zones are likely to promote tourism but limit development to infrastructure projects like walkways and cycle paths. Also the construction of new buildings is not permitted and only the re-use of existing vernacular buildings. This will allow wildlife, flora and fauna to thrive in these sensitive areas.	
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	This option is likely to have a positive impact on biodiversity due to greater restrictions on tourist development outside of settlements, and inclusion of Tourism Conservation Zones wherein greater restrictions apply.	-	-	-	The case by case option may result in a reduction in control and higher risk of erosion of landscape/townscape quality. Criteria based policy would help ensure potential impacts are adequately mitigated.	+	+	+	This approach allows for greater flexibility for the development of tourist accommodation and facilities outside of the Tourism Conservation Zones and this will place greater pressure on biodiversity.	
												However this approach is likely to provide greater protection from inappropriate development within Davagh Tourism Conservation Zones. This is a sensitive area which is an important tourist resource and there needs to be a balance between promoting tourism and protecting the landscape.	
												This approach has the potential to have a negative impact on the landscape outside settlements as it is more flexible for major tourist development and other tourist accommodation outside of the Tourism Conservation Zone and Tourism Opportunity Zones.	



SA / SEA Objectives	Option 1.			Comment	Option 2.			Comment	Option 3.		
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term
Retain existing policy contained in PPS 16 'Tourism' together with the SPSS. Taking forward existing Tourism Opportunity Zones and Tourism Conservation Zones designations contained in existing Area Plans.											Consolidate and amalgamate existing plan policy contained in PPS 16 'Tourism' and SPSS. Review of existing Tourism Opportunity Zones and Tourism Conservation Zones.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Any new tourist facility is likely to have an impact on historic and cultural assets. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.	?	?	?	Likely uncertain effects. Any new tourist facility is likely to have an impact on historic and cultural assets. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.	?	?	?
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal impact on climate change	0	0	0	Likely to have a minimal impact on climate change	0	0	0
15. To reduce floodrisk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flood risk. Potential for some localised effects which may vary on a case by case basis.	0	0	0	Likely to have a minimal impact on flood risk. Potential for some localised effects which may vary on a case by case basis.	0	0	0
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have minimal impact on this objective. Potential for some minor negative effects due to littering at local tourist attractions.	-	-	-	Likely to have negative impacts as this is a more flexible policy so there is the potential for more tourism development outside settlements which may create more waste.	-	-	-
17. To conserve and enhance land quality and soil resources	0	0	0	Tourism development / facilities will have limited negative effect on land quality and soil resources as most tourist proposals are directed towards settlements with minimal loss of quality agricultural land. Also any development in the countryside is likely to be an extension of an existing site.	-	-	-	A case by case approach could result in negative impact and could potentially sterilise valuable soil resources.	0	0	0
18. To encourage sustainable economic growth	+	+	+	Broadly positive impact as it allows for tourism development subject to certain criteria being met. Inclusion of tourism opportunity zones can also bring greater certainty to the planning process.	+	+	+	Broadly positive impact on sustainable economic growth, although likely increased risk of adverse effects on designated sites due to more relaxed approach.	+	+	+
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a minimal impact on employment creation. Outside of tourism opportunity zones, current policy is generally restrictive and does little to incentivise tourism development within Mid Ulster.	+	+	+	Potentially positive effects on provision of employment due to lack of spatial restrictions and more relaxed nature of policy generally.	+	+	+
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely to have a minimal impact on this objective. Outside of tourism opportunity zones, current policy is generally restrictive and does little to incentivise tourism development within Mid Ulster.	+	+	+	This approach is more flexible in allowing tourist development on a case by case basis so there may be more potential for tourism development in rural areas promoting regeneration	+	+	+
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely to have a minimal impact on this objective. Outside of tourism opportunity zones, current policy is generally restrictive and does little to incentivise tourism development within Mid Ulster.	+	+	+	This approach has greater potential to facilitate more investment in tourism development within the district.	+	+	+
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Current approach seeks to guide development to existing settlements, whilst allowing for appropriate tourism development in the countryside and smaller scale Tourism Opportunity Zones. This will allow for more efficient patterns of movement.	0	0	0	Likely minimal effect although may depend on location, number, scale and viability of tourism development sites.	0	0	0



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Retain existing policy contained in PPS 16 'Tourism' together with the SPSS. Taking forward existing Tourism Opportunity Zones and Tourism Conservation Zones designations contained in existing Area Plans.				Case by case approach – Each case considered based on defined criteria set out within planning policy, regardless of its location. In accordance with general planning principles and where need is demonstrated.				Consolidate and amalgamate existing plan policy contained in PPS 16 'Tourism' and SPSS. Review of existing Tourism Opportunity Zones and Tourism Conservation Zones.			
	Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment
Summary - Tourism Strategic Approach												
Social Effects	All approaches are likely to have similar positive impacts on the social objectives as they promote tourism development that is likely to create jobs, improve incomes and improve accessibility to locally recognised tourism attractions											
Environmental Effects	Approach 1 is likely to have the most positive impacts on biodiversity, traffic, air quality and the landscape as tourism development is directed towards settlements. This approach also includes Tourism Conservation Zones that help protect tourism assets from inappropriate development. Approach 2, which considers tourism development on a case by case basis, offers less protection to nature conservation interests and therefore scores more negatively in terms of its overall potential environmental effects. Approach 3 has potential to have both positive and negative impacts on the environment. This option also provides more flexibility in terms of facilitating major resort development, tourism accommodation and other outdoor tourism facilities within the countryside.											
Economic Effects	The potential economic effects of all 3 approaches range from neutral to positive. It is considered that approaches 2 and 3 are likely to be more positive than the current approach due to their greater flexibility (approach 2 in particular) and greater certainty (approach 3 in particular). Outside of tourism opportunity zones designated in LDP's, current policy is generally restrictive and does little to incentivise tourism development within Mid Ulster.											
Mitigation and Enhancement	Mitigation measures would be a Design Concept Statement for any major tourism developments and other tourism applications would be subject to general planning policy principles of design, siting and integration in the countryside.											
Preferred Option	Adopt Option 3 - Consolidating and amalgamating existing plan policy.											

Assessment of Alternatives – Policy TOU 1 - Protection of Tourism Assets and Tourist Accommodation



Key

SA / SEA Objectives	Option 1.			Comments	Option 2.			
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	
	Adopt existing policy contained in PPS 16 (Policy TSM 8 - Safeguarding of Tourism Assets) and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and South Tyrone Area Plan 2010 together with SPPs.							
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and deprivation.	0	0	0	Likely to have a minimal impact on reducing poverty and deprivation.
2. To improve the health and wellbeing of the population	+	+	+	Likely to have a positive impact on improving health and well-being. Tourism assets such as Historic Parks and Gardens and Demenses or Local Landscape Policy Areas may provide opportunities for Mid Ulster residents and visitors to undertake walking and cycling which contribute to healthier lifestyles. This may lead to improved physical and mental health.	+	+	+	Likely to have a positive impact on improving health and well-being. Tourism assets such as Historic Parks and Gardens and Demenses or Local Landscape Policy Areas may provide opportunities for Mid Ulster residents and visitors to undertake walking and cycling which contribute to healthier lifestyles. This may lead to improved physical and mental health.
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on improving education and skills.	0	0	0	Likely to have a minimal impact on improving education and skills.
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This option is likely to encourage a sense of shared pride in local tourism assets by protecting them from inappropriate development.	+	+	+	This option is likely to encourage a sense of shared pride in local tourism assets by protecting them from inappropriate development.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing traffic.	0	0	0	Likely to have a minimal impact on reducing traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water quality and water resources.	0	0	0	Likely to have a minimal impact on water quality and water resources.
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality.	0	0	0	Likely to have a minimal impact on air quality.
11. To conserve and enhance biodiversity	++	++	++	This may offer protection to wildlife, flora and fauna which already may be protected through statutory and local plan designations.	++	++	++	This may offer protection to wildlife, flora and fauna which already may be protected through statutory and local plan designations.

Assessment of Alternatives – Policy TOU 1 - Protection of Tourism Assets and Tourist Accommodation



Key

SA / SEA Objectives	Option 1.			Comments	Option 2.			
	Adopt existing policy contained in PPS 16 (Policy TSM 8 - Safeguarding of Tourism Assets) and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and South Tyrone Area Plan 2010 together with SPPs.				Reconfigure and amalgamate existing policy (Policy TSM 8 - Safeguarding of Tourism Assets) contained in PPS 16 and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and South Tyrone Area Plan 2010 together with SPPs with the following amendments.			
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	This option may provide protection to tourism assets with features associated with the built and natural environment.	++	++	++	This option may provide protection to tourism assets with features associated with the built and natural environment.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	This may offer protection to historic assets which already may be protected through statutory and local plan designations. This may also support the vibrancy of Mid Ulster's culture and heritage and sustain communities.	++	++	++	This may offer protection to historic assets which already may be protected through statutory and local plan designations. This may also support the vibrancy of Mid Ulster's culture and heritage and sustain communities.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal impact on climate change.	0	0	0	Likely to have a minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flooding.	0	0	0	Likely to have a minimal impact on flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on waste.	0	0	0	Likely to have a minimal impact on waste.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal impact on soil quality.	0	0	0	Likely to have a minimal impact on soil quality.
18. To encourage sustainable economic growth	+	+	+	This option may protect tourism assets which are important for attracting visitors to Mid Ulster. Tourism is an underdeveloped industry in Mid Ulster and may encourage associated new businesses such as cafes etc. which may promote economic growth.	+	+	+	This option may protect tourism assets which are important for attracting visitors to Mid Ulster. Tourism is an underdeveloped industry in Mid Ulster and may encourage associated new businesses such as cafes etc. which will promote economic growth. This option also protects 2 key hotels from re-development. This may provide hotel accommodation to attract visitors to Mid Ulster, sustain jobs and contribute to the local economy. The hotels have locational advantages being in Cookstown so may support existing services such as retail, entertainment and leisure.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	This option may protect tourism assets which are important for attracting visitors to Mid Ulster. Tourism is an underdeveloped industry in Mid Ulster and may encourage associated new businesses such as cafes etc. which may provide job opportunities.	+	+	+	This option may protect tourism assets which are important for attracting visitors to Mid Ulster. Tourism is an underdeveloped industry in Mid Ulster and may encourage associated new businesses such as cafes etc. which may provide job opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects as this option protects tourism assets many of which are located in the countryside. This may contribute to promoting tourism in the rural communities.	+	+	+	Likely positive effects as this option protects tourism assets many of which are located in the countryside. This may contribute to promoting tourism in the rural communities.

Assessment of Alternatives – Policy TOU 1 - Protection of Tourism Assets and Tourist Accommodation



Key

Option 1.		Option 2.			
SA / SEA Objectives	Adopt existing policy contained in PPS 16 (Policy TSM 8 - Safeguarding of Tourism Assets) and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and Tyrone Area Plan 2010 together with SPPs.	Reconfigure and amalgamate existing policy (Policy TSM 8 - Safeguarding of Tourism Assets) contained in PPS 16 and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and South Tyrone Area Plan 2010 together with SPPs with the following amendments. Important tourism accommodation will be protected from re-development and changes to other uses. These sites comprise of: The Glenavon Hotel, Cookstown and The Greenvale Hotel, Cookstown.			
	Comments	Short Term	Med. Term	Long Term	Comments
	21. To encourage and accommodate both indigenous and inward investment	+	+	+	This option may protect tourism assets which are important for attracting visitors to Mid Ulster. Tourism is an underdeveloped industry in Mid Ulster and may encourage economic growth. This option also protects 2 key hotels from re-development. This may provide hotel accommodation to attract visitors to Mid Ulster, sustain jobs and contribute to the local economy. The hotels have locational advantages being in Cookstown so may support existing services such as retail, entertainment and leisure.
22. To encourage efficient patterns of movement in support of economic growth	Likely to have minimal impact on encouraging efficient patterns of movement.	0	0	0	Likely to have minimal impact on encouraging efficient patterns of movement.

Assessment of Alternatives – Policy TOU 1 - Protection of Tourism Assets and Tourist Accommodation



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in PPS 16 (Policy TSM 8 - Safeguarding of Tourism Assets) and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and Tyrone Area Plan 2010 together with SPPs.		Reconfigure and amalgamate existing policy (Policy TSM 8 - Safeguarding of Tourism Assets) contained in PPS 16 and Policy TSM 2 and TSM 3 in Cookstown Area Plan 2010 and Plan Policy TSM 2 in Dungannon and South Tyrone Area Plan 2010 together with SPPs with the following amendments.	
			Important tourism accommodation will be protected from re-development and changes to other uses. These sites comprise of: The Glenavon Hotel, Cookstown and The Greenvale Hotel, Cookstown.	
	Short Term	Med. Term	Long Term	Comments

Summary - Protection of Tourism Assets and Tourist Accommodation (Policy TOU 1)				
Social Effects	Both approaches are likely to have a minimal impact on social objectives such as reducing poverty and providing decent homes. However tourism assets such as Historic Parks and Gardens can provide places to walk and cycle which may contribute to improving health and well-being.			
Environmental Effects	Both approaches are likely to have significant environmental benefits as may offer protection to historic and cultural assets and wildlife, flora and fauna within/adjacent to tourism assets. Or the built or natural environment may be a tourist asset in itself.			
Economic Effects	Both approaches are likely to have positive economic benefits as they are protecting tourism assets from excessive and inappropriate which are important for attracting visitors to the Mid Ulster area. Tourism Assets make an important contribution to the Mid Ulster economy in terms of the revenues it generates, employment opportunities and facilitating economic growth. They are also important for sustainable tourism development.			
Mitigation and Enhancement	Applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts. There is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage and application of related criterion based policies including Natural Heritage and Tourism Development policies.			
Preferred Option	Adopt Option 2 - TOU 1 reconfiguring and amalgamating existing policy for the protection of tourism assets and tourist accommodation			

Assessment of Alternatives – Tourism
Policy TOUT 2 - Resort Destination Development

Key



Option 1.					Comments
SA / SEA Objectives	(i) Adopt new policy to allow Resort Destination Development (outside of SCA's and TCZ's) providing both accommodation and major leisure facilities, such as a waterpark, theme park and other similar leisure facilities where it has been demonstrated that it will be of exceptional benefit to the regional tourism industry and the economy and is on a site that is sustainable in terms of any benefits derived for the local economy and in relation to adverse impacts on the wider environment. All major tourist development must be accompanied by a Design Concept Statement.	Short Term	Med. Term	Long Term	
		0	0	0	Likely to have a minimal impact on reducing poverty and deprivation. Although there is the potential for more employment opportunities which may increase average incomes and reduce unemployment.
		0	0	0	Likely to have a minimal impact on improving health and well-being.
		0	0	0	Likely to have a minimal impact on improving education and skills.
		N/R	N/R	N/R	No Relationship
		N/R	N/R	N/R	No Relationship
		0	0	0	Likely to have a minimal impact on creating a sense of community.
		N/R	N/R	N/R	No Relationship
		-	-	-	Broadly negative effects as there is potential for increase in number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car.
		0	0	0	Likely neutral effect overall although will depend on type of tourism development and its location and its ability to connect to mains sewerage infrastructure.

Assessment of Alternatives – Tourism
Policy TOUT 2 - Resort Destination Development

Key



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
10. To improve air quality	-	-	-		Broadly negative effects as there is potential for increase in number of tourism developments / facilities within the countryside, resulting in a greater number of journeys by private car and more air pollution.
11. To conserve and enhance biodiversity	-	-	-		Likely negative effects. Any new tourist development is likely to have an impact on wildlife and flora and fauna as their habitats may be affected in the construction. It would depend on the size and type of development. However the impact would be assessed in the application process and alleviated through appropriate mitigation measures and careful site selection.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-		Likely negative effects. Any new tourist development is likely to have an impact on the landscape. It would depend on the size and type of development. However the design and integration into the landscape would be considered at the application process. Good design may enhance the landscape/townscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?		Likely uncertain effects. Any new tourist development is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0		Likely to have a minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0		Likely to have a minimal impact on flooding.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		Likely negative impacts on waste. A major tourist development such as waterpark or resort hotel would lead to more waste due to increased consumption of materials and resources.
17. To conserve and enhance land quality and soil resources	-	-	-		This approach is likely to have negative impacts on soil quality as there is the potential for more earthwork in the countryside to develop facilities and may lead to the loss of quality agricultural land.

Assessment of Alternatives – Tourism
Policy TOUT 2 - Resort Destination Development

Key



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
<p>(i) Adopt new policy to allow Resort Destination Development (outside of SCA's and TCZ's) providing both accommodation and major leisure facilities, such as a waterpark, theme park and other similar leisure facilities where it has been demonstrated that it will be of exceptional benefit to the regional tourism industry and the economy and is on a site that is sustainable in terms of any benefits derived for the local economy and in relation to adverse impacts on the wider environment. All major tourist development must be accompanied by a Design Concept Statement.</p>					
	++	++	++		Likely significant positive impacts as it allows for Resort Destination Development in the countryside subject to certain criteria being met.
	+	+	+		Broadly positive impacts as it allows for Resort Destination Development in the countryside subject to certain criteria being met. This option also facilitates that the developer doesn't have to demonstrate why a countryside location is needed. If a major tourist development was built in Mid Ulster it would promote growth in the tourism industry.
	+	+	+		Broadly positive impacts as it allows for Resort Destination Development in the countryside subject to certain criteria being met. This option also facilitates that the developer doesn't have to demonstrate why a countryside location is needed. If a major tourist development was built in Mid Ulster it would promote growth in the tourism industry.
	++	++	++		Likely significant positive impacts as it allows for Resort Destination Development in the countryside subject to certain criteria being met. This option also facilitates that the developer doesn't have to demonstrate why a countryside location is needed. If a major tourist development was built in Mid Ulster it would promote growth in the tourism industry.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0		Likely minimal impact on this objective

Assessment of Alternatives – Tourism
Policy TOUT 2 - Resort Destination Development

Key



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
	<p>(i) Adopt new policy to allow Resort Destination Development (outside of SCA's and TCZ's) providing both accommodation and major leisure facilities, such as a waterpark, theme park and other similar leisure facilities where it has been demonstrated that it will be of exceptional benefit to the regional tourism industry and the economy and is on a site that is sustainable in terms of any benefits derived for the local economy and in relation to adverse impacts on the wider environment. All major tourist development must be accompanied by a Design Concept Statement.</p>				

Summary - Resort Destination Development (Policy TOUT2)	
Social Effects	Both approaches are likely to have minimal social impacts on objectives such as reducing poverty, education and skills and providing everyone with a decent home.
Environmental Effects	Both approaches are likely to have negative impacts on environmental objectives. Any new major tourist development in the countryside will have an impact on wildlife, flora, fauna, the landscape and historic assets. However the impacts will all be considered as part of the application process and in consultation with NED and HED. It would also depend on the size and location of the development.
Economic Effects	Both approaches are likely to have positive economic benefits as a major tourist resort in Mid Ulster would create jobs and promote growth in the tourism sector. It would also encourage more visitors from outside the District who would spend money on other business in the area such as shops, cafes etc. However the proposal has to demonstrate it is of exceptional benefit to the regional tourism industry and the economic impact would depend on the size and type of proposal.
Mitigation and Enhancement	There are no significant positive or negative environmental impacts. Mitigation measures include a Design Concept Statement that must be accompanied with all major tourist development.
Preferred Option	Adopt Option 1 - Policy TOUT2 - A new bespoke policy to deal with Resort Destination Development.

**Assessment of Alternatives – Tourism
Policy TOS 3 - Tourism Accommodation**

Key

Positive	Negative	0 Neutral	1 Uncertain	2 Major Positive	3 Major Negative	N/R No Relationship
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	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	<p>Reconfigure and Amalgamate existing policy contained in PPS 16 (Policy TSM 1, TSM 3, TSM 5 and TSM 6) and Plan Policy TM 1 and TM 3 in Cookstown Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 and SPPS with the following amendments.</p> <p>(i) Within Tourism Opportunity Zonings the development of hotels and self catering accommodation of at least 3 units will accord with the plan.</p> <p>(ii) Provision for hotels and self-catering accommodation on unzoned land within Dispersed Rural Communities.</p> <p>(iii) A motel situated at or easily accessible to a key transport corridor, link corridor or trunk roads and at key interchanges but avoiding direct access onto the key transport corridors; Castledawson, Dungannon, Ballygawley.</p>							
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and deprivation	0	0	0	Likely to have a minimal impact on reducing poverty and deprivation
2. To improve the health and wellbeing of the population	0	0	0	Likely to have a minimal impact on improving health and well-being.	0	0	0	Likely to have a minimal impact on improving health and well-being.
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on improving education and skills.	0	0	0	Likely to have a minimal impact on improving education and skills.
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a minimal impact on creating a sense of community.	0	0	0	Likely to have a minimal impact on creating a sense of community.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative effect as any new tourist development may lead to more car journeys in the countryside.	-	-	-	Likely negative effect on traffic as this option facilitates more tourism accommodation in the countryside so there will be more car journeys.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely neutral effect overall although will depend on type of tourism development and its ability to connect to mains sewerage infrastructure.	0	0	0	Likely neutral effect overall although will depend on type of tourism development and its location and its ability to connect to mains sewerage infrastructure.

Key	Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/R No Relationship
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	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	<p>Adopt existing policy contained in PPS 16 (Policy TSM 1, TSM 3, TSM 5 and TSM 6) and Plan Policy TM 1 and TM 3 in Cookstown Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 and SPPS with the following amendments.</p> <p>(i) Within Tourism Opportunity Zonings the development of hotels and self catering accommodation of at least 3 units will accord with the plan.</p> <p>(ii) Provision for hotels and self-catering accommodation on unzoned land within Dispersed Rural Communities.</p> <p>(iii) A motel situated at or easily accessible to a key transport corridor, link corridor or trunk roads and at key interchanges but avoiding direct access onto the key transport corridors; Castledawson, Dungannon, Ballygawley.</p>				<p>Reconfigure and Amalgamate existing policy contained in PPS 16 (Policy TSM 1, TSM 3, TSM 5 and TSM 6) and Plan Policy TM 1 and TM 3 in Cookstown Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 and SPPS with the following amendments.</p> <p>(i) Within Tourism Opportunity Zonings the development of hotels and self catering accommodation of at least 3 units will accord with the plan.</p> <p>(ii) Provision for hotels and self-catering accommodation on unzoned land within Dispersed Rural Communities.</p> <p>(iii) A motel situated at or easily accessible to a key transport corridor, link corridor or trunk roads and at key interchanges but avoiding direct access onto the key transport corridors; Castledawson, Dungannon, Ballygawley.</p>			
10. To improve air quality	-	-	-	Likely negative effect as any new tourist development may lead to more car journeys in the countryside and hence more air pollution.	-	-	-	Likely negative effect as any new tourist development may lead to more car journeys in the countryside and hence more air pollution.
11. To conserve and enhance biodiversity	-	-	-	Likely uncertain effects. Any new tourist accommodation is likely to have an impact on wildlife and flora and fauna as their habitats may be affected in the construction. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place. This option promotes retaining tourism accommodation within settlements so it is unlikely to affect biodiversity in the countryside.	-	-	-	Any new tourist accommodation is likely to have a negative impact on wildlife and flora and fauna as their habitats may be affected in the construction. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place. This option promotes retaining tourism accommodation within settlements. However this option facilitates hotel and self-catering accommodation within Dispersed Rural Communities and Tourism Opportunity Zonings which is more flexible. There is the potential for negative impacts on biodiversity in these areas.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely uncertain effects. Any new tourist accommodation is likely to have an impact on the landscape. It would depend on the size and type of development. However the design and integration into the landscape would be considered at the application process. Mitigation measures would be put in place.	-	-	-	Likely uncertain effects. Any new tourist accommodation is likely to have an impact on the landscape. It would depend on the size and type of development. However the design and integration into the landscape would be considered at the application process. Mitigation measures would be put in place. This option promotes retaining tourism accommodation within settlements. However this option facilitates hotel and self-catering accommodation within Dispersed Rural Communities and Tourism Opportunity Zonings which is more flexible. There is the potential for negative impacts on the landscape in these areas.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Any new tourist accommodation is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place.	?	?	?	Likely uncertain effects. Any new tourist accommodation is likely to have an impact on historic and cultural assets. The impact is dependent on the nature of the development and its proximity to the asset. However the impact would be assessed in the application process and mitigation measures put in place. This option promotes retaining tourism accommodation within settlements. However this option facilitates hotel and self-catering accommodation within Dispersed Rural Communities and Tourism Opportunity Zonings which is more flexible. There is the potential for negative impacts on historic and cultural assets in these areas.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative effect as any new tourist development may lead to more car journeys in the countryside and hence more air pollution.	-	-	-	Likely negative effect as any new tourist development may lead to more car journeys in the countryside and hence more air pollution.

Key

Positive	Negative	0 Neutral	± Uncertain	++ Major Positive	+++ Major Negative	N/R No Relationship
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	Option 1.				Comments	Option 2.				Comments
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term		
SA / SEA Objectives	Adopt existing policy contained in PPS 16 (Policy TSM 1, TSM 3, TSM 5 and TSM 6) and Plan Policy TM 1 and TM 3 in Cookstown Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 together with SPPS.					Reconfigure and Amalgamate existing policy contained in PPS 16 (Policy TSM 1, TSM 3, TSM 5 and TSM 6) and Plan Policy TM 1 and TM 3 in Cookstown Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 and SPPS with the following amendments. (i) Within Tourism Opportunity Zonings the development of hotels and self catering accommodation of at least 3 units will accord with the plan. (ii) Provision for hotels and self-catering accommodation on unzoned land within Dispersed Rural Communities. (iii) A motel situated at or easily accessible to a key transport corridor, link corridor or trunk roads and at key interchanges but avoiding direct access onto the key transport corridors; Castledawson, Dungannon, Ballygawley.				
15. To reduce flood risk and the adverse consequences of flooding	0	0	0		Likely to have a minimal impact on flooding.	0	0	0		Likely to have a minimal impact on flooding.
16. To minimise the production of waste and use of non-renewable materials	-	-	-		Likely to have negative impacts as any new tourism development may create more waste.	-	-	-		Likely to have negative impacts as any new tourism development may create more waste.
17. To conserve and enhance land quality and soil resources	-	-	-		Likely to have negative impacts on land and soil resources as most tourist accommodation is aimed towards settlements.	-	-	-		Within Dispersed Rural Communities and Tourism Opportunity Zonings there is the potential for more earthwork in the countryside and a negative impact on soil resources.
18. To encourage sustainable economic growth	+	+	+		Likely positive effects as this option encourages a variety of tourist accommodation within/periphery of the settlement. By providing a variety of accommodation this is facilitating growing the tourism sector in Mid Ulster. While protecting the open countryside from inappropriate development.	+	+	+		Likely positive effects as this option encourages a variety of tourist accommodation within/periphery of the settlement. By providing a variety of accommodation this is facilitating growing the tourism sector in Mid Ulster. This option also provides opportunities within Dispersed Rural Communities and Tourism Opportunity Zonings to start up tourist accommodation and create jobs in this sector. This option facilitates motel accommodation accessible to a key transport corridor which may provide more affordable accommodation and encourage more visitors to stay in the District.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+		Likely positive effects as this option encourages a variety of tourist accommodation within/periphery of the settlement. By providing a variety of accommodation this is facilitating growing the tourism sector in Mid Ulster and providing job opportunities. While protecting the open countryside from inappropriate development.	+	+	+		Likely positive effects as this option encourages a variety of tourist accommodation within/periphery of the settlement. By providing a variety of accommodation this is facilitating growing the tourism sector in Mid Ulster. This option also provides opportunities within Dispersed Rural Communities and Tourism Opportunity Zonings to start up tourist accommodation and create jobs in this sector.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Likely to have uncertain impacts on regeneration. This option is aimed at driving tourist accommodation towards settlements or their periphery but may not encourage regeneration through tourism in the countryside.	++	++	++		Likely to have significant positive impacts on regeneration. This option is aimed at driving tourist accommodation towards settlements. But also recognising the need for more accommodation in the countryside by facilitating tourist accommodation in Dispersed Rural Communities and Tourism Opportunity Zonings. As Mid Ulster is a rural district this is providing opportunities to regenerate these rural communities and sustain vibrant rural communities.

Assessment of Alternatives – Tourism
Policy TOU 3 - Tourism Accommodation

Key

Positive	Negative	0 Neutral	± Uncertain	++ Major Positive	--- Major Negative	N/R No Relationship
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	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	<p>Adopt existing policy contained in PPS 16 (Policy TSM 1, TSM 3, TSM 5 and TSM 6) and Plan Policy TM 1 and TM 3 in Cookstown Area Plan 2010 and Plan Policy TM 1 and TM 2 in Dungannon and South Tyrone Area Plan 2010 together with SPPS.</p>							
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely to have uncertain impacts on encouraging investment. This option is aimed at driving tourist accommodation towards settlements or their periphery but may not encourage tourist investment in the countryside.	+	+	+	Likely to have positive impacts on encouraging investment. This option is aimed at driving tourist accommodation towards settlements or their periphery. But also recognising the need for more accommodation in the countryside by facilitating tourist accommodation in Dispersed Rural Communities and Tourist Opportunity Zonings.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely minimal effect although may depend on location, number, scale and viability of tourism development sites. This option encourages accommodation towards the settlements so tourists can make greater use of walking, cycling and public transport.	0	0	0	Likely minimal effect although may depend on location, number, scale and viability of tourism development sites.

Key

+	Positive	0	Neutral	?	Uncertain	++	Major Positive	+++	Major Negative	N/R	No Relationship
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Summary - Tourism Accommodation (Policy T0U3)	
Social Effects	Both approaches are likely to have minimal social impacts on objectives such as reducing poverty, education and skills and providing everyone with a decent home.
Environmental Effects	Both approaches are likely to have negative impacts on the environment. Any new tourist accommodation would have a negative impact on biodiversity, landscape, soil quality and air quality but this would all be considered in the assessment of the planning application and any mitigation measures included. There is likely to be uncertain impacts on the historic environment but again this would depend on the type of development.
Economic Effects	Both approaches are likely to have positive impacts as they are facilitating a variety of tourist accommodation within/periphery of the settlements in Mid Ulster. This will encourage more visitors to come to the area and stay overnight and spend money within the Mid Ulster District, hence growing the Mid Ulster tourist industry and creating jobs. Approach 2 is likely to have significant positive impacts on regeneration as this option facilitates greater opportunities for tourism accommodation in Dispersed Rural Communities, Tourism Opportunity Zonings and the countryside.
Mitigation and Enhancement	Applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts.
Preferred Option	Adopt Option 2 - T0U3 Tourism Accommodation - Reconfigure and amalgamate existing policy.

Assessment of Alternatives – Tourism
Policy TOU 4 - Other Tourism Facilities/Amenities and Attractions



	Option 1.					Option 2.					Key
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments		
SA / SEA Objectives	Adopt existing policy contained in PPS 16 (Policy TSM 1 and TSM 2) and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 together with the SPPS.					Reconfigure and Amalgamate existing policy contained in PPS 16 and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 and the SPPS with the following amendments. Additional Opportunities for outdoor facilities, amenities or attractions within a settlement, Tourist Opportunity Zone or in the open countryside. Only indoor tourism facilities need to demonstrate that it requires a countryside location or it requires a site close to a particular tourism asset.					
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and deprivation		0	0	0	Likely to have a minimal impact on reducing poverty and deprivation		
2. To improve the health and wellbeing of the population	+	+	+	Likely to have a positive impact on improving health and well-being. Tourist amenities can provide opportunities to undertake outdoor sport and recreation contributing to healthy lifestyles.		+	+	+	Likely to have a positive impact on improving health and well-being. Tourist amenities can provide opportunities to undertake outdoor sport and recreation contributing to healthy lifestyles.		
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on improving education and skills.		0	0	0	Likely to have a minimal impact on improving education and skills.		
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship		
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship		
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a minimal impact on creating a sense of community.		0	0	0	Likely to have a minimal impact on creating a sense of community.		
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship		
8. To reduce the effect of traffic on the environment	-	-	-	Likely to have a negative impact on traffic. Most of the tourist amenity/attractions are located within the countryside. Thus there will be an increase in car journeys and less use of public transport and walking and cycling.		-	-	-	Likely to have a negative impact on traffic. Most of the tourist amenity/attractions are located within the countryside. Thus there will be an increase in car journeys and less use of public transport and walking and cycling.		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely neutral effect overall although will depend on type of tourism development and its location and its ability to connect to mains sewerage infrastructure.		0	0	0	Likely neutral effect overall although will depend on type of tourism development and its location and its ability to connect to mains sewerage infrastructure.		
10. To improve air quality	-	-	-	Likely to have a negative impact on traffic. Most of the tourist amenity/attractions are located within the countryside. Thus there will be an increase in car journeys and more air pollution.		-	-	-	Likely to have a negative impact on traffic. Most of the tourist amenity/attractions are located within the countryside. Thus there will be an increase in car journeys and more air pollution.		

Assessment of Alternatives – Tourism
Policy TOU 4 - Other Tourism Facilities/Amenities and Attractions



Key

	Option 1.			Option 2.					
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
SA / SEA Objectives	Reconfigure and Amalgamate existing policy contained in PPS 16 and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 together with the SPPS.								
	Adopt existing policy contained in PPS 16 (Policy TSM 1 and TSM 2) and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 together with the SPPS.								
	Additional Opportunities for outdoor facilities, amenities or attractions within a settlement, Tourist Opportunity Zone or in the open countryside.								
	Only indoor tourism facilities need to demonstrate that it requires a countryside location or it requires a site close to a particular tourism asset.								
	11. To conserve and enhance biodiversity	-	-	-	Likely negative effects. Any new tourist facility is likely to have an impact on wildlife and flora and fauna. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.	-	-	-	Likely negative effects. Any new tourist facility is likely to have an impact on wildlife and flora and fauna. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.
	12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative effects. Any new tourist facility is likely to have an impact on the landscape. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.	-	-	-	Likely negative effects. Any new tourist facility is likely to have an impact on the landscape. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.
	13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Any new tourist facility is likely to have an impact on historic and cultural assets. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.	?	?	?	Likely uncertain effects. Any new tourist facility is likely to have an impact on historic and cultural assets. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.
	14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely to have a negative impact on traffic. Most of the tourist amenity/attractions are located within the countryside. Thus there will be an increase in car journeys and more air pollution.	-	-	-	Likely to have a negative impact on traffic. Most of the tourist amenity/attractions are located within the countryside. Thus there will be an increase in car journeys and more air pollution.
	15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flooding.	0	0	0	Likely to have a minimal impact on flooding.
	16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on waste.	0	0	0	Likely to have a minimal impact on waste.
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative effects. A large proportion of the tourist amenities and attractions are within the countryside so there may be more earthwork, thus impacting on land quality and soil resources.	-	-	-	Likely negative effects. A large proportion of the tourist amenities and attractions are within the countryside so there may be more earthwork, thus impacting on land quality and soil resources.	
18. To encourage sustainable economic growth	+	+	+	Likely positive impacts. This option facilitates a variety of tourist amenities and facilities in the countryside. This will provide opportunities for new businesses to start up and existing businesses further grow. This will benefit the Mid Ulster economy as it will encourage more visitors to the District and develop the tourism industry.	+	+	+	Likely significant positive impacts. Provides additional opportunities for outdoor recreation facilities and attractions with settlements, TOZs or in the open countryside. Outdoor facilities now do not have to demonstrate that they need to be close a tourism asset. This may encourage more growth in the tourism industry.	
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive impacts. This option facilitates a variety of tourist amenities and facilities in the countryside and this will provide employment opportunities. This will benefit the Mid Ulster economy as it will encourage more visitors to the District and develop the tourism industry.	+	+	+	Likely significant positive impacts. Provides additional opportunities for outdoor recreation facilities and attractions with settlements, TOZs or in the open countryside. Outdoor facilities now do not have to demonstrate that they need to be close a tourism asset. This may encourage more growth in the tourism industry.	

Assessment of Alternatives – Tourism
Policy TOU 4 - Other Tourism Facilities/Amenities and Attractions



	Option 1.				Comments	Option 2.				
	Short Term	Med. Term	Long Term			Short Term	Med. Term	Long Term		
SA / SEA Objectives	Adopt existing policy contained in PPS 16 (Policy TSM 1 and TSM 2) and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 together with the SPPS.					Reconfigure and Amalgamate existing policy contained in PPS 16 and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 and the SPPS with the following amendments. Additional Opportunities for outdoor facilities, amenities or attractions within a settlement, Tourist Opportunity Zone or in the open countryside. Only indoor tourism facilities need to demonstrate that it requires a countryside location or it requires a site close to a particular tourism asset.				
	+	+	+		Likely positive impacts. This option facilitates a variety of tourist amenities and facilities in the countryside and this may provide opportunities for those living in communities in the surrounding areas.	+	+	+	Likely positive impacts. This option facilitates a variety of tourist amenities and facilities in the countryside and this may provide opportunities for those living in communities in the surrounding areas.	
	+	+	+		Likely positive impacts. This option facilitates a variety of tourist amenities and facilities in the countryside. This will provide opportunities for new businesses to start up and existing businesses further grow. This will benefit the Mid Ulster economy as it will encourage more visitors to the District and develop the tourism industry.	+	+	+	Likely positive impacts. This option facilitates a variety of tourist amenities and facilities in the countryside. This will provide opportunities for new businesses to start up and existing businesses further grow. This will benefit the Mid Ulster economy as it will encourage more visitors to the District and develop the tourism industry.	
	0	0	0		Likely minimal effect although may depend on location, number, scale and viability of tourism development sites.	0	0	0	Likely minimal effect although may depend on location, number, scale and viability of tourism development sites.	

Assessment of Alternatives – Tourism
Policy TOU 4 - Other Tourism Facilities/Amenities and Attractions



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in PPS 16 (Policy TSM 1 and TSM 2) and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 together with the SPPS.		Reconfigure and Amalgamate existing policy contained in PPS 16 and Plan Policy TM 1 in Cookstown Area Plan 2010 and Plan Policy TM 1 Dungannon and South Tyrone Area Plan 2010 and the SPPS with the following amendments. Additional Opportunities for outdoor facilities, amenities or attractions within a settlement, Tourist Opportunity Zone or in the open countryside. Only indoor tourism facilities need to demonstrate that it requires a countryside location or it requires a site close to a particular tourism asset.	
	Short Term	Med. Term	Long Term	Comments

Summary - Other Tourism Facilities / Amenities and Attractions (Policy TOU 4)				
Social Effects	Both approaches are likely to have minimal social impacts on objectives such as reducing poverty and providing a decent home. However outdoor tourism facilities such as picnic sites, outdoor activity centres, golf courses may provide opportunities for exercise and improve health and well-being.			
Environmental Effects	Both approaches may have a negative impact on traffic as most facilities are located on the edge of a settlement or in the countryside which may increase car journeys and limit use of public transport, walking and cycling. There may be negative effects on biodiversity, landscape and historic and cultural assets as it will depend on the size, scale and type of development.			
Economic Effects	Both approaches are likely to have positive impacts as they are facilitating indoor and outdoor tourism facilities in the countryside. This will encourage economic growth, investment and employment opportunities within the Mid Ulster District.			
Mitigation and Enhancement	Mitigation measures would include restrictions on opening hours, types of activity etc. Applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts.			
Preferred Option	Adopt Option 2 - Policy TOU4 - Reconfigure and amalgamate existing policy for other tourism facilities/amenities and attractions.			

Assessment of Alternatives – Tourism
Tourism Conservation Zones



SA / SEA Objectives	Option 1.				
	Adopt existing Tourism Conservation Zones				
	Areas where the quality and character of the landscape is considered special, and the conservation interests significant. Tourism Development restricted to minor improvements to infrastructure and re-use of existing vernacular buildings.				
	Short Term	Med. Term	Long Term	Comments	
	1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on poverty and social exclusion.
	2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts. Areas that are protected by TCZs provide opportunities for Mid Ulster residents and visitors to participate in a variety of activities such as walking and birdwatching. This facilitates improving physical and mental wellbeing and healthier lifestyles.
	3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on improving education and skills. Although TCZs are areas that have the potential to be used as an educational resource for schools.
	4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship
	5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship
	6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impacts as it safeguards Mid Ulster's most sensitive landscapes from inappropriate development. This may encourage a sense of pride in their local community.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing the effect of traffic.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water quality. Although it may protect rivers and streams from inappropriate development and water pollution.	
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality.	

Assessment of Alternatives – Tourism
Tourism Conservation Zones



	Option 1.			
SA / SEA Objectives	Adopt existing Tourism Conservation Zones			
	Areas where the quality and character of the landscape is considered special, and the conservation interests significant. Tourism Development restricted to minor improvements to infrastructure and re-use of existing vernacular buildings.			
	Short Term	Med. Term	Long Term	Comments
	++	++	++	TCZs may provide protection to wildlife, flora and fauna within them as there is to be no new development and only minor improvements to infrastructure. This may protect important natural heritage that can be regarded as tourism assets.
	++	++	++	TCZs may provide protection to the landscape as there is to be no new development and only minor improvements to infrastructure. This may protect important landscapes that can be regarded as tourism assets.
	++	++	++	TCZs may provide protection to built heritage within them as there is to be no new development and only minor improvements to infrastructure. This may protect important historic and cultural assets within TCZs that can be regarded as tourism assets.
	0	0	0	Likely to have a minimal impact on climate change.
	0	0	0	Likely to have a minimal impact on flooding.
	0	0	0	Likely minimal impact on waste.
	+	+	+	Likely to minimise the loss of good quality agricultural land to development.
18. To encourage sustainable economic growth	+	+	+	Tourism is recognised as a key element underpinning sustainable economic growth in Northern Ireland and protecting tourism assets using TCZs will contribute to this objective. Protecting Mid Ulster's key assets such as The Sperrins may encourage more visitors to the Mid Ulster District and increase revenues while still allowing for the provision of tourist accommodation.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Tourism is recognised as a key element underpinning sustainable economic growth in Northern Ireland and protecting tourism assets using TCZs will contribute to this objective. Protecting Mid Ulster's key assets such as The Sperrins may encourage more visitors to these areas and increase revenues while still allowing for the provision of tourist accommodation. Thus providing a variety of job opportunities.

Assessment of Alternatives – Tourism
Tourism Conservation Zones



Option 1.				
SA / SEA Objectives	Adopt existing Tourism Conservation Zones			
	Areas where the quality and character of the landscape is considered special, and the conservation interests significant. Tourism Development restricted to minor improvements to infrastructure and re-use of existing vernacular buildings.			
	Short Term	Med. Term	Long Term	Comments
	+	+	+	Tourism can contribute to sustainable rural communities and a healthy rural economy. Rural communities are supported as the provision of tourism accommodation in a TCZ is facilitated through the re-use of existing vernacular buildings. This is providing opportunities for local residents to start up businesses.
	+	+	+	Tourism is recognised as a key element underpinning sustainable economic growth in Northern Ireland and protecting tourism assets using TCZs will contribute to this objective. Protecting Mid Ulster's key assets such as The Sperrins may encourage more visitors to these areas and increase revenues while still allowing for the provision of tourist accommodation. However tourism accommodation within a TCZ can only be developed using existing buildings.
20. To reduce disparities in economic performance and promote sustainable regeneration				
21. To encourage and accommodate both indigenous and inward investment				
22. To encourage efficient patterns of movement in support of economic growth				

Assessment of Alternatives – Tourism
Tourism Conservation Zones



SA / SEA Objectives	Option 1.			
	Adopt existing Tourism Conservation Zones			
	Areas where the quality and character of the landscape is considered special, and the conservation interests significant. Tourism Development restricted to minor improvements to infrastructure and re-use of existing vernacular buildings.			
	Short Term	Med. Term	Long Term	Comments

Summary - Tourism Conservation Zones				
Social Effects	The designation of Tourism Conservation Zones is likely to have positive impacts on health and wellbeing and creating a sense of community. Assets such as the Sperrins provide places for Mid Ulster residents and visitors to participate in exercise such as walking and this contributes to improved physical and mental health. These areas also contain important built and natural heritage and protecting these can create a sense of pride in an area.			
Environmental Effects	This option is likely to have significant positive impacts on environmental objectives. No new development is allowed within a TCZ so there will be enhanced protection for wildlife, biodiversity, historic assets and the landscape.			
Economic Effects	The principle focus in Northern Ireland is on sustainable tourism development. This option facilitates protection from inappropriate development to Mid Ulster's sensitive landscapes such as the Sperrins. This may encourage more visitors to come to the area and enjoy walking and birdwatching and provision is made for tourist accommodation so they can stay overnight. This has the potential to create jobs, increase revenue in the tourism industry and encourage investment in local businesses. The aim is also to grow a sustainable rural economy.			
Mitigation and Enhancement	There are significant environmental benefits and there is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage. Applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts.			
Preferred Option	Adopt Option 1 - Adopt existing Tourism Conservation Zones.			

**Assessment of Alternatives – Tourism
Sperrins Tourism Conservation Zones (TCZs)**

Key

+	-	0	?	++	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain	Major Positive		

Option 1.						
Adopt existing Sperrins Tourism Conservation Zones (TCZs)						
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments		
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion		
2. To improve the health and wellbeing of the population	+	+	+	Likely to have a positive impact on improving health and well-being. The Sperrins AONB may provide opportunities for Mid Ulster residents and visitors to do walking and cycling which contribute to healthier lifestyles.		
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on improving education and skills.		
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship		
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This option may encourage a sense of shared pride in local tourism assets by protecting them from inappropriate development.		
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship		
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing traffic.		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water quality and water resources.		
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality.		

**Assessment of Alternatives – Tourism
Sperrins Tourism Conservation Zones (TCZs)**

Key

+	-	0	?	++	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain	Major Positive		

Option 1.				
Adopt existing Sperrins Tourism Conservation Zones (TCZs)				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
11. To conserve and enhance biodiversity	++	++	++	This option may provide greater protection to the Sperrins Area of Outstanding Natural Beauty which contains important designations such as SACs, SPAs and SLNCIs. There is no new tourist development allowed within this TOZ only minor improvements to walking and cycling routes. Any buildings are to be a re-use of existing buildings. This will allow wildlife, flora and fauna to thrive.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	This option may provide greater protection to the Sperrins Area of Outstanding Natural Beauty. There is no new tourist development allowed within this TOZ only minor improvements to walking and cycling routes. This may protect this sensitive landscape from excessive development so it can be enjoyed by tourists.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	This option may provide greater protection to the Sperrins Area of Outstanding Natural Beauty. There is no new tourist development allowed within this TOZ only minor improvements to walking and cycling routes. This may help to preserve any cultural assets which may be in this TOZ so they can be enjoyed by tourists.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on waste.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely to have positive effects as it minimise the loss of sensitive landscape within the Sperrins AONB to development.
18. To encourage sustainable economic growth	+	+	+	Likely positive impacts. The Sperrins AONB is one of Mid Ulster's greatest tourist assets and it needs to be protected from excessive development. The Sperrins TCZs will allow the area to be protected and continue to be enjoyed for walking , cycle-ways and fishing. This may lead to more tourists coming to the area and increasing the Mid Ulster tourist economy.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive impacts. The Sperrins AONB is one of Mid Ulster's greatest tourist assets and it needs to be protected from excessive development. The Sperrins TCZs will allow the area to be protected and continue to be enjoyed for walking , cycle-ways and fishing. This may lead to more tourists coming to the area and increasing the Mid Ulster tourist economy providing job opportunities.

Assessment of Alternatives – Tourism
Sperrins Tourism Conservation Zones (TCZs)

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	---	Major Negative	N/R	No Relationship
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Option 1.				
Adopt existing Sperrins Tourism Conservation Zones (TCZs)				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive impacts. The Sperrins AONB is one of Mid Ulster's greatest tourist assets and it needs to be protected from excessive development. The Sperrins TCZs will allow the area to be protected and continue to be enjoyed for walking, cycle-ways and fishing. This may lead to more tourists coming to the area and increasing the Mid Ulster tourist economy.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive impacts. The Sperrins AONB is one of Mid Ulster's greatest tourist assets and it needs to be protected from excessive development. The Sperrins TCZs will allow the area to be protected and continue to be enjoyed for walking, cycle-ways and fishing. This may lead to more tourists coming to the area and increasing the Mid Ulster tourist economy.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have minimal impact on encouraging efficient patterns of movement.

**Assessment of Alternatives – Tourism
Sperrins Tourism Conservation Zones (TCZs)**

Key

+	-	0	?	++	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain	Major Positive		

Option 1.				
SA / SEA Objectives	Adopt existing Sperrins Tourism Conservation Zones (TCZs)			
	Short Term	Med. Term	Long Term	Comments
Summary - Sperrins Tourism Conservation Zones				
Social Effects	This option is likely to have a minimal impact on social objectives such as reducing poverty and providing decent homes. However it does facilitate outdoor tourism facilities for fishing and water sports which may provide opportunities for local residents to improve their physical and mental well-being.			
Environmental Effects	This option is likely to have significant benefit on environmental objectives such as biodiversity, landscape and historical assets. Within TCZs there is no new development allowed only minor improvements to infrastructure for walking and cycling etc. This will provide additional protection to the built and natural environment.			
Economic Effects	This option is likely to have positive benefits in encouraging economic growth and more job opportunities. The Sperrins AONB is one of Mid Ulster's tourist assets and protecting it may encourage more tourists to the area for walking and birdwatching etc.			
Mitigation and Enhancement	There are significant environmental benefits and there is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage. Applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts.			
Preferred Option	Adopt Option 1 - Adopt existing Sperrins Tourism Conservation Zones.			

**Assessment of Alternatives – Tourism
Tourism Opportunity Zones (TOZs)**



Option 1.						
Adopt Existing and Designation of new Tourism Opportunity Zones (TOZs)						
TOZs will counterbalance where constraint on development exists and recognise the areas that have the most to offer, either by way of existing outdoor activities, facilities or location and promotes tourism development within them.						
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments		
	0	0	0	Likely to have a minimal impact on poverty and social exclusion.		
	+	+	+	TOZs are areas that have the most to offer by way of existing outdoor activities or facilities but are located in areas of constraint such as Special Countryside Area. This may provide opportunities for local people and visitors to undertake walking, cycling, mountain biking, water sports etc. This facilitates improving physical and mental wellbeing and healthier lifestyles.		
	0	0	0	Likely to have a minimal impact on improving education and skills.		
	N/R	N/R	N/R	No Relationship		
	N/R	N/R	N/R	No Relationship		
	0	0	0	Likely to have a minimal impact on creating a sense of community.		
	N/R	N/R	N/R	No Relationship		
	-	-	-	This option may increase the amount of tourist accommodation and outdoor facilities in the countryside so there may be more car journeys.		
	0	0	0	Likely to have a minimal impact on water quality.		

**Assessment of Alternatives – Tourism
Tourism Opportunity Zones (TOZs)**

Key

+	-	0	?	++	Major Negative	N/R No Relationship
Positive	Negative	Neutral	Uncertain	Major Positive		

Option 1.		Comments		
SA / SEA Objectives		Adopt Existing and Designation of new Tourism Opportunity Zones (TOZs) TOZs will counterbalance where constraint on development exists and recognise the areas that have the most to offer, either by way of existing outdoor activities, facilities or location and promotes tourism development within them.		
		Short Term	Med. Term	Long Term
10.	To improve air quality	-	-	-
This option may increase the amount of tourist accommodation and outdoor facilities in the countryside so there may be more car journeys and more pollution.				
11.	To conserve and enhance biodiversity	-	-	-
Likely negative effects. Any new tourist facility or accommodation is likely to have an impact on wildlife and flora and fauna. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.				
12.	To maintain and enhance the character and quality of landscapes and townscapes	-	-	-
Likely negative effects. Any new tourist facility or accommodation is likely to have an impact on the landscape. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.				
13.	To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?
Likely uncertain effects. Impact will depend on the nature scale and location of development.				
14.	To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-
This option may increase the amount of tourist accommodation and outdoor facilities in the countryside so there may be more car journeys and more pollution.				
15.	To reduce flood risk and the adverse consequences of flooding	0	0	0
Likely to have a minimal impact on flooding.				
16.	To minimise the production of waste and use of non-renewable materials	-	-	-
Likely negative impacts on waste. More tourist accommodation and amenities may increase consumption of materials and resources. Mitigation measures such as encouraging recycling and reducing waste may act as a counterbalance to this.				
17.	To conserve and enhance land quality and soil resources	-	-	-
There is the potential for more development in the countryside through tourist accommodation and outdoor recreation facilities which may lead to the loss of quality soil.				
18.	To encourage sustainable economic growth	+	+	+
Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the TOZs allow for the development of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. TOZs are also areas with the most to offer in terms of existing outdoor activities so there is potential to develop these facilities further. This will contribute to economic growth in Mid Ulster and developing the tourist industry.				

**Assessment of Alternatives – Tourism
Tourism Opportunity Zones (TOZs)**



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
Adopt Existing and Designation of new Tourism Opportunity Zones (TOZs) TOZs will counterbalance where constraint on development exists and recognise the areas that have the most to offer, either by way of existing outdoor activities, facilities or location and promotes tourism development within them.					
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+		Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the TOZs allow for the development of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. TOZs are also areas with the most to offer in terms of existing outdoor activities so there is potential to develop these facilities further. This will contribute to the creation of more jobs in Mid Ulster and developing the tourist industry.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+		Likely positive effects. This option may encourage regeneration in rural communities through providing jobs and investment in the tourism industry.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		TOZs may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. This will contribute to economic growth in Mid Ulster and developing the tourist industry.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0		Likely minimal impact on sustainable patterns of movement.

**Assessment of Alternatives – Tourism
Tourism Opportunity Zones (TOZs)**

Key

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	+	Major Negative	N/R	No Relationship
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Option 1.			
SA / SEA Objectives	Adopt Existing and Designation of new Tourism Opportunity Zones (TOZs)		
	TOZs will counterbalance where constraint on development exists and recognise the areas that have the most to offer, either by way of existing outdoor activities, facilities or location and promotes tourism development within them.		
	Short Term	Med. Term	Long Term
Comments			
Summary - Tourism Opportunity Zones (TOZ)			
Social Effects	This option is likely to have a minimal impact on social objectives such as reducing poverty and providing decent homes. However it does facilitate outdoor tourism facilities for walking, birdwatching, water sports and outdoor activity centres etc. which may provide opportunities for local residents to improve their physical and mental well-being.		
Environmental Effects	This option is likely to have negative impacts on environmental objectives such as biodiversity, landscape and historic and cultural assets. The impact depends on the size, type and location of the development and there would be consultation with NED and HED and any mitigation measures would be put in place.		
Economic Effects	This option is likely have positive effects on economic growth as it allows for tourist accommodation of more than 3 units within the TOZ. This would facilitate increasing the number and variety of accommodation in Mid Ulster proving more jobs, investment and regenerating the Sperrins and Lough Shore areas.		
Mitigation and Enhancement	Applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts.		
Preferred Option	Adopt Option 1 - Adoption of existing and identifying new Tourism Opportunity Zones.		

Assessment of Alternatives – Tourism
Lough Shore Tourism Opportunity Zones (TOZs)



Option 1.					
SA / SEA Objectives					
Adopt existing at Curran Quay, Mountjoy, Washing Bay and designation of new at The Battery and Tradd Point.					
	Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.	
2. To improve the health and wellbeing of the population	+	+	+	Likely positive effects. The Lough Shore TOZs provide opportunities to participate in outdoor activities such as fishing, water sports, etc. This contributes to improving physical and mental well-being and a healthy lifestyle.	
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on improving education and skills.	
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a minimal impact on creating a sense of community. Although it may ensure that the Lough Shore area remains vibrant by facilitating outdoor amenities that can be used by local residents and visitors.	
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative impacts on traffic. This option is more flexible for allowing tourist accommodation within the TOZ which may lead to an increase in traffic volumes and car journeys.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water quality.	
10. To improve air quality	-	-	-	Likely negative impacts on traffic. This option is more flexible for allowing tourist accommodation within the TOZ which may lead to an increase in traffic volumes and air pollution.	
11. To conserve and enhance biodiversity	-	-	-	Likely negative effects. Any new tourist facility or accommodation is likely to have an impact on wildlife and flora and fauna. There are a number of designations such as Ramsars, SACs etc. and the Proposed Special Countryside Area within this area. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.	

Assessment of Alternatives – Tourism
Lough Shore Tourism Opportunity Zones (TOZs)



Option 1.						
SA / SEA Objectives						
Adopt existing at Curran Quay, Mountjoy, Washing Bay and designation of new at The Battery and Tradd Point.						
	Short Term	Med. Term	Long Term	Comments		
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative effects. Any new tourist facility or accommodation is likely to have an impact on the landscape. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Impact will depend on the nature scale and location of development.		
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	Likely negative impacts on traffic. This option is more flexible for allowing tourist accommodation within the TOZ which may lead to an increase in traffic volumes and car journeys and air pollution.		
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flooding.		
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative impacts. There may be more tourist development in the Lough Shore area which may increase consumption of materials and resources. Mitigation measures such as encouraging recycling and reducing waste may act as a counterbalance to this.		
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impacts. There may be more development in the Lough Shore area and the Six Towns Valley which could lead to the loss of quality agricultural land.		
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the Lough Shore TOZs allows for the development of hotels and self catering accommodation of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. This may contribute to improving revenues and economic growth in Mid Ulster.		
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the Lough Shore TOZs allows for the development of hotels and self catering accommodation of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. This may contribute to creating a variety of job opportunities in Mid Ulster and developing the tourist industry.		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely uncertain effects. This option facilitates tourist accommodation within the TOZs which would encourage regeneration in the Lough Shore area. Also ensuring this area remains a vibrant community.		
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the Lough Shore TOZs allows for the development of hotels and self catering accommodation of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. This may contribute to economic growth in Mid Ulster and developing the tourist industry.		

Assessment of Alternatives – Tourism
Lough Shore Tourism Opportunity Zones (TOZs)



Option 1.				
SA / SEA Objectives	Adopt existing at Curran Quay, Mountjoy, Washing Bay and designation of new at The Battery and Tradd Point.			
	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.

Assessment of Alternatives – Tourism
Lough Shore Tourism Opportunity Zones (TOZs)



Option 1.			
SA / SEA Objectives	Adopt existing at Curran Quay, Mountjoy, Washing Bay and designation of new at The Battery and Tradd Point.		
	Short Term	Med. Term	Long Term
Comments			
Summary - Loughshore Tourism Opportunity Zones			
Social Effects	This option is likely to have a minimal impact on social objectives such as reducing poverty and providing decent homes. However it does facilitate outdoor tourism facilities for fishing and water sports which may provide opportunities for local residents to improve their physical and mental well-being.		
Environmental Effects	This option is likely to have negative impacts on environmental objectives such as biodiversity, landscape and historic and cultural assets. The impact depends on the size, type and location of the development and there would be consultation with NED and HED and any mitigation measures would be put in place. These TOZs are adjacent to the Lough Shore Special Countryside Area and are a counterbalance to the areas where constraints on development exist.		
Economic Effects	This option is likely have positive effects on economic growth as it allows for tourist accommodation of more than 3 units within the TOZ. This would increase the number and variety of accommodation in Mid Ulster proving more jobs, investment and regenerating Lough Shore areas.		
Mitigation and Enhancement	There are no significant impacts however applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts.		
Preferred Option	Adopt Option 1- Adopt existing TOZs at Mountjoy and Washing Bay and Designation of new TOZs at The Battery and Tradd Point.		

Assessment of Alternatives – Tourism
Sperrins Tourism Opportunity Zones (TOZs)



Option 1						
SA / SEA Objectives						
Adopt existing at Davagh Forest and Designation of new at Six Towns Road Valley.						
	Short Term	Med. Term	Long Term	Comments		
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on reducing poverty and social exclusion.		
2. To improve the health and wellbeing of the population	+	+	+	Likely positive effects. The Sperrins TOZs provide opportunities to participate in outdoor activities such as walking, birdwatching, and mountain biking particularly at Davagh Forest. These facilities contribute to improving physical and mental well-being and a healthy lifestyle.		
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on improving education and skills.		
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship		
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a minimal impact on creating a sense of community. Although it may ensure that the Sperrins area remains vibrant by facilitating outdoor amenities that can be used by local residents and visitors.		
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship		
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative impacts on traffic. This option is more flexible for allowing tourist accommodation within the TOZs which may lead to an increase in traffic volumes and car journeys.		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water quality.		

**Assessment of Alternatives – Tourism
Sperrins Tourism Opportunity Zones (TOZs)**



Option 1						
SA / SEA Objectives						
Adopt existing at Davagh Forest and Designation of new at Six Towns Road Valley.						
	Short Term	Med. Term	Long Term	Comments		
10. To improve air quality	-	-	-	This option may increase the amount of tourist accommodation and outdoor facilities in the countryside so there may be more car journeys and more pollution.		
11. To conserve and enhance biodiversity	-	-	-	Likely negative effects. Any new tourist facility or accommodation is likely to have an impact on wildlife and flora and fauna. The level of impact is important as the TOZ is located within the Sperrins AONB. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.		
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative effects. Any new tourist facility or accommodation is likely to have an impact on the landscape. The level of impact is important as the TOZ is located within the Sperrins AONB. It would depend on the size and type of development. However the impact would be assessed in the application process and mitigation measures put in place.		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effects. Impact will depend on the nature scale and location of development.		
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	This option may increase the amount of tourist accommodation and outdoor facilities in the countryside so there may be more car journeys and more pollution.		
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flooding.		
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative impacts. There may be more tourist development in the Davagh Forest area and the Six Towns Valley which may increase consumption of materials and resources. Mitigation measures such as encouraging recycling and reducing waste may act as a counterbalance to this.		
17. To conserve and enhance land quality and soil resources	-	-	-	Likely negative impacts. There may be more development in the Davagh Forest area and the Six Towns Valley which could lead to the loss of quality agricultural land.		

**Assessment of Alternatives – Tourism
Sperrins Tourism Opportunity Zones (TOZs)**



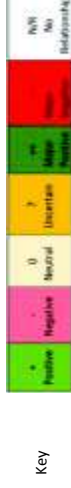
Option 1						
SA / SEA Objectives	Adopt existing at Davagh Forest and Designation of new at Six Towns Road Valley.					
	Short Term	Med. Term	Long Term	Comments		
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the Sperrins TOZs allow for the development of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. For example visitors may want to use the mountain bike trails at Davagh Forest and stay overnight with accommodation nearby. This may contribute to economic growth in Mid Ulster and developing the tourist industry.		
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the Sperrins TOZ allows for the development of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. This may contribute to creating a variety of job opportunities in Mid Ulster and developing the tourist industry.		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely uncertain effects. This option facilitates tourist accommodation within the TOZs which would encourage regeneration in the Sperrins area. This may provide opportunities for local residents to start up businesses providing tourist accommodation and helping Mid Ulster rural communities to remain vibrant.		
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. Mid Ulster has a lack of variety in tourist accommodation and the Sperrins TOZs allows for the development of at least 3 units. This may encourage more visitors to stay overnight within the District and be in close proximity to facilities they want to use. This may contribute to economic growth in Mid Ulster and developing the tourist industry.		
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on encouraging efficient patterns of movement.		

**Assessment of Alternatives – Tourism
Sperrins Tourism Opportunity Zones (TOZs)**



Option 1				
SA / SEA Objectives	Adopt existing at Davagh Forest and Designation of new at Six Towns Road Valley.			
	Short Term	Med. Term	Long Term	Comments
Summary - Sperrins Tourism Opportunity Zone				
Social Effects	This option is likely to have a minimal impact on social objectives such as reducing poverty and providing decent homes. However it does facilitate outdoor tourism facilities for walking, birdwatching and outdoor activity centres etc. which may present opportunities for local residents to improve their physical and mental well-being.			
Environmental Effects	This option is likely to have negative impacts on environmental objectives such as biodiversity, landscape and historic and cultural assets. TOZs allow for a variety of tourist accommodation and indoor and outdoor amenity/facilities so the impact depends on the size, type and location of the development. There would be consultation with NED and HED and any mitigation measures would be put in place.			
Economic Effects	This option is likely have positive effects on economic growth as it facilitates tourist accommodation of more than 3 units within the TOZ. This would facilitate increasing the number and variety of accommodation in Mid Ulster proving more jobs, investment and regenerating the Sperrins area.			
Mitigation and Enhancement	There are no significant impacts however applications for tourism development will be assessed in accordance with general planning principles such as access arrangements, design, environmental and amenity impacts.			
Preferred Option	Adopt Option 1 - Adopt existing TOZ's at Davagh Forest and Designation of new TOZ at Six Towns Road Valley.			

Agriculture, Forestry and Fishing



	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in CTY 12 in PPS 21 together with the SPPs.							
	Reconfigure existing policy contained in CTY 12 in PPS 21 and SPPs with the following amendments. (1) Removal of the need to demonstrate the development is necessary for the efficient use of the agricultural holding or forestry enterprise. (2) Where a new building is proposed removal of requirement to demonstrate that there are no suitable existing buildings on the holding or enterprise that could be used. (3) New criteria allowing provision for buildings on new farm enterprises. (4) Intensive farming and animal husbandry are required to demonstrate no significant adverse environmental impact. (5) New criteria where the development of a building ancillary to commercial fishing will conform with the plan where the building is located within the area identified as 'Area for holder of commercial fishing licence' on associated Map in Plan Strategy. The applicant must hold a valid commercial fishing licence, either a boat owners licence to fish eels or a boat owners licence to fish for scale fish and at the time of the submission of the planning application must have been living and conducting their fishing operations from Mid Ulster for a minimum of the last 6 years.							
	1. To reduce poverty and social exclusion	+	+	+	Likely positive effects, particularly on farmers and rural dwellers, by facilitating agricultural and forestry development.	+	+	Likely positive effects, particularly on farmers and rural dwellers, by facilitating agricultural and forestry development. This policy will help those involved in the commercial fishing industry who may want to expand their business through having the potential to construct a building. This can bring increased wages and an improved living standards for those living and working in the countryside.
	2. To improve the health and wellbeing of the population	+	+	+	Likely positive effects, particularly on farmers and rural dwellers, by facilitating appropriate agricultural and forestry development. Potential adverse impacts on amenity of neighbouring dwellings by way of for e.g. noise and smells, may vary on a case by case basis.	+	+	Likely positive effects, particularly on farmers, those involved in the commercial fishing industry and rural dwellers, by facilitating appropriate agricultural, forestry and commercial fishing development. Potential adverse impacts on amenity of neighbouring dwellings by way of for e.g. noise and smells, may vary on a case by case basis.
	3. To improve the education and skills of the population	0	0	0	Likely to have a neutral impact on education and skills.	+	+	Likely positive impact. Provision of buildings for those directly involved in commercial fishing on Lough Neagh will likely allow for these traditional skills to be passed down to successive generations within families and assist in the survival of this local industry.
	4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact on this objective.	0	0	Likely minimal impact on this objective.
	5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship	N/R	N/R	No relationship
	6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive effect as this option is facilitating appropriate agricultural and forestry development. This recognises the importance of agriculture in Mid Ulster and sustaining vibrant rural communities.	+	+	Likely positive effect as this option is facilitating appropriate agricultural, forestry and commercial fishing development. This recognises the importance of the afore-mentioned industries in Mid Ulster and sustaining vibrant rural communities.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely minimal impact on this objective.	0	0	0	Likely minimal impact on this objective.



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in CTY 12 in PPS 21 together with the SPPS.			
	Reconfigure existing policy contained in CTY 12 in PPS 21 and SPPS with the following amendments. (1) Removal of the need to demonstrate the development is necessary for the efficient use of the agricultural holding or forestry enterprise. (2) Where a new building is proposed removal of requirement to demonstrate that there are no suitable existing buildings on the holding or enterprise that could be used. (3) New criteria allowing provision for buildings on new farm enterprises. (4) Intensive farming and animal husbandry are required to demonstrate no significant adverse environmental impact. (5) New criteria where the development of a building ancillary to commercial fishing will conform with the plan where the building is located within the area identified as 'Area for holder of commercial fishing licence' on associated Map in Plan Strategy. The applicant must hold a valid commercial fishing licence, either a boat owners licence to fish eels or a boat owners licence to fish for scale fish and at the time of the submission of the planning application must have been living and conducting their fishing operations from Mid Ulster for a minimum of the last 6 years.			
	To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	Likely negative effect. Increased development in the countryside can lead to more water consumption and higher risk of water pollution incidents.
	To improve air quality	-	-	Potential negative impact by facilitating the development of intensive agricultural operations such as poultry production and associated adverse impacts of ammonia production, particularly on peatland areas. Mitigation can be found in criterion based policy.
	To conserve and enhance biodiversity	-	-	However potential negative effects through loss of natural habitats from new development. Mitigation can be found in related criteria based policy which requires consideration of natural heritage issues.
To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Introduction of any new building is likely to have a negative landscape impact. Mitigation can be found in criteria based policy including scale and siting requirements.
To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely uncertain effect on this objective although will largely depend on how policy is applied on a case by case basis. Policy stipulates that development should not adversely impact on built heritage.
To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely minimal impact on this objective.
To reduce flood risk and the adverse consequences of flooding	-	-	-	The development of new buildings is likely to lead to the creation of more hard surfaces and an increased risk of flooding. This may be offset by SUDS systems and semi-permeable services.



SA / SEA Objectives	Option 1.			Option 2.				
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policy contained in CTY 12 in PPS 21 together with the SPPS.							
	Reconfigure existing policy contained in CTY 12 in PPS 21 and SPPS with the following amendments. (1) Removal of the need to demonstrate the development is necessary for the efficient use of the agricultural holding or forestry enterprise. (2) Where a new building is proposed removal of requirement to demonstrate that there are no suitable existing buildings on the holding or enterprise that could be used. (3) New criteria allowing provision for buildings on new farm enterprises. (4) Intensive farming and animal husbandry are required to demonstrate no significant adverse environmental impact. (5) New criteria where the development of a building ancillary to commercial fishing will conform with the plan where the building is located within the area identified as 'Area for holder of commercial fishing licence' on associated Map in Plan Strategy. The applicant must hold a valid commercial fishing licence, either a boat owners licence to fish eels or a boat owners licence to fish for scale fish and at the time of the submission of the planning application must have been living and conducting their fishing operations from Mid Ulster for a minimum of the last 6 years.							
	-	-	-	Potential negative effects as any new development in the countryside may lead to more waste generated.	-	-	-	Potential negative effects as any new development in the countryside may lead to more waste generated.
	0	0	0	Likely to have a neutral impact on land quality and soil resources as the approach involves the reuse of existing buildings. Also new buildings are likely to be constructed within the farm holding so there is unlikely to be the loss of good quality agricultural land.	0	0	0	Likely to have a neutral impact on land quality and soil resources as the approach involves the reuse of existing buildings. Also new buildings are likely to be constructed within the farm holding so there is unlikely to be the loss of good quality agricultural land.
	+	+	+	Potentially positive as this policy still allows for new buildings on a farm holding providing it has been shown there are no other suitable buildings that can be reused. This reflects the importance of agriculture to the Mid Ulster District and the need to develop these businesses to sustain a strong rural economy.	+	+	+	Potentially positive as it is less prescriptive for a farmer to gain a new building on an existing farm holding. There is also the new criteria allowing new buildings on new farm enterprises which is important for the sustained growth of agriculture and bringing forward more younger farmers into the business. The new criteria on commercial fishing recognises the need to develop the commercial eel/scale fish fishing industries in Mid Ulster. Overall this reflects the importance of agriculture, forestry and commercial fishing to the Mid Ulster District and the need to develop these businesses to sustain a strong rural economy.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Potentially positive as this policy still allows for new buildings on a farm holding providing it has been shown there are no other suitable buildings that can be reused. This reflects the importance of agriculture to the Mid Ulster District and the need to develop these businesses to sustain a strong rural economy.	++	++	++	Potentially positive as it is less prescriptive for a farmer to gain a new building on an existing farm holding. There is also the new criteria allowing new buildings on new farm enterprises which is important for the sustained growth of agriculture and bringing forward more younger farmers into the business. The new criteria on commercial fishing recognises the need to develop the commercial eel/scale fish fishing industries in Mid Ulster. Overall this reflects the importance of agriculture, forestry and commercial fishing to the Mid Ulster District and the need to develop these businesses to sustain a strong rural economy.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effect. Facilitating development of rural businesses is likely to contribute to regenerating the rural economy.	++	++	++	Potentially positive as it is less prescriptive for a farmer to gain a new building on an existing farm holding. There is also the new criteria allowing new buildings on new farm enterprises which is important for the sustained growth of agriculture and bringing forward more younger farmers into the business. The new criteria on commercial fishing recognises the need to develop the commercial eel/scale fish fishing industries in Mid Ulster. Overall this reflects the importance of agriculture, forestry and commercial fishing to the Mid Ulster District and the need to develop these businesses to sustain a strong rural economy.



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Potentially positive as this policy still allows for new new buildings on a farm holding providing it has been shown there are no other suitable buildings that can be reused. This reflects the importance of agriculture to the Mid Ulster District and the need to develop these businesses to sustain a strong rural economy.
	0	0	0	Likely neutral impacts on efficient patterns of movement.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely neutral impacts on efficient patterns of movement.
	0	0	0	Likely neutral impacts on efficient patterns of movement.



SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policy contained in CTY 12 in PPS 21 together with the SPPS.		Reconfigure existing policy contained in CTY 12 in PPS 21 and SPPS with the following amendments. (1) Removal of the need to demonstrate the development is necessary for the efficient use of the agricultural holding or forestry enterprise. (2) Where a new building is proposed removal of requirement to demonstrate that there are no suitable existing buildings on the holding or enterprise that could be used. (3) New criteria allowing provision for buildings on new farm enterprises. (4) Intensive farming and animal husbandry are required to demonstrate no significant adverse environmental impact. (5) New criteria where the development of a building ancillary to commercial fishing will conform with the plan where the building is located within the area identified as 'Area for holder of commercial fishing licence' on associated Map in Plan Strategy. The applicant must hold a valid commercial fishing licence, either a boat owners licence to fish eels or a boat owners licence to fish for scale fish and at the time of the submission of the planning application must have been living and conducting their fishing operations from Mid Ulster for a minimum of the last 6 years.	
	Short Term	Med. Term	Long Term	Comments

Summary - Agriculture, Forestry and Development (Policy AFR 1)				
Social Effects	Both approaches can have positive social impacts by facilitating development on farms, forestry and commercial fishing businesses. It is also acknowledged that there is potential for adverse impacts on amenity of neighbouring dwellings by way of noise and smells. This may vary on a case by case basis, and would be addressed through criteria based policy.			
Environmental Effects	Both approaches are likely to have broadly negative environmental effects, although it is considered these are not likely to be significant. Given the nature of agriculture, forestry and commercial fishing development it has potential to adversely impact on water quality, air quality, biodiversity and built heritage. The removal of this requirement to demonstrate that there are no other suitable existing buildings, may safeguard those existing farm buildings that contain rare/protected species such as bats and swifts, from further development works.			
Economic Effects	There are potentially significant positive economic outcomes from approach 2 by a more flexible approach to facilitating development at existing and new farm holdings. This can help to sustain the agricultural, forestry and fishing sectors which is an important employer for the predominantly rural Mid Ulster area. Approach 2 can be particularly beneficial due to its less prescriptive nature which may make it easier for farmers to obtain planning permission for a new building and help develop their businesses.			
Mitigation and Enhancement	Mitigation for approach 2 can be in the general planning principles i.e. design, siting and integration of the building and consideration of natural heritage issues. Also in terms of intensive farming there is a need to demonstrate the environmental impacts.			
Preferred Option	Adopt Option 2 - Policy AFR 1 - Reconfigure existing policy with amendments.			



	Option 1.					Option 2.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	
SA / SEA Objectives	Adopt existing policy contained in CTY 11 in PPS 21 together with the SPPs.					Reconfigure existing policy contained in CTY 11 in PPS 21 together with the SPPs with the following amendment: New buildings clustered where possible but may be sited away from the farm group where there is environmental or amenity reasons or it would be prejudicial to the operation on the farm.				
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects by facilitating alternative employment opportunities on existing farm enterprises, and helping sustain vibrant rural communities.		+	+	+	Likely positive effects by facilitating alternative employment opportunities on existing farm enterprises, and helping sustain vibrant rural communities.	
2. To improve the health and wellbeing of the population	+	+	+	Likely positive effects linked to increased employment opportunities and improved family incomes.		+	+	+	Likely positive effects linked to increased employment opportunities and improved family incomes.	
3. To improve the education and skills of the population	+	+	+	Likely positive effect by aiding the development of skills within other industries outside of typical farming activities, such as tourism or farm retailing.		+	+	+	Likely positive effect by aiding the development of skills within other industries outside of typical farming activities, such as tourism or farm retailing.	
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal impact on opportunities to get a decent home		0	0	0	Likely minimal impact on opportunities to get a decent home	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive effect by facilitating creation of job opportunities that help sustain vibrant rural communities within Mid Ulster.		+	+	+	Likely positive effect by facilitating creation of job opportunities that help sustain vibrant rural communities within Mid Ulster.	
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship		N/R	N/R	N/R	No Relationship	
8. To reduce the effect of traffic on the environment	?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from longer distances, whereas a local farm shop in the right location may shorten typical journey times for visitors. Therefore it is considered that the overall effect is likely to be minimal.		?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from longer distances, whereas a local farm shop in the right location may shorten typical journey times for visitors. Therefore it is considered that the overall effect is likely to be minimal.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Likely to have a negative impact on this objective as increased development on a farm is likely to lead to increased water consumption and increased risk of pollution. Criterion based policy and other legislative requirements should ensure possible effects are adequately mitigated.		-	-	-	Likely to have a negative impact on this objective as increased development on a farm is likely to lead to increased water consumption and increased risk of pollution. Criterion based policy and other legislative requirements should ensure possible effects are adequately mitigated.	
10. To improve air quality	?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from longer distances resulting in more traffic emissions, whereas a local farm shop in the right location may shorten typical journey times for visitors. In any case, it is considered that the overall effect is likely to be minimal.		?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from longer distances resulting in more traffic emissions, whereas a local farm shop in the right location may shorten typical journey times for visitors. In any case, it is considered that the overall effect is likely to be minimal.	
11. To conserve and enhance biodiversity	-	-	-	Potential negative effect on biodiversity through re-use of existing buildings and impact on for example, nesting birds. Mitigation through criterion based policy which requires natural heritage interests to be respected.		-	-	-	Potential negative effect on biodiversity through re-use of existing buildings and impact on for example, nesting birds. Mitigation through criterion based policy which requires natural heritage interests to be respected.	



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in CTY 11 in PPS 21 together with the SPPs.								Reconfigure existing policy contained in CTY 11 in PPS 21 together with the SPPs with the following amendment: New buildings clustered where possible but may be sited away from the farm group where there is environmental or amenity reasons or it would be prejudicial to the operation on the farm.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	There is potential for positive impacts on rural landscapes by securing the upkeep of existing farm buildings which might otherwise become dilapidated or fall into a state of disrepair. New builds, which are only allowed in exceptional circumstances, should be satisfactorily integrated with existing group of farm buildings.	+	+	+	There is potential for positive impacts on rural landscapes by securing the upkeep of existing farm buildings which might otherwise become dilapidated or fall into a state of disrepair. New builds, which are only allowed in exceptional circumstances, should be satisfactorily integrated with existing group of farm buildings.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	There is potential for positive impacts by securing the upkeep and retention of existing traditional vernacular farm buildings which might otherwise be demolished or become dilapidated.	+	+	+	There is potential for positive impacts by securing the upkeep and retention of existing traditional vernacular farm buildings which might otherwise be demolished or become dilapidated.
14. To reduce contributions to climate change and reduce vulnerability to climate change	?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from longer distances resulting in more traffic emissions, whereas a local farm shop in the right location may shorten typical journey times for visitors. In any case, it is considered that the overall effect is likely to be minimal.	?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from longer distances resulting in more traffic emissions, whereas a local farm shop in the right location may shorten typical journey times for visitors. In any case, it is considered that the overall effect is likely to be minimal.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Although there may be some minor benefits through re-use of existing buildings rather than erection of new buildings and associated hard surfaces, the overall impact on this objective is likely to be minimal.	0	0	0	Although there may be some minor benefits through re-use of existing buildings rather than erection of new buildings and associated hard surfaces, the overall impact on this objective is likely to be minimal.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Potential negative effects as any new development in the countryside may lead to more waste generated.	-	-	-	Potential negative effects as any new development in the countryside may lead to more waste generated.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a neutral impact on land quality and soil resources as the approach involves the reuse of existing buildings. Also new buildings are likely to be constructed within the farm holding so there is unlikely to be the loss of good quality agricultural land.	0	0	0	Likely to have a neutral impact on land quality and soil resources as the approach involves the reuse of existing buildings. Also new buildings are likely to be constructed within the farm holding so there is unlikely to be the loss of good quality agricultural land.
18. To encourage sustainable economic growth	++	++	++	Likely positive effect. Agriculture is a major employer in the rural economy and helping farms to diversify will help to sustain this sector. It may encourage business start ups within existing farm or forestry holdings and keep people working and living in rural areas. This approach also facilitates new buildings for farm diversification away from the farm group which provides further opportunities for farmers to develop accompanying businesses. This is important as farm incomes may be reducing and there is a need to diversify.	++	++	++	Likely positive effect. Agriculture is a major employer in the rural economy and helping farms to diversify will help to sustain this sector. It may encourage business start ups within existing farm or forestry holdings and keep people working and living in rural areas. This approach also facilitates new buildings for farm diversification away from the farm group which provides further opportunities for farmers to develop accompanying businesses. This is important as farm incomes may be reducing and there is a need to diversify.
19. To offer everybody the opportunity for rewarding and satisfying employment	++	++	++	Likely positive effect by helping to provide employment for those in rural areas where there may be limited job opportunities and help improve earnings of current farms. This approach may also provide employment in a variety of sectors from leisure, tourism and agri-food	++	++	++	Likely positive effect by helping to provide employment for those in rural areas where there may be limited job opportunities and help improve earnings of current farms. This approach may also provide employment in a variety of sectors from leisure, tourism and agri-food. This approach also facilitates new buildings for farm diversification away from the farm group which provides further opportunities for farmers to develop accompanying businesses. This is important as farm incomes may be reducing and there is a need to diversify.



SA / SEA Objectives	Option 1.					Option 2.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	
Adopt existing policy contained in CTY 11 in PPS 21 together with the SPPS.						Reconfigure existing policy contained in CTY 11 in PPS 21 together with the SPPS with the following amendment: New buildings clustered where possible but may be sited away from the farm group where there is environmental or amenity reasons or it would be prejudicial to the operation on the farm.				
20. To reduce disparities in economic performance and promote sustainable regeneration	++	++	++	Likely positive effect by facilitating the regeneration of rural businesses.		++	++	++	Likely positive effect by facilitating the regeneration of rural businesses. This approach also facilitates new buildings for farm diversification away from the farm group which provides further opportunities for farmers to develop accompanying businesses. This is important as farm incomes may be reducing and there is a need to diversify.	
21. To encourage and accommodate both indigenous and inward investment	++	++	++	Likely positive effect by facilitating the development of home grown indigenous businesses which is a key feature of the Mid Ulster District.		++	++	++	Likely positive effect by facilitating the development of home grown indigenous businesses which is a key feature of the Mid Ulster District. This approach also facilitates new buildings for farm diversification away from the farm group which provides further opportunities for farmers to develop accompanying businesses. This is important as farm incomes may be reducing and there is a need to diversify.	
22. To encourage efficient patterns of movement in support of economic growth	?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from further distances, whereas a local farm shop may shorten typical journey times for visitors. In any case, it is considered that the overall effect is likely to be minimal.		?	?	?	The potential effect on this objective may vary from case to case. For example, a successful agri-tourism initiative may generate additional traffic from further distances, whereas a local farm shop may shorten typical journey times for visitors. In any case, it is considered that the overall effect is likely to be minimal.	



SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policy contained in CTY 11 in PPS 21 together with the SPPs.		Reconfigure existing policy contained in CTY 11 in PPS 21 together with the SPPs with the following amendment: New buildings clustered where possible but may be sited away from the farm group where there is environmental or amenity reasons or it would be prejudicial to the operation on the farm.	
	Short Term	Med. Term	Long Term	Comments
Summary - Farm Diversification (Policy AFR 2)				
Social Effects	Broadly positive social effects anticipated from this approach. A policy that facilitates farm diversification can bring benefits in terms of skill development and employment creation. It can also assist in sustaining the vibrancy of rural communities, as agriculture is a major employer in Mid Ulster and this approach facilitates the development of agriculture and assisting farm families to continue to live in the countryside.			
Environmental Effects	Although some adverse impacts on water quality and biodiversity are anticipated it is considered that these can be adequately controlled through policy mitigation. There may be positive effects on biodiversity and historic assets as both approaches are ensuring the enhancement of traditional vernacular buildings.			
Economic Effects	These approaches has potential to have major positive impacts on economic growth and regeneration in rural areas. The agricultural sector is an important employer within the Mid Ulster District but is constantly faced with challenges and uncertainty. Facilitating other sustainable forms of employment in appropriate rural locations can help subsidise existing farm incomes and aid regeneration of rural communities.			
Mitigation and Enhancement	Mitigation for both approaches can be in the general planning principles i.e. scale and character of the building, natural heritage interests and that the enterprise is run in conjunction with the working farm.			
Preferred Option	Adopt Option 2 - Policy AFR 2 reconfigure existing policy for Farm Diversification with amendments.			

Historic Environment

Assessment of Alternatives – The Historic Environment

Policy HE 1 Beaghmore Stone Circles Area of Significant Archaeological Interest ASAI



Option 1.					Key
SA / SEA Objectives					
Adopt new strategic planning policy for Beaghmore Stone Circles ASAI					
	Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	+	+	+	Beaghmore Stone Circles is an important tourist attraction within Mid Ulster and one of the best dark sky environments in Northern Ireland. Therefore Beaghmore has the potential to create jobs and also gives local residents a sense of pride in the community. This can bring local residents together and alleviate social exclusion.	
2. To improve the health and wellbeing of the population	+	+	+	This approach facilitates the specific protection and safeguarding of the Beaghmore Stone Circles. Therefore Beaghmore has the potential to create jobs and also gives local residents a sense of pride in the community. Thus bringing local residents together and alleviating social exclusion.	
3. To improve the education and skills of the population	+	+	+	The bespoke planning policy for Beaghmore has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.	
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Beaghmore Stone Circles can be used as part of a toolkit for heritage - led community development, planning and regeneration to encourage cooperation, communication and understanding of local cultural traditions and the past.	
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains at Beaghmore may lead to more visitors which could increase traffic.	

Assessment of Alternatives – The Historic Environment

Policy HE 1 Beaghmore Stone Circles Area of Significant Archaeological Interest ASAI



Option 1.					
Adopt new strategic planning policy for Beaghmore Stone Circles ASAI					
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	The impact of this bespoke strategic planning policy on the natural environment including water quality is minimal, however it is likely that the protection, preservation and conservation of Beaghmore and the application of the precautionary principle, will reduce pressure for further adverse development.	
10. To improve air quality	0	0	0	The impact of this bespoke strategic planning policy on the natural environment including air quality is minimal, however, it is likely that the protection, preservation and conservation of Beaghmore and the application of the precautionary principle, will reduce pressure for further adverse development.	
11. To conserve and enhance biodiversity	+	+	+	It is likely that the protection, preservation and conservation of Beaghmore Stone Circles and the application of the precautionary principle, will reduce pressure for further adverse development. This has the potential to allow wildlife and other flora and fauna within/around Beaghmore to thrive.	
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	This approach is likely to have significant positive benefits. It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development therefore improving and enhancing the character and quality of the historic landscape through natural regeneration.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	This approach is likely to offer a greater level of protection to Beaghmore Stone Circles and therefore will reduce pressure for further development therefore enhancing, protecting and conserving the extensive stone circle and alignment complex within this area.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal impact on climate change.	
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on reducing flood risk.	

Assessment of Alternatives – The Historic Environment

Policy HE 1 Beaghmore Stone Circles Area of Significant Archaeological Interest ASAI



Option 1.						
SA / SEA Objectives						
Adopt new strategic planning policy for Beaghmore Stone Circles ASAI						
	Short Term	Med. Term	Long Term	Comments		
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on the production of waste and use of non-renewable materials.		
17. To conserve and enhance land quality and soil resources	+	+	+	The impact of this bespoke strategic planning policy on the natural environment including land quality and soil resources is positive and the application of the precautionary principle, will reduce pressure for further adverse development therefore allowing for the conservation and enhancement of land quality and soil resources.		
18. To encourage sustainable economic growth	+	+	+	The impact of this bespoke strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.		
19. To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	This approach has the potential to hinder economic growth within/around Beaghmore. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Beaghmore. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.		
	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.		
	-	-	-	This approach has the potential to hinder economic growth within/around Beaghmore. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Beaghmore. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The impact of this bespoke strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.		

Assessment of Alternatives – The Historic Environment

Policy HE 1 Beaghmore Stone Circles Area of Significant Archaeological Interest ASAI



Option 1.				
SA / SEA Objectives				
Adopt new strategic planning policy for Beaghmore Stone Circles ASAI				
	Short Term	Med. Term	Long Term	Comments
	-	-	-	This approach has the potential to hinder economic growth within/around Beaghmore. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Beaghmore. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
	-	-	-	This approach has the potential to hinder economic growth within/around Beaghmore. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Beaghmore. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns within/around Beaghmore Stone Circles.

Assessment of Alternatives – The Historic Environment

Policy HE 1 Beaghmore Stone Circles Area of Significant Archaeological Interest ASAI



SA / SEA Objectives	Option 1.			Comments
	Adopt new strategic planning policy for Beaghmore Stone Circles ASAI			
	Short Term	Med. Term	Long Term	

Summary - Beaghmore Stone Circles Area of Significant Archaeological Interest (Policy HE 1)				
Social Effects	This approach can bring minor positive effects on the majority of the social objectives. Therefore protecting Beaghmore stone circles has the potential to create jobs and also gives local residents a sense of pride in the community. Thus bringing local residents together and alleviating social exclusion.			
Environmental Effects	This approach can bring minor positive effects on the majority of the environmental objectives. Development such as turbines, masts, pylons and large scale development (height and area) are not permitted within this area where they would adversely impact on its distinctive heritage values. Therefore this is reflected in the significant positive scoring for historic environment and landscapes, as it will protect the stone circles and allow wildlife, flora and fauna to thrive.			
Economic Effects	This approach is likely to have both minor positive and negative effects. Negatively this approach has the potential to hinder economic growth within/around Beaghmore. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Beaghmore. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses. On the flip side protecting the stone circles at Beaghmore will encourage heritage-led tourism and regeneration within this area.			
Mitigation and Enhancement	Mitigation measures would include the use of planning conditions			
Preferred Option	Adopt Option 1 - Policy HE 1 Adopt new strategic planning policy for Beaghmore Stone Circles ASAI			

Assessment of Alternatives – The Historic Environment
Policy HE 2 Creggandevesky Area of Significant Archaeological Interest ASAI
Key



Option 1.				
SA / SEA Objectives				
Adopt new strategic planning policy for Creggandevesky ASAI				
	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Creggandevesky is an important tourist attraction within Mid Ulster and is one of Northern Ireland's best example of a Court Tomb. Therefore Creggandevesky has the potential to create jobs and also gives local residents a sense of pride in the community. This can bring local residents together and alleviate social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	This approach facilitates the specific protection and safeguarding of the Creggandevesky. Therefore Creggandevesky has the potential to create jobs and also gives local residents a sense of pride in the community. Thus bringing local residents together and alleviating social exclusion.
3. To improve the education and skills of the population	+	+	+	The bespoke planning policy for Creggandevesky has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Creggandevesky can be used as part of a toolkit for heritage - led community development, planning and regeneration to encourage cooperation, communication and understanding of local cultural traditions and the past.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship

Assessment of Alternatives – The Historic Environment
Policy HE 2 Creggandevesky Area of Significant Archaeological Interest ASAI
Key



Option 1.				
SA / SEA Objectives				
Adopt new strategic planning policy for Creggandevesky ASAI				
	Short Term	Med. Term	Long Term	Comments
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains at Creggandevesky may lead to more visitors which could increase traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	The impact of this bespoke strategic planning policy on the natural environment including water quality is minimal, however it is likely that the protection, preservation and conservation of Creggandevesky and the application of the precautionary principle, will reduce pressure for further adverse development.
10. To improve air quality	0	0	0	The impact of this bespoke strategic planning policy on the natural environment including air quality is minimal, however, it is likely that the protection, preservation and conservation of Creggandevesky and the application of the precautionary principle, will reduce pressure for further adverse development.
11. To conserve and enhance biodiversity	+	+	+	It is likely that the protection, preservation and conservation of Creggandevesky and the application of the precautionary principle, will reduce pressure for further adverse development. This has the potential to allow wildlife and other flora and fauna within/around Creggandevesky to thrive.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	This approach is likely to have significant positive benefits. It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development therefore improving and enhancing the character and quality of the historic landscape through natural regeneration.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	This approach is likely to offer a greater level of protection to Creggandevesky and therefore will reduce pressure for further development therefore enhancing, protecting and conserving the important Court Tomb and alignment complex within this area.

Assessment of Alternatives – The Historic Environment
Policy HE 2 Creggandevesky Area of Significant Archaeological Interest ASAI

Key



Option 1.				
Adopt new strategic planning policy for Creggandevesky ASAI				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal impact on Climate Change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on reducing flood risk.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on minimising the production of waste.
17. To conserve and enhance land quality and soil resources	+	+	+	The impact of this bespoke strategic planning policy on the natural environment including land quality and soil resources is positive and the application of the precautionary principle, will reduce pressure for further adverse development therefore allowing for the conservation and enhancement of land quality and soil resources.
18. To encourage sustainable economic growth	+	+	+	The impact of this bespoke strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
	-	-	-	This approach has the potential to hinder economic growth within/around Creggandevesky. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Creggandevesky. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.

Assessment of Alternatives – The Historic Environment
Policy HE 2 Creggandevesky Area of Significant Archaeological Interest ASAI

Key



SA / SEA Objectives	Option 1.				Comments
	Short Term	Med. Term	Long Term		
20. To reduce disparities in economic performance and promote sustainable regeneration	-	-	-		This approach has the potential to hinder economic growth within/around Creggandevesky. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Creggandevesky. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
	+	+	+		The impact of this bespoke strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.
	-	-	-		This approach has the potential to hinder economic growth within/around Creggandevesky. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Creggandevesky. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
21. To encourage and accommodate both indigenous and inward investment	+	+	+		It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
	-	-	-		This approach has the potential to hinder economic growth within/around Beaghmore. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Beaghmore. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0		Likely to have a minimal impact on efficient movement patterns within/around Creggandevesky.

Assessment of Alternatives – The Historic Environment
Policy HE 2 Creggandevesky Area of Significant Archaeological Interest ASAI
 Key



SA / SEA Objectives	Option 1.			
	Adopt new strategic planning policy for Creggandevesky ASAI			
	Short Term	Med. Term	Long Term	Comments

Summary - Creggandevesky Area of Significant Archaeological Interest (Policy HE 2)				
Social Effects	This approach can bring minor positive effects on the majority of the social objectives. Therefore protecting Creggandevesky has the potential to create jobs and also gives local residents a sense of pride in the community. Thus bringing local residents together and alleviating social exclusion.			
Environmental Effects	This approach can bring minor positive effects on the majority of the environmental objectives. Development such as turbines, masts, pylons and large scale development (height and area) is not allowed within this area. Therefore this is reflected in the significant positive scoring for historic environment and landscapes, as it will protect the court tomb and allow wildlife, flora and fauna to thrive.			
Economic Effects	This approach is likely to have both minor positive and negative effects. Negatively this approach has the potential to hinder economic growth within/around Creggandevesky. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Creggandevesky. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses. On the flip side protecting the Creggandevesky will encourage heritage-led tourism and regeneration within this area.			
Mitigation and Enhancement	Mitigation measures would include the use of planning conditions			
Preferred Option	Adopt Option 1 - Policy HE 2 -Adopt new strategic planning policy for Creggandevesky ASAI			

Assessment of Alternatives – The Historic Environment
Policy HE 3 - Tullaghogue Area of Significant Archaeological Interest ASAI



Key

Option 1.				
SA / SEA Objectives				
Adopt new strategic planning policy for Tullaghogue ASAI				
	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Tullaghogue is an important tourist attraction within Mid Ulster and is the inauguration place for the northern branch of the O'Neills. Therefore Tullaghogue has the potential to create jobs and also gives local residents a sense of pride in the community. This can bring local residents together and alleviate social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	This approach facilitates the specific protection and safeguarding of the Tullaghogue Fort and other archaeological remains. Therefore Tullaghogue has the potential to create jobs and also gives local residents a sense of pride in the community. Thus bringing local residents together and alleviating social exclusion.
3. To improve the education and skills of the population	+	+	+	The bespoke planning policy for Tullaghogue has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Tullaghogue can be used as part of a toolkit for heritage - led community development, planning and regeneration to encourage cooperation, communication and understanding of local cultural traditions and the past.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains at Tullaghogue may lead to more visitors which could increase traffic.

Assessment of Alternatives – The Historic Environment
Policy HE 3 - Tullahogue Area of Significant Archaeological Interest ASAI



Option 1.				
Adopt new strategic planning policy for Tullahogue ASAI				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	The impact of this bespoke strategic planning policy on the natural environment including water quality is minimal, however it is likely that the protection, preservation and conservation of Tullahogue and the application of the precautionary principle, will reduce pressure for further adverse development.
10. To improve air quality	0	0	0	The impact of this bespoke strategic planning policy on the natural environment including air quality is minimal, however, it is likely that the protection, preservation and conservation of Tullahogue and the application of the precautionary principle, will reduce pressure for further adverse development.
11. To conserve and enhance biodiversity	+	+	+	It is likely that the protection, preservation and conservation of Tullahogue and the application of the precautionary principle, will reduce pressure for further adverse development. This has the potential to allow wildlife and other flora and fauna within/around Tullahogue to thrive.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	This approach is likely to have significant positive benefits. It is likely that the protection, preservation and conservation of archaeological remains within Tullahogue, and the application of the precautionary principle, will reduce pressure for further adverse development therefore improving and enhancing the character and quality of the historic landscape through natural regeneration.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	This approach is likely to offer a greater level of protection to Beaghmore Stone Circles and therefore will reduce pressure for further development therefore enhancing, protecting and conserving the fort and alignment complex within this area.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely to have a minimal impact on Climate Change.
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely to have a minimal impact on reducing Flood Risk.

Assessment of Alternatives – The Historic Environment
Policy HE 3 - Tullahogue Area of Significant Archaeological Interest ASAI



Option 1.				
SA / SEA Objectives				
Adopt new strategic planning policy for Tullahogue ASAI				
	Short Term	Med. Term	Long Term	Comments
16. To minimise the production of waste and use of non-renewable materials	+	+	+	Likely to have a minimal impact on the production of waste.
17. To conserve and enhance land quality and soil resources	+	+	+	The impact of this bespoke strategic planning policy on the natural environment including land quality and soil resources is positive and the application of the precautionary principle, will reduce pressure for further adverse development therefore allowing for the conservation and enhancement of land quality and soil resources.
18. To encourage sustainable economic growth	+	+	+	The impact of this bespoke strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
19. To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	This approach has the potential to hinder economic growth within/around Tullahogue. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Tullahogue. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
	-	-	-	This approach has the potential to hinder economic growth within/around Tullahogue. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Tullahogue. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The impact of this bespoke strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.

Assessment of Alternatives – The Historic Environment
Policy HE 3 - Tullahogue Area of Significant Archaeological Interest ASAI



Option 1.				
SA / SEA Objectives				
Adopt new strategic planning policy for Tullahogue ASAI				
	Short Term	Med. Term	Long Term	Comments
	-	-	-	This approach has the potential to hinder economic growth within/around Tullahogue. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Tullahogue. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
	-	-	-	This approach has the potential to hinder economic growth within/around Tullahogue. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Tullahogue. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns within/around Tullahogue.

Assessment of Alternatives – The Historic Environment
Policy HE 3 - Tullahogue Area of Significant Archaeological Interest ASAI



SA / SEA Objectives	Option 1.			Comments
	Short Term	Med. Term	Long Term	
	Adopt new strategic planning policy for Tullahogue ASAI			

Summary - Tullahogue Area of Significant Archaeological Interest ASAI (Policy HE 3)				
Social Effects	This approach can bring minor positive effects on the majority of the social objectives. Therefore protecting Tullahogue has the potential to create jobs and also gives local residents a sense of pride in the community. Thus bringing local residents together and alleviating social exclusion.			
Environmental Effects	This approach can bring minor positive effects on the majority of the environmental objectives. Development such as turbines, masts, pylons and large scale development (height and area) is not allowed within this area. Therefore this is reflected in the significant positive scoring for historic environment and landscapes, as it will protect the fort and allow wildlife, flora and fauna to thrive.			
Economic Effects	This approach is likely to have both minor positive and negative effects. Negatively this approach has the potential to hinder economic growth within/around Tullahogue. Renewable energy development i.e. turbines, masts and pylons and large scale sheds from agriculture from industry or agriculture is not allowed as it is deemed to have an adverse impact on Tullahogue. This will have economic impacts on businesses or homeowners in this area who may want to grow their businesses. On the flip side protecting the fort at Tullahogue will encourage heritage-led tourism and regeneration within this area.			
Mitigation and Enhancement	Mitigation measures would include the use of planning conditions			
Preferred Option	Adopt Option 1 - Policy HE 3 - Adopt new strategic planning policy for Tullahogue ASAI			

Assessment of Alternatives – The Historic Environment
Policy HE 4 Archaeological Remains of Regional Importance and their Settings



SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	+	+	+	The planning policy has the potential to promote and encourage community development, community planning and regeneration - it is part of a toolkit for improving and encouraging social interaction and activities leading to social inclusion and potentially help reduce poverty.	+	+	+	The planning policy has the potential to promote and encourage community development, community planning and regeneration - it is part of a toolkit for improving and encouraging social interaction and activities leading to social inclusion and potentially help reduce poverty.	
2. To improve the health and wellbeing of the population	+	+	+	The planning policy has the potential to promote and encourage physical and recreational activities within the defined areas and increase access to the historic landscape through protection, preservation and conservation - access to and enjoyment of the historic landscapes has the potential to improve inhabitants and visitors health and wellbeing.	+	+	+	The planning policy has the potential to promote and encourage physical and recreational activities within the defined areas and increase access to the historic landscape through protection, preservation and conservation - access to and enjoyment of the historic landscapes has the potential to improve inhabitants and visitors health and wellbeing.	
3. To improve the education and skills of the population	+	+	+	The planning policy has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.	+	+	+	The planning policy has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.	
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Historic environment provides a tangible link to the past and a sense of identity, place and belonging. The existing policy approach does not take full account of paragraphs 6.8 - 6.11 of SPPS nor the Local Importance of these designated areas.	+	+	+	Historic Environment provides a tangible link to the past which facilitates a sense of identity, place and belonging. Formal protection by designation through LDP planning policy for AAPs will facilitate a greater understanding, access to and enjoyment of these important heritage assets in the public interest. It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. Furthermore, such important archaeological areas can be used as part of a toolkit for heritage - led community development, planning and regeneration to encourage cooperation, communication and understanding of local cultural traditions and the past.	
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water quality and water resources.	0	0	0	Likely to have a minimal impact on water quality and water resources.	

Assessment of Alternatives – The Historic Environment
Policy HE 4 Archaeological Remains of Regional Importance and their Settings



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
10. To improve air quality	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic and air pollution.	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic and air pollution.
11. To conserve and enhance biodiversity	+	+	+	The impact of this bespoke strategic planning policy on the urban and natural environment including biodiversity is unknown, however, it is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.	+	+	+	The impact of this bespoke strategic planning policy on the urban and natural environment including biodiversity is unknown, however, it is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Existing policy will continue to protect the archaeological remains of regional importance and their surrounding landscape.	+	+	+	It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Existing policy will continue to protect the archaeological remains of regional importance and their surrounding landscape.	+	+	+	It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. It is expected that the protection, preservation and conservation of archaeological remains within such areas will reduce pressure for further development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal impact on Climate Change.	0	0	0	Likely to have a minimal impact on Climate Change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on reducing flood risk.	0	0	0	Likely to have a minimal impact on reducing flood risk.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on the production of waste.	0	0	0	Likely to have a minimal impact on the production of waste.
17. To conserve and enhance land quality and soil resources	+	+	+	Restriction of development in designated areas will restrict development and lead to the conservation and enhancing land quality and soil resources.	+	+	+	Restriction of development in designated areas will restrict development and lead to the conservation and enhancing land quality and soil resources.
18. To encourage sustainable economic growth	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
	-	-	-	This approach has the potential to hinder economic growth in renewable energy and other sectors as minimal development is allowed in the vicinity of archaeological remains.	-	-	-	This approach has the potential to hinder economic growth in renewable energy and other sectors as minimal development is allowed in the vicinity of archaeological remains.

Assessment of Alternatives – The Historic Environment
Policy HE 4 Archaeological Remains of Regional Importance and their Settings



SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
19. To offer everybody the opportunity for rewarding and satisfying employment				Adopt existing policy contained in the SPPs (Paragraphs 6.8 - 6.11) and PPS 6 (Policy BH1)				Reconfigure existing strategic planning policy for Archaeological Remains of Regional Importance and their Settings, taking into account paragraphs 6.8 - 6.11 of SPPs, PPS6 BH1 and local heritage context. There are no amendments to the policy, Policy HE 4	
20. To reduce disparities in economic performance and promote sustainable regeneration	-	-	-	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	-	-	-	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	
	+	+	+	This approach has the potential to hinder economic growth and employment in renewable energy and other sectors as minimal development is allowed in the vicinity of archaeological remains.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.	
21. To encourage and accommodate both indigenous and inward investment	-	-	-	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	-	-	-	This approach has the potential to hinder economic growth and employment in renewable energy and other sectors as minimal development is allowed in the vicinity of archaeological remains.	
	+	+	+	This approach has the potential to hinder economic growth and employment in renewable energy and other sectors as minimal development is allowed in the vicinity of archaeological remains.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	-	-	-	This approach has the potential to hinder economic growth and employment in renewable energy and other sectors as minimal development is allowed in the vicinity of archaeological remains.	
	0	0	0	Likely to have a minimal impact on efficient movement patterns.	0	0	0	Likely to have a minimal impact on efficient movement patterns.	

Assessment of Alternatives – The Historic Environment
Policy HE 4 Archaeological Remains of Regional Importance and their Settings



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy contained in the SPPS (Paragraphs 6.8 - 6.11) and PPS 6 (Policy BH1)		Reconfigure existing strategic planning policy for Archaeological Remains of Regional Importance and their Settings, taking into account paragraphs 6.8 - 6.11 of SPPS, PPS6 BH1 and local heritage context. There are no amendments to the policy, Policy HE 4	
	Short Term	Med. Term	Long Term	Comments

Summary - Archaeological Remains of Regional Importance and their Setting (Policy HE 4)				
Background	It is noted that at this time (2018) central government are considering a number of fundamental changes to NI's legislative context with regard to Archaeology including procedures, processes, standards and governance. It is anticipated that any new legislation can be incorporated into the LDP via annual monitoring reports and 5 year review procedures under the Planning Act 2011 and associated Regulations 2015.			
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives. Both are likely to have minor positive impacts on the social objectives such as sense of community, health and wellbeing and reducing poverty and social exclusion. Heritage provides a link to the past which gives people a sense of place and brings the community together. It can also provide jobs, thus reducing poverty and places for people to meet up and visit.			
Environmental Effects	Formal protection for archaeological remains and their setting will facilitate a greater understanding and appreciation of the areas natural landscape features, improve access to and the enjoyment of the archaeological remains. Furthermore, although there is as yet no specific data on the environmental impacts of such new strategic planning policy it is likely that water, air, soil and land quality will improve over time as should the diversity of biodiversity. In addition, as such natural elements improve so shall the areas resilience to flooding and climate change.			
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation. However there are also potential minor negative effects on certain development typologies which would adversely impact on archaeological remains of regional importance and their settings.			
Mitigation and Enhancement	Mitigation measures would be through the use of planning conditions to control development that may affect archaeological remains of regional importance and their setting.			
Preferred Option	Adopt Option 2 - Policy HE 4 - Reconfigure existing policy for Archaeological Remains of Regional Importance and their Setting			

Assessment of Alternatives – The Historic Environment
Policy HE 5 - Archaeological Remains of Local Importance and their Settings

+	0	-	+	N/A
Positive	Neutral	Negative	Uncertain	No Relationship

Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in the SPPS (Paragraphs 6.9 - 6.11) and PPS 6 (Policy BH2)								Reconfigure existing strategic planning policy for Archaeological Remains of Local Importance and their Settings taking into account paragraphs 6.9 - 6.11 of SPPS, PPS6 BH1 and local heritage context. There are no amendments to the policy.
1. To reduce poverty and social exclusion	+	+	+	The planning policy has the potential to promote and encourage community development, community planning and regeneration - it is part of a toolkit for improving and encouraging social interaction and activities leading to social inclusion and potentially help reduce poverty.	+	+	+	The planning policy has the potential to promote and encourage community development, community planning and regeneration - it is part of a toolkit for improving and encouraging social interaction and activities leading to social inclusion and potentially help reduce poverty.
2. To improve the health and wellbeing of the population	+	+	+	The planning policy has the potential to promote and encourage physical and recreational activities within the defined areas and increase access to the historic landscape through protection, preservation and conservation - access to and enjoyment of the historic landscapes has the potential to improve inhabitants and visitors health and wellbeing.	+	+	+	The planning policy has the potential to promote and encourage physical and recreational activities within the defined areas and increase access to the historic landscape through protection, preservation and conservation - access to and enjoyment of the historic landscapes has the potential to improve inhabitants and visitors health and wellbeing.
3. To improve the education and skills of the population	+	+	+	The planning policy has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.	+	+	+	The planning policy has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Historic environment provides a tangible link to the past and a sense of identity, place and belonging. The existing policy approach does not take full account of paragraphs 6.8 - 6.11 of SPPS nor the Local Importance of these designated areas.	+	+	+	Historic Environment provides a tangible link to the past which facilitates a sense of identity, place and belonging. Formal protection by designation through LDP planning policy for AAPs will facilitate a greater understanding, access to and enjoyment of these important heritage assets in the public interest. It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. Furthermore, such important archaeological areas can be used as part of a toolkit for heritage - led community development, planning and regeneration to encourage cooperation, communication and understanding of local cultural traditions and the past.

Assessment of Alternatives – The Historic Environment

Assessment of Alternatives – The Historic Environment									
Policy HE 5 - Archaeological Remains of Local Importance and their Settings									
		Option 1.				Option 2.			
SA / SEA Objectives		Reconfigure existing strategic planning policy for Archaeological Remains of Local Importance and their Settings, taking into account paragraphs 6.9 - 6.11 of SPPS, PPS6 BH1 and local heritage context. There are no amendments to the policy.							
		Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
7. To improve accessibility to key services, especially for those most in need		N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment		0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		0	0	0	Likely to have a minimal impact on water quality and water resources.	0	0	0	Likely to have a minimal impact on water quality and water resources.
10. To improve air quality		0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic and air pollution.	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic and air pollution.
11. To conserve and enhance biodiversity		+	+	+	The impact of this bespoke strategic planning policy on the urban and natural environment including biodiversity is unknown, however, it is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.	+	+	+	The impact of this bespoke strategic planning policy on the urban and natural environment including biodiversity is unknown, however, it is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.
12. To maintain and enhance the character and quality of landscapes and townscapes		+	+	+	Existing policy will continue to protect the archaeological remains of regional importance and their surrounding landscape.	+	+	+	It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets		+	+	+	Existing policy will continue to protect the archaeological remains of regional importance and their surrounding landscape.	+	+	+	It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. It is expected that the protection, preservation and conservation of archaeological remains within such areas will reduce pressure for further development.

Assessment of Alternatives – The Historic Environment

Key

Option 1.

Assessment of Alternatives – The Historic Environment

Key

Option 1.

Assessment of Alternatives – The Historic Environment
Policy HE 5 - Archaeological Remains of Local Importance and their Settings

Key					N/A No Relationship
+	Positive	0	Neutral	-	Negative
+	Positive	0	Neutral	-	Negative
+	Positive	0	Neutral	-	Negative

SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
	Adopt existing policy contained in the SPPS (Paragraphs 6.9 - 6.11) and PPS 6 (Policy BH2)		Reconfigure existing strategic planning policy for Archaeological Remains of Local Importance and their Settings taking into account paragraphs 6.9 - 6.11 of SPPS, PPS6 BH1 and local heritage context. There are no amendments to the policy.	

Summary - Archaeological Remains of Local Importance and their Setting (Policy HE 5)				
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives. Both are likely to have minor positive impacts on the social objectives such as sense of community, health and wellbeing and reducing poverty and social exclusion. Heritage provides a link to the past which gives people a sense of place and brings the community together. It can also provide jobs, thus reducing poverty and places for people to meet up and visit.			
Environmental Effects	Formal protection for archaeological remains and their setting will facilitate a greater understanding and appreciation of the areas natural landscape features, improve access to and the enjoyment of the archaeological remains. Furthermore, although there is as yet no specific data on the environmental impacts of such new strategic planning policy it is likely that water, air, soil and land quality will improve over time as should the diversity of biodiversity. In addition, as such natural elements improve so shall the areas resilience to flooding and climate change.			
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation. However there are also potential minor negative effects to the renewable energy sector in Mid Ulster.			
Mitigation and Enhancement	Mitigation measures would be through the use of planning conditions to control development that may affect archaeological remains of regional importance and their setting.			
Preferred Option	Adopt Option 2 - Policy HE 5 reconfigure existing policy for Archaeological Remains of Local Importance and their Setting			

**Assessment of Alternatives – The Historic Environment
Policy HE 6 - Areas of Archaeological Potential (AAPs)**



		Option 1.				Option 2.			
SA / SEA Objectives		Adopt existing policy contained in the SPPS (Paragraphs 6.8 - 6.11) and Plan Policy CON 5 in Cookstown Area Plan 2010, page 34 in Magherafelt Area Plan 2015 and CON 3 in Dungannon and South Tyrone Area Plan 2010.				Specific planning policy for Areas of Archaeological Potential (AAP), such areas by their nature are urban historic cores of existing local towns, local villages and small settlements.			
		Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion		+	+	+	Historic environment provides a tangible link to our past and a sense of identity, place and belonging. The existing policy approach does not take full account of paragraphs 6.8 - 6.11 of SPPS nor the Local Importance of these identified areas.	+	+	+	Historic Environment has positive relationship with the education of people on the heritage values and importance of archaeological remains, as it provides tangible link to past. Formal protection by identification through LDP planning policy for AAPs will facilitate a greater understanding, access to and enjoyment of these important heritage assets in the public interest. It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. Furthermore, the new planning policy has the potential to promote and encourage community development, community planning and regeneration - it is part of a toolkit for improving and encouraging social interaction and activities leading to social inclusion and potentially help reduce poverty.
2. To improve the health and wellbeing of the population		+	+	+	Historic environment provides a tangible link to our past and a sense of identity, place and belonging. The existing policy approach does not take full account of paragraphs 6.8 - 6.11 of SPPS nor the Local Importance of these identified areas.	+	+	+	Historic Environment has positive relationship with the education of people on the heritage values and importance of archaeological remains, as it provides tangible link to past. Formal protection by identification through LDP planning policy for AAPs will facilitate a greater understanding, access to and enjoyment of these important heritage assets in the public interest. It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. Furthermore, the new planning policy has the potential to promote and encourage physical and recreational activities within the defined areas and increase access to the historic landscape through protection, preservation and conservation - access to and enjoyment of the historic landscapes has the potential to improve inhabitants and visitors health and wellbeing.
3. To improve the education and skills of the population		+	+	+	Historic environment provides a tangible link to our past and a sense of identity, place and belonging. The existing policy approach does not take full account of paragraphs 6.8 - 6.11 of SPPS nor the Local Importance of these identified areas.	+	+	+	Historic Environment has positive relationship with the education of people on the heritage values and importance of archaeological remains, as it provides tangible link to past. Formal protection by identification through the LDP planning Policy for AAPs will facilitate a greater understanding, access to and enjoyment of these important heritage assets in the public interest. It facilitates specific protection and safeguarding of the archaeological remains within the defined areas.
4. To provide everybody with the opportunity to live in a decent home		N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
5. To reduce crime and anti-social activity		N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
6. To encourage a sense of community and promote a more equal and inclusive society		+	+	+	Historic environment can be used as part of a toolkit for heritage - led community development, planning and regeneration to encourage cooperation, communication and understanding of local cultural traditions and the past.	+	+	+	Historic Environment has positive relationship with the education of people on the heritage values and importance of archaeological remains, as it provides tangible link to past. Formal protection by identification through the LDP planning Policy for AAPs will facilitate a greater understanding, access to and enjoyment of these important heritage assets in the public interest. It facilitates specific protection and safeguarding of the archaeological remains within the defined areas.

**Assessment of Alternatives – The Historic Environment
Policy HE 6 - Areas of Archaeological Potential (AAPs)**



		Option 1.				Option 2.					
SA / SEA Objectives		Adopt existing policy contained in the SPPS (Paragraphs 6.8 - 6.11) and Plan Policy CON 5 in Cookstown Area Plan 2010, page 34 in Magherafelt Area Plan 2015 and CON 3 in Dungannon and South Tyrone Area Plan 2010.				Specific planning policy for Areas of Archaeological Potential (AAP), such areas by their nature are urban historic cores of existing local towns, local villages and small settlements.				Comments	
		Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments		
7. To improve accessibility to key services, especially for those most in need		N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship		
8. To reduce the effect of traffic on the environment		0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.	0	0	0	Likely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.		
9. To improve water quality, conserve water resources and provide for sustainable sources of water supply		0	0	0	Likely to have a minimal impact on water quality as such areas by their nature are urban historic cores of local towns, local villages and small settlements.	0	0	0	Likely to have a minimal impact on water quality as such areas by their nature are urban historic cores of local towns, local villages and small settlements.		
10. To improve air quality		0	0	0	Likely to have a minimal impact on air quality as such areas by their nature are urban historic cores of local towns, local villages and small settlements.	0	0	0	Likely to have a minimal impact on air quality as such areas by their nature are urban historic cores of local towns, local villages and small settlements.		
11. To conserve and enhance biodiversity		0	0	0	Likely to have a minimal impact on biodiversity as such areas by their nature are urban historic cores of local towns, local villages and small settlements.	0	0	0	Likely to have a minimal impact on biodiversity as such areas by their nature are urban historic cores of local towns, local villages and small settlements.		
12. To maintain and enhance the character and quality of landscapes and townscapes		+	+	+	This approach is likely to have significant positive benefits. It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development therefore improving and enhancing the character and quality of the historic townscapes.	+	+	+	This approach is likely to have significant positive benefits. It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development therefore improving and enhancing the character and quality of the historic townscapes.		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets		+	+	+	This approach is likely to offer a greater level of protection to Beaghmore Stone Circles and therefore will reduce pressure for further development therefore enhancing, protecting and conserving the extensive stone circle and alignment complex within this area.	+	+	+	This approach is likely to have significant positive benefits. It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development therefore improving and enhancing the character and quality of the historic townscapes.		
14. To reduce contributions to climate change and reduce vulnerability to climate change		0	0	0	Likely to have a minimal impact on climate change as such areas by their nature are urban historic cores of local towns, local villages and small settlements.	0	0	0	Likely to have a minimal impact on climate change as such areas by their nature are urban historic cores of local towns, local villages and small settlements.		
15. To reduce flood risk and the adverse consequences of flooding		0	0	0	Likely to have a minimal impact on flood risk as such areas by their nature are urban historic cores of local towns, local villages and small settlements.	0	0	0	Likely to have a minimal impact on flood risk as such areas by their nature are urban historic cores of local towns, local villages and small settlements.		

**Assessment of Alternatives – The Historic Environment
Policy HE 6 - Areas of Archaeological Potential (AAPs)**



		Option 1.				Option 2.			
SA / SEA Objectives		Adopt existing policy contained in the SPPS (Paragraphs 6.8 - 6.11) and Plan Policy CON 5 in Cookstown Area Plan 2010, page 34 in Magherafelt Area Plan 2015 and CON 3 in Dungannon and South Tyrone Area Plan 2010.				Specific planning policy for Areas of Archaeological Potential (AAP), such areas by their nature are urban historic cores of existing local towns, local villages and small settlements.			
		Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
16. To minimise the production of waste and use of non-renewable materials		0	0	0	Likely to have a minimal impact on waste and non-renewable resources as such areas by their nature are urban historic cores of local towns, local villages and small settlements.	0	0	0	Likely to have a minimal impact on waste and non-renewable resources as such areas by their nature are urban historic cores of local towns, local villages and small settlements.
17. To conserve and enhance land quality and soil resources		0	0	0	Likely to have a minimal impact on land and soil resources as such areas by their nature are urban historic cores of local towns, local villages and small settlements.	0	0	0	Likely to have a minimal impact on land and soil resources as such areas by their nature are urban historic cores of local towns, local villages and small settlements.
18. To encourage sustainable economic growth		+	+	+	The impact of the existing planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	+	+	+	The impact of this new strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
19. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
20. To reduce disparities in economic performance and promote sustainable regeneration		+	+	+	The impact of the existing planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.	+	+	+	The impact of this new strategic planning policy on economic growth is unknown, however it is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.
21. To encourage and accommodate both indigenous and inward investment		+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
22. To encourage efficient patterns of movement in support of economic growth		0	0	0	Likely to have a minimal impact on efficient movement patterns within/around each AAP.	0	0	0	Likely to have a minimal impact on efficient movement patterns within/around each AAP.

Assessment of Alternatives – The Historic Environment
Policy HE 6 - Areas of Archaeological Potential (AAPs)



SA / SEA Objectives	Option 1.			Option 2.				
	Adopt existing policy contained in the SPPS (Paragraphs 6.8 - 6.11) and Plan Policy CON 5 in Cookstown Area Plan 2010, page 34 in Magherafelt Area Plan 2015 and CON 3 in Dungannon and South Tyrone Area Plan 2010.			Specific planning policy for Areas of Archaeological Potential (AAP), such areas by their nature are urban historic cores of existing local towns, local villages and small settlements.				
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Areas of Archaeological Potential (Policy HE 6)								
Social Effects	This approach can bring minor positive effects on the majority of the social objectives. Therefore protecting known and likely archaeological remains has the potential to create jobs and also gives local residents a sense of pride in the community. Thus bringing local residents together and alleviating social exclusion.							
Environmental Effects	This approach is likely to have a neutral effect on the majority of the environmental objectives. The identification of such areas will facilitate opportunities for further investigation and assessment of the historic core of urban settlements while protecting, conserving and where possible enhancing such archaeological remains for future generations. The historic character and appearance of such historic townscapes will be protected, conserved and enhanced through the precautionary principle.							
Economic Effects	This approach is likely to have a minor positive effect on the majority of the economic objectives. The identification of such areas will facilitate opportunities for further investigation and assessment of the historic core of urban settlements while protecting, conserving and where possible enhancing local knowledge and will encourage heritage-led tourism and regeneration within this area.							
Mitigation and Enhancement	Mitigation could include the requirement for the submission of a licenced excavation, recording examination and archiving of archaeology by way of planning conditions.							
Preferred Option	Adopt Option 2 - Policy HE 6 - reconfigure existing policy for Areas of Archaeological Potential.							



Key

		Option 1.			Option 2.							
SA / SEA Objectives	Adopt existing policy contained in the PPS 6 BH 3 and BH 4 and SPPS (Paragraphs 6.8 - 6.11).						Reconfigure and amalgamate existing archaeological assets. Combine existing Policies BH3 and BH 4 of PPS 6 to streamline policy for all identified / known archaeological remains.					
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments				
1. To reduce poverty and social exclusion	+	+	+	The planning policy has the potential to have a positive impact on this objective by promoting and encourage community development, community planning and regeneration - it is part of a toolkit for improving and encouraging social interaction and activities leading to social inclusion and potentially help reduce poverty.	+	+	+	The planning policy has the potential to have a positive impact on this objective by promoting and encourage community development, community planning and regeneration - it is part of a toolkit for improving and encouraging social interaction and activities leading to social inclusion and potentially help reduce poverty.				
2. To improve the health and wellbeing of the population	+	+	+	The planning policy has the potential to promote and encourage physical and recreational activities related to our historic assets and increase access to the historic landscape through protection, preservation and conservation - access to and enjoyment of the historic landscapes has the potential to improve inhabitants and visitors health and wellbeing.	+	+	+	The planning policy has the potential to promote and encourage physical and recreational activities related to our historic assets and increase access to the historic landscape through protection, preservation and conservation - access to and enjoyment of the historic landscapes has the potential to improve inhabitants and visitors health and wellbeing.				
3. To improve the education and skills of the population	+	+	+	The planning policy has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.	+	+	+	The planning policy has the potential to promote and encourage practical skills needed to repair and maintain such heritage assets; sustainable management of these tangible heritage assets as part of a Heritage - Led Education and Skills Toolkit.				
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship				
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship				
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Historic environment provides a tangible link to the past and a sense of identity, place and belonging. The existing policy approach does not take full account of paragraphs 6.8 - 6.11 of SPPS nor the Local Importance of these designated areas.	+	+	+	Historic Environment provides a tangible link to the past which facilitates a sense of identity, place and belonging. Formal protection by designation through LDP planning policy for AAPs will facilitate a greater understanding, access to and enjoyment of these important heritage assets in the public interest. It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. Furthermore, such important archaeological areas can be used as part of a toolkit for heritage-led community development, planning and regeneration to encourage cooperation, communication and understanding of local cultural traditions and the past.				
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship				
8. To reduce the effect of traffic on the environment	0	0	0	Ukely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.	0	0	0	Ukely to have a minimal impact on reducing the effect of traffic but protecting archaeological remains may lead to more visitors which could increase traffic.				
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Ukely to have a minimal impact on water quality and water resources.	0	0	0	Ukely to have a minimal impact on water quality and water resources.				
10. To improve air quality	0	0	0	Ukely to have a minimal impact on reducing the effect of traffic	0	0	0	Ukely to have a minimal impact on reducing the effect of traffic				



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy contained in the PPS 6 BH 3 and BH 4 and SPPS (Paragraphs 6.8 - 6.11).								
11. To conserve and enhance biodiversity	+	+	+	This impact of this bespoke strategic planning policy on the urban and natural environment including biodiversity is unknown, however, it is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.	+	+	+	The impact of this bespoke strategic planning policy on the urban and natural environment including biodiversity is unknown, however, it is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Existing policy will continue to protect the archaeological remains of regional importance and their surrounding landscape.	+	+	+	It is likely that the protection, preservation and conservation of archaeological remains within such areas, and the application of the precautionary principle, will reduce pressure for further adverse development.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Existing policy will continue to protect the archaeological remains of regional importance and their surrounding landscape.	+	+	+	It facilitates specific protection and safeguarding of the archaeological remains within the defined areas. It is expected that the protection, preservation and conservation of archaeological remains within such areas will reduce pressure for further development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely minimal impact on climate change.	0	0	0	Likely minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely minimal impact on reducing flood risk.	0	0	0	Likely minimal impact on reducing flood risk.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely minimal impact on production of waste.	0	0	0	Likely minimal impact on production of waste.
17. To conserve and enhance land quality and soil resources	+	+	+	Restriction of development in designated areas will restrict development and lead to the conservation and enhancing land quality and soil resources.	+	+	+	Restriction of development in designated areas will restrict development and lead to the conservation and enhancing land quality and soil resources.
18. To encourage sustainable economic growth	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
20. To reduce disparities in economic performance and promote sustainable regeneration	-	-	-	This approach has the potential to hinder economic growth as minimal development is allowed in the vicinity of archaeological remains.	-	-	-	This approach has the potential to hinder economic growth as minimal development is allowed in the vicinity of archaeological remains.
	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and promote sustainable management of the heritage values of the area and create a catalyst for regeneration of local villages and small settlements.
	-	-	-	This approach has the potential to hinder economic growth as minimal development is allowed in the vicinity of archaeological remains.	-	-	-	This approach has the potential to hinder economic growth as minimal development is allowed in the vicinity of archaeological remains.



Key

SA / SEA Objectives	Option 1.			Option 2.			
	Adopt existing policy contained in the PPS 6 BH 3 and BH 4 and SPPS (Paragraphs 6.8 - 6.11).			Reconfigure and amalgamate existing archaeological assets. Combine existing Policies BH3 and BH 4 of PPS 6 to streamline policy for all identified / known archaeological remains.			
	Short Term	Med. Term	Long Term	Comments			Comments
21. To encourage and accommodate both indigenous and inward investment	+	+	+	+	+	+	It is likely to facilitate and improve preservation and conservation of existing known archaeological remains for heritage-led tourism, recreation, leisure and regeneration of local villages and small settlements.
	-	-	-	-	-	-	This approach has the potential to hinder economic growth as minimal development is allowed in the vicinity of archaeological remains.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	Likely to have a minimal impact on efficient movement patterns.



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy contained in the PPS 6 BH 3 and BH 4 and SPPs (Paragraphs 6.8 - 6.11).							
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Architectural Assessment, Evaluation and Mitigation (Policy HE 7)								
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives. Both are likely to have minor positive impacts on the social objectives such as sense of community, health and wellbeing and reducing poverty and social exclusion. Heritage provides a link to the past which gives people a sense of place and brings the community together. It can also provide jobs, thus reducing poverty and places for people to meet up and visit.							
Environmental Effects	Formal protection for archaeological remains and their setting will facilitate a greater understanding and appreciation of the areas natural natural landscape features, improve access to and the enjoyment of the archaeological remains. Furthermore, although there is as yet no specific data on the environmental impacts of such new strategic planning policy it is likely that water, air, soil and land quality will improve over time as should the diversity of biodiversity. In addition, as such natural elements improve so shall the areas resilience to flooding and climate change.							
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation. However there are also potential minor negative effects to the renewable energy sector in Mid Ulster.							
Mitigation and Enhancement	Mitigation measures would be through the use of planning conditions to require appropriate and proportionate archaeological assessments and/or archaeological evaluations.							
Preferred Option	Adopt Option 2 - Policy HE 7 - Reconfigure and amalgamate existing policy for Archaeological Assessment, Evaluation and Mitigation							

Assessment of Alternatives – The Historic Environment
Policy HE 8 - Historic Parks, Gardens and Demesnes



SA / SEA Objectives	Option 1.				Option 2			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
<p>Adopt existing planning policy in PPS 6 BH 6 together with SPPs.</p> <p>Reconfigure existing policy contained in PPS 6 BH 6 and SPPs Paragraphs 6.16 and 6.17 without fundamental amendments.</p>								
1. To reduce poverty and social exclusion	+	+	+	Established link between actively maintained heritage assets and wellbeing widely documented. The potential to utilise these assets by promoting active reuse, repair and renovation may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Established link between actively maintained heritage assets and wellbeing widely documented. The potential to utilise these assets by promoting active reuse, repair and renovation may result in heritage-led regeneration, local tourism and job creation for local people.
2. To improve the health and wellbeing of the population	+	+	+	Established link between actively maintained heritage assets and wellbeing widely documented. The potential to utilise these assets by promoting active reuse, repair and renovation may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Established link between actively maintained heritage assets and wellbeing widely documented. The potential to utilise these assets by promoting active reuse, repair and renovation may result in heritage-led regeneration, local tourism and job creation for local people.
3. To improve the education and skills of the population	+	+	+	Likely to provide opportunities for the population to learn about the natural and built heritage in their areas as HPGD's encompass a range of sites from rivers, listed buildings, archaeological sites.	+	+	+	Likely to provide opportunities for the population to learn about the natural and built heritage in their areas as HPGD's encompass a range of sites from rivers, listed buildings, archaeological sites.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Although some minor benefits depending on proximity of dwellings to designated HPGD's the overall impact on this objective is likely to be minimal. Assessment of impact required on an individual case by case basis. Focus is on sustainable active reuse which may include residential renovation / change of use.	0	0	0	Although some minor benefits depending on proximity of dwellings to designated HPGD's the overall impact on this objective is likely to be minimal. Assessment of impact required on an individual case by case basis. Focus is on sustainable active reuse which may include residential renovation / change of use.
5. To reduce crime and anti-social activity	0	0	0	Likely to have a minimal impact on reducing crime.	0	0	0	Likely to have a minimal impact on reducing crime.

Assessment of Alternatives – The Historic Environment
Policy HE 8 - Historic Parks, Gardens and Demesnes



SA / SEA Objectives	Option 1.				Option 2			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing planning policy in PPS 6 BH 6 together with SPPS.				Reconfigure existing policy contained in PPS 6 BH 6 and SPPS Paragraphs 6.16 and 6.17 without fundamental amendments.			
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This approach is likely to have positive impacts as the historic, park, garden and demesne will continue to provide a focal point for the community which will create a local sense of pride. The historic environment has the potential to provide local people with an improved understanding and knowledge of cultural traditions, arts and social economic activities, as it provides tangible link to the past. The potential to utilise these assets by enabling development may result in the retention and long term active use of such heritage assets for the local community as housing, commercial businesses, community buildings etc. retaining and re-establishing this link through built heritage assets provides a tangible link to the past and clear sense of place and belonging.	+	+	+	This approach is likely to have positive impacts as the historic, park, garden and demesne will continue to provide a focal point for the community which will create a local sense of pride. The historic environment has the potential to provide local people with an improved understanding and knowledge of cultural traditions, arts and social economic activities, as it provides tangible link to the past. The potential to utilise these assets by enabling development may result in the retention and long term active use of such heritage assets for the local community as housing, commercial businesses, community buildings etc. retaining and re-establishing this link through built heritage assets provides a tangible link to the past and clear sense of place and belonging.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on reducing traffic on the environment.	0	0	0	Likely to have a minimal impact on reducing traffic on the environment.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water resources and water supply.	0	0	0	Likely to have a minimal impact on water resources and water supply.
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality.	0	0	0	Likely to have a minimal impact on air quality.
11. To conserve and enhance biodiversity	0	0	0	Likely to have a minimal impact on biodiversity.	0	0	0	Likely to have a minimal impact on biodiversity.

Assessment of Alternatives – The Historic Environment
Policy HE 8 - Historic Parks, Gardens and Demesnes



SA / SEA Objectives	Option 1.				Option 2			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing planning policy in PPS 6 BH 6 together with SPPs.								Reconfigure existing policy contained in PPS 6 BH 6 and SPPs Paragraphs 6.16 and 6.17 without fundamental amendments.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	This approach will have minor positive impacts on protecting the landscape as each development case for a HPGD is assessed on a case by case basis and there is consultation with HED. Particular attention is paid to the impact of proposals on planned historic views and trees, woodland, boundary walls and pathways in the HPGD.	+	+	+	This approach will have minor positive impacts on protecting the landscape as each development case for a HPGD is assessed on a case by case basis and there is consultation with HED. Particular attention is paid to the impact of proposals on planned historic views and trees, woodland, boundary walls and pathways in the HPGD.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	This approach is likely to have minor positive effects on built and cultural heritage. HED also provide datasets which form the basis for this policy and this contributes to providing a level of protection to the HPGD's. The policy also states that the archaeological and historical interest of the site is a consideration in any proposal.	+	+	+	This approach is likely to have minor positive effects on built and c cultural heritage. HED also provide datasets which form the basis for this policy and this contributes to providing a level of protection and conservation to the HPGD's. The policy also states that the archaeological and historical interest of the site is a consideration in any proposal
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal impact on climate change.	0	0	0	Likely to have a minimal impact on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on flood risk.	0	0	0	Likely to have a minimal impact on flood risk.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on waste.	0	0	0	Likely to have a minimal impact on waste.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have a minimal impact on soil resources.	0	0	0	Likely to have a minimal impact on soil resources.
18. To encourage sustainable economic growth	+	+	+	The approach to retain the authentic historic built fabric that provides heritage values to the local community creates a sense of place, shared history and identity - reuse, repair and renovation of existing building stock will encourage sustainable economic growth heritage-led regeneration, potentially attracting commercial enterprises.	+	+	+	The approach to retain the authentic historic built fabric that provides heritage values to the local community creates a sense of place, shared history and identity - reuse, repair and renovation of existing building stock will encourage sustainable economic growth heritage-led regeneration, potentially attracting commercial enterprises.

Assessment of Alternatives – The Historic Environment
Policy HE 8 - Historic Parks, Gardens and Demesnes



SA / SEA Objectives	Option 1.				Option 2			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing planning policy in PPS 6 BH 6 together with SPPs.								Reconfigure existing policy contained in PPS 6 BH 6 and SPPs Paragraphs 6.16 and 6.17 without fundamental amendments.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a minimal impact on soil resources.	0	0	0	Likely to have a minimal impact on soil resources.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The approach to retain the authentic historic built fabric that provides heritage values to the local community creates a sense of place, shared history and identity - reuse, repair and renovation of existing building stock will sustainable heritage-led regeneration, potentially attracting commercial enterprises.	+	+	+	The approach to retain the authentic historic built fabric that provides heritage values to the local community creates a sense of place, shared history and identity - reuse, repair and renovation of existing building stock will sustainable heritage-led regeneration, potentially attracting commercial enterprises.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The approach to retain the authentic historic built fabric that provides heritage values to the local community creates a sense of place, shared history and identity - reuse, repair and renovation of existing building stock will further sustainable development through heritage-led regeneration, potentially attracting commercial enterprises.	+	+	+	The approach to retain the authentic historic built fabric that provides heritage values to the local community creates a sense of place, shared history and identity - reuse, repair and renovation of existing building stock will further sustainable development through heritage-led regeneration, potentially attracting commercial enterprises.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns in support of economic growth.	0	0	0	Likely to have a minimal impact on efficient movement patterns in support of economic growth.

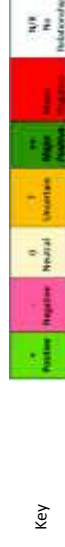
Assessment of Alternatives – The Historic Environment
Policy HE 8 - Historic Parks, Gardens and Demesnes



SA / SEA Objectives	Option 1.		Option 2				Comments
	Adopt existing planning policy in PPS 6 BH 6 together with SPPs.		Reconfigure existing policy contained in PPS 6 BH 6 and SPPs Paragraphs 6.16 and 6.17 without fundamental amendments.				
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	

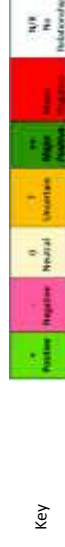
Summary - Historic Parks, Gardens and Demesnes (Policy HE 8)								
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives. Both are likely to have minor positive impacts on the social objectives such as sense of community, health and wellbeing and reducing poverty and social exclusion. Heritage provides a link to the past which gives people a sense of place and brings the community together. It can also provide jobs, thus reducing poverty and places for people to meet up and visit.							
Environmental Effects	Although there is as yet no specific data on the environmental impacts of such new strategic planning policy it is likely that water, air, soil and land quality will improve over time as should the diversity of biodiversity. In addition, as such natural elements improve so shall the areas resilience to flooding and climate change.							
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation.							
Mitigation and Enhancement	Mitigation measures would be to consider applying this policy to sites which have not yet been designated. Where development is permitted developers will normally be required to carry out recording, working to a brief agreed by the Council in liaison with the appropriate authority.							
Preferred Option	Adopt Option 2 - Policy HE 8 - Reconfigure existing policy for Historic Parks, Gardens and Demesnes							

Assessment of Alternatives – Policy HE 9 Change of Use, Alteration or Extension of a Listed Building



SA / SEA Objectives	Option 1.			Option 2.			Comments
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	
1. To reduce poverty and social exclusion	+	+	+	+	+	+	Established link between actively maintained heritage assets and wellbeing widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
2. To improve the health and wellbeing of the population	+	+	+	+	+	+	Likely minor positive impacts as provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage, promotion of traditional skills and heritage focused education.
3. To improve the education and skills of the population	+	+	+	+	+	+	Likely minor positive impacts as there are skills needed in the preservation of listed buildings such as carpentry, stonework and other conservation skills. Hence by conserving listed buildings these traditional skills are being retained and developed. To date insufficient, robust local evidence base to determine impact of proposed policy.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	+	+	+	This approach is sustainable as it facilitates bringing more older or derelict housing stock which is listed back into use. Provides the opportunity to retrofit the existing building stock. Focus is on sustainable active reuse which may include residential renovation / change of use.
5. To reduce crime and anti-social activity	+	+	+	+	+	+	May encourage greater reuse of vacant listed buildings thus reducing the likelihood of anti-social behaviour in these buildings. The approach may lead to the re-development of area encouraging people to take more pride in their area and less likely to vandalise it.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	+	+	+	Likely minor positive as Listed buildings may be a focal point for the community as these could be buildings that could be re-used as a community centre. The retention and long term active use of such heritage assets for the local community as housing, commercial businesses, community businesses, community buildings etc. retaining and re-establishing this link through built heritage assets provides a tangible link to the past and clear sense of place and belonging.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	0	0	0	Likely to have a neutral impact on traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	0	0	0	Likely to have a neutral impact on water quality and water resources.
10. To improve air quality	0	0	0	0	0	0	Likely to have a neutral impact on air quality.

Assessment of Alternatives – Policy HE 9 Change of Use, Alteration or Extension of a Listed Building



SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
<p>SA / SEA Objectives</p> <p>11. To conserve and enhance biodiversity</p> <p>12. To maintain and enhance the character and quality of landscapes and townscapes</p> <p>13. To conserve and, where appropriate, enhance the historic environment and cultural assets</p> <p>14. To reduce contributions to climate change and reduce vulnerability to climate change</p> <p>15. To reduce flood risk and the adverse consequences of flooding</p> <p>16. To minimise the production of waste and use of non-renewable materials</p> <p>17. To conserve and enhance land quality and soil resources</p> <p>18. To encourage sustainable economic growth</p> <p>19. To offer everybody the opportunity for rewarding and satisfying employment</p> <p>20. To reduce disparities in economic performance and promote sustainable regeneration</p>	Adopt existing policy in PPS 6 Policy - BH 7 and 8 with SPPS Paragraphs 6.12 and 6.13.				Reconfigure and amalgamate existing policy contained in PPS 6 BH 7 and BH 8 and SPPS Paragraphs 6.12 and 6.13 with the following amendments: Introduction of requirement of a Design and Access Statements where appropriate.				
	0	0	0	Bringing derelict buildings back into use may result in some minor negatives effects on biodiversity, as existing bat roosts and/or bird nests could potentially be lost but this could be mitigated through appropriate studies and appropriate planning conditions.	0	0	0	Bringing derelict buildings back into use may result in some minor negatives effects on biodiversity, as existing bat roosts and/or bird nests could potentially be lost but this could be mitigated through appropriate studies and appropriate planning conditions.	
	++	++	++	Likely significant positive impact of increasing the number of listed buildings that have come back into use. This improves the townscape as it brings derelict listed buildings back into use, thus improving the views and character of an area	++	++	++	Likely significant positive impact to more listed buildings being renovated and make it clearer for developers to understand the policy. This may lead to better townscapes as there is likely to be less derelict listed buildings. There is also the introduction of Design and Access Statements that developers may be required to produce for proposals. This may lead to better quality renovations of listed buildings.	
	++	++	++	Likely significant positive impact to protect listed buildings and their settings as proposals will only be granted approval where the development respects the character and architectural or historic interest of the building.	++	++	++	Likely significant positive impact to protect listed buildings and their settings as proposals will only be granted approval where the development respects the character and architectural or historic interest of the building.	
	0	0	0	Likely to have minimal impacts upon climate change.	0	0	0	Likely to have minimal impacts upon climate change.	
	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.	
	0	0	0	Likely to have a minimal impact however promoting retention of built fabric and reduce waste from demolished buildings.	0	0	0	Likely to have a minimal impact however promoting retention of built fabric and reduce waste from demolished buildings.	
	0	0	0	Likely to have minimal impacts upon soil resources.	0	0	0	Likely to have minimal impacts upon soil resources.	
	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	
	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	
	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	

Assessment of Alternatives – Policy HE 9 Change of Use, Alteration or Extension of a Listed Building

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A
						Indeterminable

Key

SA / SEA Objectives	Option 1.			Option 2.		
	Adopt existing policy in PPS 6 Policy - BH 7 and 8 and with SPPS Paragraphs 6.12 and 6.13.			Reconfigure and amalgamate existing policy contained in PPS 6 BH 7 and BH 8 and SPPS Paragraphs 6.12 and 6.13 with the following amendments. Introduction of requirement of a Design and Access Statements where appropriate.		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
21. To encourage and accommodate both indigenous and inward investment	+	+	+	+	+	+
	Renovating listed building stock stimulates economic growth and regeneration in an area by making more property available for business development. This is likely to have the knock on effect on encouraging investment in an area whether that is housing or retail/services. This will also encourage heritage-led regeneration; living over the shop and mixed use development.			Renovating listed building stock stimulates economic growth and regeneration in an area by making more property available for business development. This is likely to have the knock on effect on encouraging investment in an area whether that is housing or retail/services. This will also encourage heritage-led regeneration; living over the shop and mixed use development.		
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0
	Likely to have a minimal impact.			Likely to have a minimal impact.		

Assessment of Alternatives – Policy HE 9 Change of Use, Alteration or Extension of a Listed Building

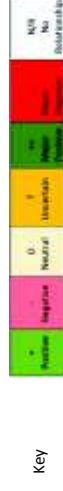


SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policy in PPS 6 Policy - BH 7 and 8 and with SPPS Paragraphs 6.12 and 6.13.		Reconfigure and amalgamate existing policy contained in PPS 6 BH 7 and BH 8 and SPPS Paragraphs 6.12 and 6.13 with the following amendments. Introduction of requirement of a Design and Access Statements where appropriate.	
	Short Term	Med. Term	Long Term	Comments
Summary - Change of Use, Alteration or Extension of a Listed Buildings (Policy HE 9)				
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives. Both are likely to have minor positive impacts on the social objectives such as sense of community, health and wellbeing and reducing poverty and social exclusion. Heritage provides a link to the past which gives people a sense of place and brings the community together. It can also provide jobs, thus reducing poverty and places for people to meet up and visit.			
Environmental Effects	It is likely that both approaches will enhance the character and quality of landscapes and townscapes through the re-use and protection of our listed buildings. Through the protection and re-use of our listed buildings both approach will likely enhance the historic environment and our cultural assets.			
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation.			
Mitigation and Enhancement	Mitigation measures would be through the use of appropriate planning conditions.			
Preferred Option	Adopt Option 2 - Reconfigure existing policy to introduce Policy HE 9 - Change of Use, Alteration or Extension of a Listed Building.			



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy in PPS 6 Policy – BH 10 and the SPPS Paragraphs 6.15								Reconfigure and amalgamate existing policy contained in PPS 6 BH 10 and SPPS Paragraph 6.15 with the following amendments. Introduction of Design and Access Statements.
1. To reduce poverty and social exclusion	+	+	+	Established link between actively maintained heritage assets and wellbeing widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
2. To improve the health and wellbeing of the population	+	+	+	Likely minor positive impacts as provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage, promotion of traditional skills and heritage focused education.	+	+	+	Likely minor positive impacts as provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage, promotion of traditional skills and heritage focused education.
3. To improve the education and skills of the population	+	+	+	Likely minor positive impacts as there are skills needed in the preservation of listed buildings such as carpentry, stonework and other conservation skills. Hence by conserving listed buildings these traditional skills are being retained and developed. To date insufficient, robust local evidence base to determine impact of existing policy.	+	+	+	Likely minor positive impacts as there are skills needed in the preservation of listed buildings such as carpentry, stonework and other conservation skills. Hence by conserving listed buildings these traditional skills are being retained and developed. To date insufficient, robust local evidence base to determine impact of existing policy.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This approach is sustainable as it facilitates bringing more older or derelict housing stock which is listed back into use. Provides the opportunity to retrofit the existing building stock. Focus is on sustainable active reuse which may include residential renovation / change of use.	+	+	+	This approach is sustainable as it facilitates bringing more older or derelict housing stock which is listed back into use. Provides the opportunity to retrofit the existing building stock. Focus is on sustainable active reuse which may include residential renovation / change of use.
5. To reduce crime and anti-social activity	+	+	+	May encourage greater reuse of vacant listed buildings thus reducing the likelihood of anti-social behaviour in these buildings. The approach may lead to the re-development of area encouraging people to take more pride in their area and less likely to vandalise it.	+	+	+	May encourage greater reuse of vacant listed buildings thus reducing the likelihood of anti-social behaviour in these buildings. The approach may lead to the re-development of area encouraging people to take more pride in their area and less likely to vandalise it.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely minor positive as Listed buildings may be a focal point for the community as these could be buildings that could be re-used as a community centre. The retention and long term active use of such heritage assets for the local community as housing, commercial businesses, community buildings etc. retaining and re-establishing this link through built heritage assets provides a tangible link to the past and clear sense of place and belonging.	+	+	+	Likely minor positive as Listed buildings may be a focal point for the community as these could be buildings that could be re-used as a community centre. The retention and long term active use of such heritage assets for the local community as housing, commercial businesses, community buildings etc. retaining and re-establishing this link through built heritage assets provides a tangible link to the past and clear sense of place and belonging.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a neutral impact on traffic.	0	0	0	Likely to have a neutral impact on traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a neutral impact on water quality and water resources.	0	0	0	Likely to have a neutral impact on water quality and water resources.
10. To improve air quality	0	0	0	Likely to have a neutral impact on air quality.	0	0	0	Likely to have a neutral impact on air quality.
11. To conserve and enhance biodiversity	0	0	0	Bringing derelict buildings back into use may result in some minor negatives effects on biodiversity, as existing bat roosts and/or bird nests could be lost. Although any potential negative impact could be mitigated.	0	0	0	Bringing derelict buildings back into use may result in some minor negatives effects on biodiversity, as existing bat roosts and/or bird nests could be lost. Although any potential negative impact could be mitigated.

Assessment of Alternatives – Policy HE 10 Demolition of a Listed Building



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy in PPS 6 Policy – BH 10 and the SPPS Paragraphs 6.15								Reconfigure and amalgamate existing policy contained in PPS 6 BH 10 and SPPS Paragraph 6.15 with the following amendments. Introduction of Design and Access Statements.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Likely major positive impact of increasing the number of listed buildings that have come back into use. This improves the townscape as it brings derelict listed buildings back into use, thus improving the views and character of an area.	++	++	++	Likely major positive impact to more listed buildings being renovated and make it clearer for developers to understand the policy. This may lead to better townscapes as there is likely to be less derelict listed buildings. There is also the introduction of Design and Access Statements that developers may be required to produce for proposals. This may lead to better quality renovations of listed buildings.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Likely major positive impact to protect listed buildings and their settings as there is consultation with Historic Environment Division (HED) on all listed building applications.	++	++	++	Likely major positive impact to protect listed buildings and their settings as there is consultation with Historic Environment Division (HED) on all listed building applications.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have minimal impacts upon climate change.	0	0	0	Likely to have minimal impacts upon climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact however promoting retention of built fabric and reduce waste from demolished buildings.	0	0	0	Likely to have a minimal impact however promoting retention of built fabric and reduce waste from demolished buildings.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have minimal impacts upon soil resources.	0	0	0	Likely to have minimal impacts upon soil resources.
18. To encourage sustainable economic growth	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of listed buildings by adaption or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Renovating listed building stock stimulates economic growth and regeneration in an area by making more property available for business development. This is likely to have the knock on effect on encouraging investment in an area whether that is housing or retail/services. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	Renovating listed building stock stimulates economic growth and regeneration in an area by making more property available for business development. This is likely to have the knock on effect on encouraging investment in an area whether that is housing or retail/services. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact.	0	0	0	Likely to have a minimal impact.

Assessment of Alternatives – Policy HE 10 Demolition of a Listed Building



SA / SEA Objectives	Option 1.		Option 2.			
	Adopt existing policy in PPS 6 Policy - BH 10 and the SPPS Paragraphs 6.15		Reconfigure and amalgamate existing policy contained in PPS 6 BH 10 and SPPS Paragraph 6.15 with the following amendments. Introduction of Design and Access Statements.			
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Comments		Comments			
Summary - Demolition of a Listed Building (Policy HE 10)						
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives. Both are likely to have minor positive impacts on the social objectives such as sense of community, health and wellbeing and reducing poverty and social exclusion. Heritage provides a link to the past which gives people a sense of place and brings the community together. It can also provide jobs, thus reducing poverty and places for people to meet up and visit.					
Environmental Effects	Although there is as yet no specific data on the environmental impacts of such new strategic planning policy it is likely that water, air, soil and land quality will improve over time as should the diversity of biodiversity. In addition, as such natural elements improve so shall the areas resilience to flooding and climate change.					
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation.					
Mitigation and Enhancement	Mitigation measures would be through the use of planning conditions.					
Preferred Option	Adopt Option 2 - Reconfigure existing policy and introduce Policy HE 10 Demolition of a Listed Building					

Key

+	Positive
-	Negative
0	Neutral
?	Uncertain
as	Adverse Position
as	Adverse Position
N/A	No Information

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Assessment of Alternatives – Policy HE 11 Advertisement on a Listed Building or Structure

+	0	+	++	+++	N/R
Positive	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Adopt existing policies in PPS 6 - BH9 with SPPS Paragraph 6.14.				Reconfigure PP6 BH 9 and SPPS Paragraph 6.14 without significant amendments.			
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely minor positive impacts, appropriate advertisement design on statutory protected built heritage assets has had a positive impact on the visual amenity value of such Listed Buildings.	+	+	+	Likely minor positive impacts, appropriate advertisement design on statutory protected built heritage assets has had a positive impact on the visual amenity value of such Listed Buildings.
14. To reduce contributions to climate change and reduce vulnerability to climate change	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
18. To encourage sustainable economic growth	+	+	+	The potential to protect and enhance heritage assets and townscapes/landscapes may contribute towards protecting the tourism/visitor economy encouraging sustainable economic growth.	+	+	+	The potential to protect and enhance heritage assets and townscapes/landscapes may contribute towards protecting the tourism/visitor economy encouraging sustainable economic growth.
19. To offer everybody the opportunity for rewarding and satisfying employment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	The potential to protect and enhance heritage assets and townscapes/landscapes may contribute towards protecting the tourism/visitor economy encouraging sustainable economic growth and reduce disparities in economic performance and promote sustainable regeneration.	+	+	+	The potential to protect and enhance heritage assets and townscapes/landscapes may contribute towards protecting the tourism/visitor economy encouraging sustainable economic growth and reduce disparities in economic performance and promote sustainable regeneration.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The potential to protect and enhance heritage assets and townscapes/landscapes may contribute towards protecting the tourism/visitor economy encouraging prospective indigenous and inward investment.	+	+	+	The potential to protect and enhance heritage assets and townscapes/landscapes may contribute towards protecting the tourism/visitor economy encouraging prospective indigenous and inward investment.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship

Assessment of Alternatives – Policy HE 11 Advertisement on a Listed Building or Structure



Key

SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Adopt existing policies in PPS 6 - BH9 with SPPS Paragraph 6.14.			Reconfigure PP6 BH 9 and SPPS Paragraph 6.14 without significant amendments.		
	Comments			Comments		

Summary - Advertisement on a Listed Building or Structure (Policy HE 11)						
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives.					
Environmental Effects	Although there is as yet no specific data on the environmental impacts of such new strategic planning policy it is likely that water, air, soil and land quality will improve over time as should the diversity of biodiversity. In addition, as such natural elements improve so shall the areas resilience to flooding and climate change.					
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation.					
Mitigation and Enhancement	Mitigation measures are that any proposal will adhere to general planning principles i.e. design, siting etc. and the use of planning conditions.					
Preferred Option	Adopt Option 2 - Reconfigure existing policy and introduce Policy HE 11 - Advertisement on a Listed Building or Structure.					

Assessment of Alternatives – Policy HE 12 Designated Conservation Areas and their Historic Settings



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
<p>1. To reduce poverty and social exclusion</p> <p>2. To improve the health and wellbeing of the population</p> <p>3. To improve the education and skills of the population</p> <p>4. To provide everybody with the opportunity to live in a decent home</p> <p>5. To reduce crime and anti-social activity</p> <p>6. To encourage a sense of community and promote a more equal and inclusive society</p> <p>7. To improve accessibility to key services, especially for those most in need</p> <p>8. To reduce the effect of traffic on the environment</p> <p>9. To improve water quality; conserve water resources and provide for sustainable sources of water supply</p> <p>10. To improve air quality</p> <p>11. To conserve and enhance biodiversity</p>	<p>Option 1.</p> <p>Reconfigure and Amalgamate existing policies contained in PPS 6 BH12, BH 13 and BH14 and SPPS with the following amendments.</p> <p>Adopt existing policies in PPS 6 BH12, BH13 and BH14 together with SPPS Paragraphs 6.18, 6.19 and 6.20.</p>				<p>Option 2.</p> <p>Reconfigure and Amalgamate existing policies contained in PPS 6 BH12, BH 13 and BH14 and SPPS with the following amendments.</p> <p>Introduction of Design and Access Statements.</p> <p>Stronger policy test where new policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.</p>			
	+	+	+	Likely minor positive impacts to improve access to local heritage, historic sites, areas and buildings to encourage participation in cultural and leisure activities potentially reducing social exclusion.	+	+	+	Likely minor positive impacts of policy approach by requiring a Design and Access Statement and associated full planning application. Likely minor positive impacts to protect, conserve and enhance designated conservation areas to encourage participation in cultural and leisure activities potentially reducing social exclusion.
	+	+	+	Likely minor positive impacts to the health and well-being of the population, as it provides tangible link to past. Existing policy approach provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage-led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage.	+	+	+	Likely minor positive impacts of policy approach by requiring a Design and Access Statement and associated full planning application. Likely minor positive impacts to the health and well-being of the population, as it provides tangible link to past. Existing policy approach provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage-led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage.
	0	0	0	Likely to have a minimal impact on education and skills although this approach may facilitate the re-use and repair of existing building stocks which are deemed to have heritage value.	0	0	0	Likely to have a minimal impact on education and skills although this approach may facilitate the re-use and repair of existing building stocks which are deemed to have heritage value.
	0	0	0	Likely to have a minimal impact on providing homes although this approach may facilitate the re-use and repair of existing building stocks which are deemed to have heritage value.	0	0	0	Likely to have a minimal impact on providing homes although this approach may facilitate the re-use and repair of existing building stocks which are deemed to have heritage value.
	0	0	0	Likely to have a minimal impact on crime and anti-social activity.	0	0	0	Likely to have a minimal impact on crime and anti-social activity.
	+	+	+	This sustainable approach facilitates the reuse, repair and renovation of existing historic building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which may include residential renovation / change of use. It is known that this approach results in a positive outcome in terms of reintroducing people back into the area - the associated local heritage values and routine maintenance often creates a renewed sense of community pride, identity and belonging - mixed uses to include commercial and residential units is best practice.	+	+	+	This sustainable approach facilitates the reuse, repair and renovation of existing historic building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which may include residential renovation / change of use. It is known that this approach results in a positive outcome in terms of reintroducing people back into the area - the associated local heritage values and routine maintenance often creates a renewed sense of community pride, identity and belonging - mixed uses to include commercial and residential units is best practice.
	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
	0	0	0	Likely to have minimal impact on traffic.	0	0	0	Likely to have minimal impact on traffic.
	0	0	0	Likely to have minimal impact on water quality.	0	0	0	Likely to have minimal impact on water quality.
	0	0	0	Likely to have minimal impact on air quality.	0	0	0	Likely to have minimal impact on air quality.
	0	0	0	Potential negative effect on biodiversity through re-use of existing buildings and impact on for example, nesting birds however any negative effects could be mitigated on a case by case basis.	0	0	0	Potential negative effect on biodiversity through re-use of existing buildings and impact on for example, nesting birds however any negative effects could be mitigated on a case by case basis.

Assessment of Alternatives – Policy HE 12 Designated Conservation Areas and their Historic Settings



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
<p>To maintain and enhance the character and quality of landscapes and townscapes</p> <p>To conserve and, where appropriate, enhance the historic environment and cultural assets</p> <p>To reduce contributions to climate change and reduce vulnerability to climate change</p> <p>To reduce flood risk and the adverse consequences of flooding</p> <p>To minimise the production of waste and use of non-renewable materials</p> <p>To conserve and enhance land quality and soil resources</p> <p>To encourage sustainable economic growth</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p> <p>To reduce disparities in economic performance and promote sustainable regeneration</p> <p>To encourage and accommodate both indigenous and inward investment</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>Adopt existing policies in PPS 6 BH12, BH13 and BH14 together with SPSS Paragraphs 6.18, 6.19 and 6.20.</p>				<p>Reconfigure and Amalgamate existing policies contained in PPS 6 BH12, BH 13 and BH14 and SPSS with the following amendments:</p> <p>Introduction of Design and Access Statements.</p> <p>Stronger policy test where new policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.</p>			
	+	+	+	Likely minor positive impact of this approach as facilitates the reuse, repair and renovation of existing building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which includes vacant, derelict buildings within the identified area / underutilised spaces - maintain historic fabric of buildings and reintroducing people into the area by using heritage led regeneration, mixed use development including commercial and residential units.	++	++	++	Likely major positive impact of this approach as the introduction of mandatory D&A Statements and policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.
	+	+	+	Likely minor positive impact of this approach as facilitates the reuse, repair and renovation of existing historic building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which includes vacant, derelict buildings within the identified area / underutilised spaces - maintain historic fabric of buildings and reintroducing people into the area by using heritage led regeneration, mixed use development including commercial and residential units.	++	++	++	Likely major positive impact of this approach as the introduction of mandatory D&A Statements and policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.
	0	0	0	Likely to have minimal impacts upon climate change.	0	0	0	Likely to have minimal impacts upon climate change.
	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.
	0	0	0	Likely to have a minimal impact however promoting retention of built fabric and reduce waste from demolished buildings.	0	0	0	Likely to have a minimal impact however promoting retention of built fabric and reduce waste from demolished buildings.
	0	0	0	Likely to have minimal impacts upon soil resources.	0	0	0	Likely to have minimal impacts upon soil resources.
	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
	+	+	+	Renovating historic building stock stimulates economic growth and regeneration in an area by making more property available for business development. This is likely to have the knock on effect on encouraging investment in an area whether that is housing or retail/services. This will also encourage heritage-led regeneration; living over the shop and mixed use development.	+	+	+	Renovating historic building stock stimulates economic growth and regeneration in an area by making more property available for business development. This is likely to have the knock on effect on encouraging investment in an area whether that is housing or retail/services. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
	+	+	+	Optimises the use of existing infrastructure.	+	+	+	Optimises the use of existing infrastructure.

Assessment of Alternatives – Policy HE 12 Designated Conservation Areas and their Historic Settings



SA / SEA Objectives	Option 1.		Option 2.	
	Short Term	Med. Term	Long Term	Comments
SA / SEA Objectives	Adopt existing policies in PPS 6 BH12, BH13 and BH14 together with SPPS Paragraphs 6.18, 6.19 and 6.20.		Reconfigure and Amalgamate existing policies contained in PPS 6 BH12, BH 13 and BH14 and SPPS with the following amendments: Introduction of Design and Access Statements. Stronger policy test where new policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.	
	Short Term	Med. Term	Long Term	Comments
Summary - Designated Conservation Area and their Historic Settings (Policy HE 12)				
Social Effects	Both approaches are similar and therefore will have similar effects on the social objectives. Both are likely to have minor positive impacts on the social objectives such as sense of community, health and wellbeing and reducing poverty and social exclusion. Heritage provides a link to the past which gives people a sense of place and brings the community together. It can also provide jobs, thus reducing poverty and places for people to meet up and visit.			
Environmental Effects	Although there is as yet no specific data on the environmental impacts of such new strategic planning policy it is likely that water, air, soil and land quality will improve over time as should the diversity of biodiversity. In addition, as such natural elements improve so shall the areas resilience to flooding and climate change.			
Economic Effects	Both approaches are likely to have minor positive effects on economic growth, regeneration, investment as they have the potential for heritage led tourism and recreation.			
Mitigation and Enhancement	Mitigation measures would be through the use of planning conditions.			
Preferred Option	Adopt Option 2 - Reconfiguring existing policy introducing Policy HE 12 Designated Conservation Area and their Historic Settings.			



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely minor positive impact on re-use of traditional vernacular buildings. Most of these buildings are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. However due to the strict criteria for converting the buildings this may be a limiting factor in the actual number that are converted.	+	+	+	Likely to have slightly more positive effect as it may be easier to develop a vernacular building and thus provide more employment and community facilities.
2. To improve the health and wellbeing of the population				Likely minor positive impact on the health and well being of population, as it provides tangible link to past. Current policy approach provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage, promotion of traditional skills and heritage focused education.				The historic environment contributes positively to the health and well being of population, as it provides tangible link to past. Current policy approach provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage, promotion of traditional skills and heritage focused education.
3. To improve the education and skills of the population	+	+	+	This approach is likely to have positive impacts as there are skills needed in the preservation of non-listed vernacular buildings such as carpentry, stonework and other conservation skills. Hence by preserving listed buildings these traditional skills are being retained and developed.	+	+	+	This approach is likely to have positive impacts as there are skills needed in the preservation of non-listed vernacular buildings such as carpentry, stonework and other conservation skills. Hence by preserving listed buildings these traditional skills are being retained and developed.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This policy also states that vernacular buildings can only be converted to residential use where the building is of local historical interest. This sustainable approach facilitates the reuse and repair of existing building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which may include residential renovation / change of use.	++	++	++	This sustainable approach facilitates the reuse and repair of existing building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which may include residential renovation / change of use. This approach has a less prescriptive criteria and will likely facilitate a proportionate and appropriate adaptation of non-listed vernacular buildings to a variety of uses including a dwelling.
5. To reduce crime and anti-social activity	+	+	+	Likely to have positive impacts on anti-social activity as the conversion of these rural buildings may allow for community facilities for the young population so they may be less likely to be involved in crime and anti-social behaviour. The approach may lead to the re-development of area encouraging people to take more pride in their area and less likely to vandalise it.	+	+	+	Likely to have positive impacts on anti-social activity as the conversion of these rural buildings may allow for community facilities for the young population so they may be less likely to be involved in crime and anti-social behaviour. The approach may lead to the re-development of area encouraging people to take more pride in their area and less likely to vandalise it.
6. To encourage a sense of community and promote a more equal and inclusive society				There is potential for these buildings to be converted to uses that could benefit the community in rural areas such as a community centre or recreation. The historic environment has the potential to provide local people with an improved understanding and knowledge of cultural traditions, arts and social economic activities; as it provides tangible link to the past. The potential to utilise these assets by enabling development may result in the retention and long term active use of such heritage assets for the local community as housing, commercial businesses, community buildings etc. retaining and re-establishing this link through built heritage assets provides a tangible link to the past and clear sense of place and belonging.				Greater potential for the traditional vernacular buildings to be converted to a number of development options that are likely to benefit the community. There is a less restrictive criteria to convert the buildings. The historic environment has the potential to provide local people with an improved understanding and knowledge of cultural traditions, arts and social economic activities, as it provides tangible link to the past. The potential to utilise these assets by enabling development may result in the retention and long term active use of such heritage assets for the local community as housing, commercial businesses, community buildings etc. retaining and re-establishing this link through built heritage assets provides a tangible link to the past and clear sense of place and belonging.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a neutral impact on traffic. There will be slightly more traffic as traditional buildings are re-used for different uses but this effect is likely to be minimal.	0	0	0	Likely to have a neutral impact on traffic. There will be slightly more traffic as traditional buildings are re-used for different uses but this effect is likely to be minimal.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to be a neutral impact on water quality and water resources.	0	0	0	Likely to be a neutral impact on water quality and water resources.
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality as this policy is so prescriptive there is unlikely to be a huge number of buildings converted to use where lots of traffic would be travelling to it.	0	0	0	Likely to have a neutral impact on traffic. There will be slightly more traffic as traditional buildings are re-used for different uses but this effect is likely to be minimal.



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Adopt existing policy in PPS 6 BH15 together with SPPS Paragraph 6.24								Reconfigure existing policy contained in PPS 6 together with SPPS with the fundamental amendments. Less Prescriptive Criteria and allows for extension of building.
11. To conserve and enhance biodiversity	0	0	0	Bringing derelict buildings back into use may result in some minor negative effects on biodiversity, as existing bat roosts and/or bird nests could be lost however these potential negative effects can be mitigated against on a case by case basis.	0	0	0	Bringing derelict buildings back into use may result in some minor negative effects on biodiversity, as existing bat roosts and/or bird nests could be lost however these potential negative effects can be mitigated against on a case by case basis.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Non listed vernacular buildings are an important part of the urban/rural landscape as they represent local heritage. Many of these buildings are derelict or replaced with modern buildings. A policy which encourages the re-use will protect traditional landscape in towns, villages and rural areas. However the continuation of the more restrictive policy may mean that a suitable use cannot be accommodated within these older structures and thus could result in the loss of some vernacular buildings.	++	++	++	Non listed vernacular buildings are being brought back into use that may have been left to dereliction and these buildings are often locally significant and a link to the past. However more flexibility will lead to more development of vernacular buildings in the countryside and as this policy is more flexible it could lead to inappropriate forms of development which detrimentally affect quality of landscapes and townscapes.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Re-using vernacular buildings is likely to have positive impacts as it is likely to be saving them from dereliction. Also there is a criteria which has to be met in the policy to ensure that any restoration of a building will avoid effects on the historic assets. This approach also states that existing doorways and windows should be retained.	++	++	++	Vernacular buildings are being brought back into use that may have been left to dereliction and these buildings are often locally significant and a link to the past. There is the potential for the loss of historic features in buildings through inappropriate conversion and re-use, however this depends on the nature and scale of the development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	There is potential positive impacts from re-using and converting these buildings as this approach will reduce the amount of new buildings being constructed so saving on emissions from new building materials. However the impacts are likely to be minimal. Assessment of impact required on an individual case by case basis. To date insufficient robust, local evidence base to determine impact of existing policy on climate change.	+	+	+	There is potential positive impacts from converting these buildings as this approach will reduce the amount of new buildings being constructed so saving on emissions from new building materials. However the impacts are likely to be minimal. To date insufficient robust, local evidence base to determine impact of proposed policy on climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have minimal impacts upon the production of waste and non renewable materials: however promoting retention of built fabric and reduce waste from demolished buildings.	0	0	0	Likely to have minimal impacts upon the production of waste and non renewable materials. however promoting retention of built fabric and reduce waste from demolished buildings.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely to have minimal impacts upon land quality and soil resources, however, promoting retention of built fabric and reduce waste from demolished buildings.	0	0	0	Likely to have minimal impacts upon land quality and soil resources, however, promoting retention of built fabric and reduce waste from demolished buildings.
18. To encourage sustainable economic growth	+	+	+	Likely to have minor positive impacts as the traditional buildings can be converted to other uses such as heritage tourism or farm diversification projects. This will stimulate the rural economy creating local jobs.	+	+	+	Likely to have minor positive impacts as there will be greater flexibility to convert traditional buildings to other uses such as tourism or small scale enterprises.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely minor positive impacts provide opportunities to create jobs in rural areas where there may be high unemployment and it would mean that people would not have to travel to the hubs for employment. There is also the potential to convert the buildings for tourism, recreation and farm diversification so there is a range of jobs that potentially could be available.	+	+	+	Likely minor positive impacts due to the flexibility to convert traditional buildings to other uses such as tourism or small scale enterprises. This may provide more opportunities for jobs in rural areas in a range of sectors.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely minor positive to promote regeneration in rural areas as more traditional buildings will be brought back into use. This may stimulate development in the local area.	+	+	+	Likely minor positive to promote regeneration in rural areas as more traditional buildings will be brought back into use. This may stimulate development in the local area.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely minor positive to encourage investment as the traditional buildings can be converted to other uses such as heritage tourism or farm diversification projects. This will stimulate the rural economy creating local jobs and may create more investment in the areas.	+	+	+	Likely minor positive impacts as has a less prescriptive policy and allows for extensions to buildings. This may provide greater opportunities to convert buildings for community, recreation or tourism uses. This may be more attractive to people who want to develop businesses in the rural areas.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a neutral impact on efficient patterns of movement as people are likely to be travelling to the uses within the converted buildings within their local area.	0	0	0	Likely to have a neutral impact on efficient patterns of movement as people are likely to be travelling to the uses within the converted buildings within their local area.



SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Adopt existing policy in PPS 6 BH15 together with SPPS Paragraph 6.24			Reconfigure existing policy contained in PPS 6 together with SPPS with the fundamental amendments. Less Prescriptive Criteria and allows for extension of building.		
	Comments			Comments		

Summary - Non-Listed Historic Vernacular Buildings (Policy HE 13)						
Social Effects	Both approaches provide opportunities for people to utilise and re-use non listed vernacular buildings to dwellings or other appropriate uses. Approach 2 is less prescriptive criteria it will increase the number of opportunities for the re-use of non-listed vernacular buildings. Overall both approaches may provide facilities in rural areas for people to use to meet in the community and improve their physical and mental wellbeing.					
Environmental Effects	Both Approaches are positive as the re-use of existing vernacular buildings will result in minimal loss of biodiversity. Approach 2 will allow for an additional number of such opportunities. Due to the distribution of these buildings it could result in a greater number of journeys by private car but given the small numbers envisaged over the plan period it is considered to have a neutral impact. The 1998 study on loss of rural buildings 'A Sense of Loss' reported that by 1998 49% of all buildings on the 1909 map had gone. Thus the current policy and the more flexible approach are both positive about conserving historical assets as if they are just left to dereliction even more of the buildings will be lost.					
Economic Effects	Both Approaches are positive as the re-use of existing vernacular buildings will result in minimal loss of biodiversity. Approach 2 is less prescriptive criteria it will increase the number of opportunities for the re-use of non-listed vernacular buildings. Overall both approaches may provide facilities in rural areas for people to use to meet in the community and improve job and training opportunities for traditional skills and economic growth.					
Mitigation and Enhancement	Appropriate and specific planning conditions. May consider use of Building Preservation Notice where the nature of the building and the threat to its conservation merits it.					
Preferred Option	Adopt Option 2 - Reconfigure existing policy and introduce Policy HE 13 - Non-Listed Vernacular Buildings.					



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy in PPS 6 Addendum - ATC1, ATC2 and ACT3 together with SPPS paragraphs 6.21, 6.22 and 6.23.				Reconfigure and Amalgamate existing policy contained in PPS 6 Addendum ATC1, ATC2 and ATC3 and SPPS with the following amendments. Stronger policy test where new policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Potential to improve access to local heritage, historic sites, areas and buildings to encourage participation in cultural and leisure activities potentially reducing social exclusion.	+	+	+	This may promote redevelopment of sites to protect, conserve and enhance designated conservation areas to encourage participation in cultural and leisure activities potentially reducing social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	Likely minor positive impacts to the health and well-being of the population, as it provides tangible link to past. Current policy approach provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage-led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage.	+	+	+	The historic environment contributes positively to the health and well-being of the population, as it provides tangible link to past. Current policy approach provides a mechanism to secure a built heritage asset which would otherwise be lost and provide public benefits in terms of sustainable heritage-led regeneration, facilitating local opportunities for improved understanding and knowledge of our cultural heritage.
3. To improve the education and skills of the population	+	+	+	The encouragement of participation in activities and events relating to local built heritage and designated areas will promote a deeper understanding of local history aiding the educational development of the community.	+	+	+	The encouragement of participation in activities and events relating to local built heritage and designated areas will promote a deeper understanding of local history aiding the educational development of the community.
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely to have a minimal impact on providing homes although this approach may facilitate the re-use and repair of existing building stocks which are deemed to have heritage value.	0	0	0	Likely to have a minimal impact on providing homes although this approach may facilitate the re-use and repair of existing building stocks which are deemed to have heritage value.
5. To reduce crime and anti-social activity	+	+	+	This sustainable approach facilitates the reuse and repair of existing building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which includes vacant, derelict buildings within the identified area / underutilised spaces - increase natural surveillance by reintroducing people into the area.	+	+	+	This sustainable approach facilitates the reuse and repair of existing building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which includes vacant, derelict buildings within the identified area / underutilised spaces - increase natural surveillance by reintroducing people into the area.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This sustainable approach facilitates the reuse, repair and renovation of existing building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which may include residential renovation / change of use. It is known that this approach results in a positive outcome in terms of reintroducing people back into the area - the associated local heritage values and routine maintenance often creates a renewed sense of community pride, identity and belonging - mixed uses to include commercial and residential units is best practice.	+	+	+	This sustainable approach facilitates the reuse, repair and renovation of existing building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which may include residential renovation / change of use. It is known that this approach results in a positive outcome in terms of reintroducing people back into the area - the associated local heritage values and routine maintenance often creates a renewed sense of community pride, identity and belonging - mixed uses to include commercial and residential units is best practice.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	+	+	+	By the re-use of previously developed land the potential exists to optimise the use of existing infrastructure and reduced the need for new development on greenfield sites, therefore reducing the effect of traffic on the environment.	+	+	+	By the re-use of previously developed land the potential exists to optimise the use of existing infrastructure and reduced the need for new development on greenfield sites, therefore reducing the effect of traffic on the environment.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have minimal impact on water quality.	0	0	0	Likely to have minimal impact on water quality.
10. To improve air quality	0	0	0	Likely to have minimal impact on air quality.	0	0	0	Likely to have minimal impact on air quality.
11. To conserve and enhance biodiversity	0	0	0	Potential negative effect on biodiversity through re-use of existing buildings and impact on for example, nesting birds. Mitigation through criterion based policy which requires natural heritage interests to be respected however potential impacts can be mitigated against on a case by case basis.	0	0	0	Potential negative effect on biodiversity through re-use of existing buildings and impact on for example, nesting birds. Mitigation through criterion based policy which requires natural heritage interests to be respected however potential impacts can be mitigated against on a case by case basis.



Key

SA / SEA Objectives	Option 1.			Option 2.			Comments
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	
	Adopt existing policy in PPS 6 Addendum - ATC1, ATC2 and ACT3 together with SPPS paragraphs 6.21, 6.22 and 6.23.			Reconfigure and Amalgamate existing policy contained in PPS 6 Addendum ATC1, ATC2 and ATC3 and SPPS with the following amendments. Stronger policy test where new policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.			
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	++	++	++	Likely major positive impacts with the mandatory submission of an associated full planning application facilitates the reuse, repair and renovation of existing historic building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which includes vacant, derelict buildings within the identified area / underutilised spaces - maintain historic fabric of buildings and reintroducing people into the area by using heritage led regeneration, mixed use development including commercial and residential units.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets		+	+		++	++	This sustainable approach facilitates the reuse, repair and renovation of existing historic building stocks which are deemed to have a heritage value to the public in terms of character and appearance. Focus is on sustainable active reuse which includes vacant, derelict buildings within the identified area / underutilised spaces - maintain historic fabric of buildings and reintroducing people into the area by using heritage led regeneration, mixed use development including commercial and residential units.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	0	0	0	Likely to have minimal impacts upon climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	0	0	0	Likely to have a minimal impact however promoting retention of built fabric and reduce waste from demolished buildings.
17. To conserve and enhance land quality and soil resources	0	0	0	0	0	0	Likely to have minimal impacts upon soil resources.
18. To encourage sustainable economic growth	+	+	+	++	++	++	This approach is likely to have major positive impacts as it will encourage the re-use of listed buildings by adaptation or alteration. Listed buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	+	+	+	This approach is likely to have minor positive impacts as it will encourage the re-use of historic buildings by adaptation or alteration. Historic buildings could be converted to shops or cafes or restaurants and benefiting the local economy. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	+	+	+	Renovating historic building stock stimulates economic growth and regeneration in an area by making more property available for business development. This is likely to have the knock on effect on encouraging investment in an area whether that is housing or retail/services. This will also encourage heritage-led regeneration; living over the shop and mixed use development.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	+	+	+	Optimises the use of existing infrastructure.



Key

SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
SA / SEA Objectives	Adopt existing policy in PPS 6 Addendum - ATC1, ATC2 and ACT3 together with SPPS paragraphs 6.21, 6.22 and 6.23.			Reconfigure and Amalgamate existing policy contained in PPS 6 Addendum ATC1, ATC2 and ATC3 and SPPS with the following amendments. Stronger policy test where new policy states demolition consent will only be considered if a full planning application is submitted instead of the wording 'normally' in PPS 6.		
				Comments		

Summary - Areas of Townscape / Village Character (Policy HE 14)						
Social Effects	Both approaches provide opportunities for people to utilise and re-use non listed vernacular buildings in rural areas for people to use to meet in the community and improve their physical and mental wellbeing.					
Environmental Effects	Both Approaches are positive as the re-use of existing vernacular buildings will result in minimal loss of biodiversity. Approach 2 will allow for an additional number of such opportunities. Due to the distribution of these buildings it could result in a greater number of journeys by private car but given the small numbers envisaged over the plan period it is considered to have a neutral impact. The 1998 study on loss of rural buildings 'A Sense of Loss' reported that by 1998 49% of all buildings on the 1909 map had gone. Thus the current policy and the more flexible approach are both positive about conserving historical assets as if they are just left to dereliction even more of the buildings will be lost.					
Economic Effects	Both Approaches are positive as the re-use of existing vernacular buildings will result in minimal loss of biodiversity. Approach 2 is less prescriptive criteria it will increase the number of opportunities for the re-use of non-listed vernacular buildings. Overall both approaches may provide facilities in rural areas for people to use to meet in the community and improve job and training opportunities for traditional skills and economic growth.					
Mitigation and Enhancement	Design and Access Statements and appropriate planning conditions.					
Preferred Option	Adopt Option 2 - Reconfigure and amalgamate existing policy and introduce Policy HE 14 - Areas of Townscape / Village Character.					



SA / SEA Objectives	Option 1.			Option 2.				
	Adopt existing advice in PPS 6 Page 37 together with SPPS Paragraph 6.24			New strategic planning policy on Industrial Heritage Assets				
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely neutral impact given that PPS6 only contains advice not strategic planning policy on the re-use of industrial heritage.		+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
2. To improve the health and wellbeing of the population				Likely neutral impact given that PPS6 only contains advice not strategic planning policy on the re-use of industrial heritage.		+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
3. To improve the education and skills of the population				Likely neutral impact given that PPS6 only contains advice not strategic planning policy on the re-use of industrial heritage.		+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
4. To provide everybody with the opportunity to live in a decent home				Likely neutral impact given that PPS6 only contains advice not strategic planning policy on the re-use of industrial heritage.		+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
5. To reduce crime and anti-social activity				Likely neutral impact given that PPS6 only contains advice not strategic planning policy on the re-use of industrial heritage.		+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
6. To encourage a sense of community and promote a more equal and inclusive society				Likely neutral impact given that PPS6 only contains advice not strategic planning policy on the re-use of industrial heritage.		+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
7. To improve accessibility to key services, especially for those most in need				Likely neutral impact given that PPS6 only contains advice not strategic planning policy on the re-use of industrial heritage.		+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
8. To reduce the effect of traffic on the environment				Likely to have a neutral impact on traffic.		0	0	Likely to have a neutral impact on traffic.



SA / SEA Objectives	Option 1.			Option 2.			Comments
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	0	0	0	Likely to have a neutral impact on water quality and water resources.
10. To improve air quality	0	0	0	0	0	0	Likely to have a minimal impact on air quality as this policy is so prescriptive there is unlikely to be a huge number of buildings converted to use where lots of traffic would be travelling to it.
11. To conserve and enhance biodiversity	0	0	0	0	0	0	Bringing derelict buildings back into use may result in some minor negatives effects on biodiversity, as existing bat roosts and/or bird nests could be lost. Assessment of impact required on an individual case by case basis.
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	0	0	0	Likely to have minimal impacts upon climate change and reduce vulnerability.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	0	0	0	Likely to have minimal impacts upon the production of waste. However promoting retention of built fabric and reduce waste from demolished buildings.
17. To conserve and enhance land quality and soil resources	0	0	0	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
18. To encourage sustainable economic growth	0	0	0	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPSS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.



SA / SEA Objectives	Option 1.			Option 2.			Comments
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term	
Adopt existing advice in PPS 6 Page 37 together with SPPS Paragraph 6.24							
New strategic planning policy on Industrial Heritage Assets							
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	0	0	0	Likely to have a minimal impact on efficient patterns of movement.

Assessment of Alternatives – Policy HE 15 Industrial Heritage Assets



SA / SEA Objectives	Option 1.			Option 2.		
	Adopt existing advice in PPS 6 Page 37 together with SPPS Paragraph 6.24			New strategic planning policy on Industrial Heritage Assets		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Comments			Comments		
Summary - Industrial Heritage Assets (Policy HE 15)						
Social Effects	Both approaches will have positive social impacts as the industrial heritage assets could be used for walking while the buildings could be converted for community/social uses. This will provide opportunities for Mid Ulster dwellers to improve their physical and mental well-being.					
Environmental Effects	Both approaches will ensure the protection of industrial heritage assets from inappropriate development and improve the landscape. However the buildings may be habitats for wildlife such as bats and this may have negative biodiversity impacts.					
Economic Effects	Both approaches are likely to have positive economic impacts as they are facilitating the renovation or re-use of industrial heritage assets which could be used for heritage led regeneration.					
Mitigation and Enhancement	Mitigation measures include use of planning conditions and design of the renovations to ensure there is no detrimental impact on the industrial heritage asset.					
Preferred Option	Adopt Option 2 - Adoption of policy to protect industrial heritage assets, as opposed to advice - Policy HE 15 - Industrial Heritage Assets.					



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
2. To improve the health and wellbeing of the population				Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.				Likely minor positive new strategic planning policy to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
3. To improve the education and skills of the population	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
5. To reduce crime and anti-social activity	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a neutral impact on traffic.	0	0	0	Likely to have a neutral impact on traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a neutral impact on water quality and water resources.	0	0	0	Likely to have a neutral impact on water quality and water resources.
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality as this policy	0	0	0	Likely to have a minimal impact on air quality
11. To conserve and enhance biodiversity	0	0	0	Likely neutral impact on this objective. Assessment of impact required on an individual case by case basis.	0	0	0	Likely neutral impact on this objective. Assessment of impact required on an individual case by case basis.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely minor positive as existing policies within current LDPs have the potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with PPS 6 advice and the SPPs. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely minor positive as existing policies within current LDPs have the potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with PPS 6 advice and the SPPs. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have minimal impacts upon climate change and reduce vulnerability.	0	0	0	Likely to have minimal impacts upon climate change and reduce vulnerability.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.	0	0	0	Likely to have minimal impacts upon reduction of flood risk and the adverse consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have minimal impacts upon the production of waste. However promoting retention of built fabric and reduce waste from demolished buildings.	0	0	0	Likely to have minimal impacts upon the production of waste. However promoting retention of built fabric and reduce waste from demolished buildings.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPs to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policies contained within existing area plans, together with wording contained within SPPS amendments.				New strategic planning policy based on LLPA policies contained within existing area plans and SPPS, without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
18. To encourage sustainable economic growth	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
19. To offer everybody the opportunity for rewarding and satisfying employment				Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.				Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely minor positive as existing policies may facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.	+	+	+	Likely minor positive new strategic planning policy stronger specific planning policy in line with the SPPS to facilitate the active re-use of industrial heritage assets. Most of these buildings/features are located in rural areas and the conversion of them may provide employment as they are converted to heritage tourism or social enterprises. Established link between actively maintained heritage assets and well-being widely documented. The potential to utilise these assets as community catalysts for change may result in heritage-led regeneration, local tourism and job creation for local people.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a neutral impact on patterns of movement.	0	0	0	Likely to have a neutral impact on patterns of movement.



SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policies contained within existing area plans, together with wording contained within SPPS		New strategic planning policy based on LLPA policies contained within existing area plans and SPPS, without fundamental amendments.	
	Short Term	Med. Term	Long Term	Comments

Summary - Local Landscape Policy Areas LLPAs (Policy HE 16)				
Social Effects	Both approaches improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings. It provides opportunities for people to access and understand local heritage and to participate in cultural and leisure activities and it aligns itself to the SPPS and integrates existing policy into one overarching policy approach.			
Environmental Effects	Both approaches protect, enhance and manage the character of the conservation area, maintaining and strengthening local distinctiveness and sense of place. It protects, manages and, where necessary, improves local environmental quality and can achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the conservation area designation and it aligns itself to the SPPS and integrates existing policy into one overarching policy approach.			
Economic Effects	Both approaches protect, enhance and manage the character of the conservation area, maintaining and strengthening local distinctiveness and sense of place. It protects, manages and, where necessary, improves local environmental quality and can achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the conservation area designation and it aligns itself to the SPPS and integrates existing policy into one overarching policy approach.			
Mitigation and Enhancement	The use of appropriate and specific planning conditions requiring the submission of additional studies as deemed necessary on a case by case basis, e.g. archaeological and/or ecological studies			
Preferred Option	Adopt Option 2 - Reconfigure existing policy to introduce a new strategic Policy HE 16 - Local Landscape Policy Areas LLPAs.			

Natural Heritage

Assessment of Alternatives – SCA Designation Special Countryside Area Designation

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	+	Minor Positive	N/A	No Relationship
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Key

SA/SEA Objectives		Option 1.		
		Introduction of a new spatial designation i.e. Special Countryside Areas SCA		
	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	
2. To improve the health and wellbeing of the population	++	++	++	Likely to have significant positive effects. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being and our quality of life by maintaining amenity value and facilitating recreational activities. Additional protection of the districts scenic quality under this approach.
3. To improve the education and skills of the population	0	0	0	Likely to have a minimal impact on education and skills
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Potential localised benefits by fostering a sense of place and local distinctiveness
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a positive impact by protecting, maintaining and enhancing the amenity value of environmental assets and access thereto.
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on traffic on the environment
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Overall the option has a negligible effect on the objective.
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality
11. To conserve and enhance biodiversity	++	++	++	Potentially significant positive effect by protecting important environmental assets from inappropriate development. Further benefits by introducing additional spatial constraints in Mid Ulster.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Likely significant positive effects. This option gives an additional layer of protection to vulnerable landscapes by introducing spatial constraints in Mid Ulster.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Likely significant positive impacts by protecting the settings of built and natural heritage assets and fostering a sense of place and local distinctiveness.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.

Assessment of Alternatives – SCA Designation Special Countryside Area Designation

Key

+	-	0	?	++	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	No Relationship

SA/SEA Objectives		Option 1.			Comments
		Introduction of a new spatial designation i.e. Special Countryside Areas SCA			
		Short Term	Med. Term	Long Term	
15.	To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.
16.	To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.
17.	To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects by conserving land quality and soil resources within identified sensitive areas. Introduction of additional spatial constraints can provide an additional layer of protection in specific areas.
18.	To encourage sustainable economic growth	+	+	+	Likely positive effects. Maintaining and enhancing environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance.
19.	To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	However this approach would have a blanket ban on all renewable development which may have negative economic consequences. A renewable energy development such as wind turbines or a solar farm may assist in meeting the energy needs of the local community and local business needs.
		+	+	+	Likely positive effects. Maintaining and enhancing environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance and provide jobs.
		-	-	-	However this approach would have a blanket ban on all renewable development which may have negative economic consequences. A renewable energy development such as wind turbines or a solar farm may assist in meeting the energy needs of the local community and local business needs.
20.	To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects. Maintaining and enhancing environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance. This may contributing towards regenerating rural communities.
21.	To encourage and accommodate both indigenous and inward investment	-	-	-	However this approach would have a blanket ban on all renewable development which may have negative economic consequences. A renewable energy development such as wind turbines or a solar farm may assist in meeting the energy needs of the local community and local business needs.
		+	+	+	Likely positive effects. Maintaining and enhancing environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance.
		-	-	-	However this approach would have a blanket ban on all renewable development which may have negative economic consequences. A renewable energy development such as wind turbines or a solar farm may assist in meeting the energy needs of the local community and local business needs.
22.	To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns

Assessment of Alternatives – SCA Designation Special Countryside Area Designation



SA/SEA Objectives	Option 1.			
	Introduction of a new spatial designation i.e. Special Countryside Areas SCA			
	Short Term	Med. Term	Long Term	Comments
Summary - Special Countryside Area Designation (SCA)				
Social Effects	The careful management, maintenance and enhancement of vulnerable landscapes can both directly and indirectly help to improve living standards, health and well-being, and our quality of life. By giving, additional protection to our most vulnerable landscapes through the introduction of Special Countryside Areas benefits can be further enhanced.			
Environmental Effects	This approach can bring positive or significantly positive effects, by conserving and protecting biodiversity and conserving and enhancing historical and cultural assets and protecting and maintaining green and blue infrastructure.			
Economic Effects	This approach can bring positive environmental effects. Our environmental assets and a good quality environment provide benefits that enhance economic performance and offer new opportunities for investment and employment such as tourism related development. There may be negative impacts as wind turbines or a solar farm may assist meeting the energy needs of the local community and local business needs.			
Mitigation and Enhancement	Significant positive environmental effects have been identified from this approach. There is potential for enhancement through consultation with key consultees at the planning application stage and application of related criterion based policies including Natural Heritage and Tourism Development Strategic Planning Policies.			
Preferred Option	Adopt SCA Designation - Special Countryside Area Designation.			

Assessment of Alternatives – SCA Lough Neagh/ Lough Beg Special Countryside Area

Key

Positive	Negative	0 Neutral	7 Uncertain	++ Major Positive	--- Major Negative	N/A No Relationship
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SA/SEA Objectives	Option 1.				Comments
	Special Countryside Area (SCA) at Lough Neagh / Lough Beg				
	Short Term	Med. Term	Long Term		
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on poverty and social exclusion	
2. To improve the health and wellbeing of the population	++	++	++	Likely to have significant positive effects. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being and our quality of life. The Loughshore is used for recreational/open space uses such as walkways, pathways and picnic areas and although this policy has a presumption against all development it still allows for ancillary open development. Thus facilitating opportunities for sustainable growth.	
3. To improve the education and skills of the population	+	+	+	Likely positive effect. The Lough Neagh and lough Beag has the potential to be used as a educational resource due to its Nature conservation importance	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effect. The protection of environmental assets, can help improve living standards, health and well-being, and quality of life	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Potential localised benefits by fostering a sense of place and local distinctiveness. The SCA policy also allows for the expansion of existing development related to the commercial fishing industry which is important in the Loughshore area.	
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship	

Assessment of Alternatives – SCA Lough Neagh/ Lough Beg Special Countryside Area

Key

Positive	Negative	0 Neutral	7 Uncertain	Major Positive	Minor Negative	N/A No Relationship
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Option 1.						
Special Countryside Area (SCA) at Lough Neagh / Lough Beg						
SA/SEA Objectives	Comments					
	Short Term	Med. Term	Long Term			
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on traffic on the environment.		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely positive impacts as this option offers protection to the Lough Shore from inappropriate development which can help safeguarding water quality and water resources.		
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality		
11. To conserve and enhance biodiversity	++	++	++	Potentially significant positive effects by protecting a key environmental asset from inappropriate development.		
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Potentially significant positive effects by protecting one of our most sensitive landscapes from inappropriate development.		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Potentially significant positive effects by protecting important cultural assets from inappropriate development. This policy only allows for ancillary open development so will offer the greatest protection to the historic environment along the Loughshore.		

Assessment of Alternatives – SCA Lough Neagh/ Lough Beg Special Countryside Area

Key

+	-	0	?	++	---	N/A
Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	No Relationship

Option 1.						
Special Countryside Area (SCA) at Lough Neagh / Lough Beg						
SA/SEA Objectives	Comments					
	Short Term	Med. Term	Long Term			
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.		
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.		
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.		
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects by conserving land quality and soil resources within identified sensitive areas.		
18. To encourage sustainable economic growth	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of the Lough Shore. Within these areas ancillary open development for recreation/open spaces is still allowed so this will protect the tourism industry and jobs. The Lough Neagh/Lough Beg SCA allows for the expansion of existing development for commercial fishing industry including jetties etc. This will allow for the growth of the fishing and tourism industries protecting jobs and providing opportunities for economic growth.		
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of the Lough Shore. Policy exceptions however allows for ancillary open development for recreation/open and expansion of existing development for commercial fishing industry including jetties etc. ensuring essential development and development in the public interest is facilitated		

Assessment of Alternatives – SCA Lough Neagh/ Lough Beg Special Countryside Area



SA/SEA Objectives	Option 1.				Comments
	Special Countryside Area (SCA) at Lough Neagh / Lough Beg				
	Short Term	Med. Term	Long Term		
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of the Lough Shore. Policy exceptions allows for the sustainable development of the commercial fishing industry helping to ensure that local communities remain vibrant.	
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. Maintaining and enhancing environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance. Policy exceptions however allows for ancillary open development for recreation/open and expansion of existing development for commercial fishing industry including jetties etc. ensuring essential development and development in the public interest is facilitated	
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns	

Assessment of Alternatives – SCA Lough Neagh/ Lough Beg Special Countryside Area



SA/SEA Objectives	Option 1.			
	Special Countryside Area (SCA) at Lough Neagh / Lough Beg			
	Short Term	Med. Term	Long Term	Comments

Summary - Lough Neagh/Lough Beg SCA					
Social Effects	No significant negative effects anticipated. The introduction of an SCA will provide positive social benefits particularly in terms of health and well-being. The Loughshore area is an important resource for outdoor and recreational activities such as walking. Exceptions to policy can help facilitate sustainable growth of these areas for recreational, tourism and fishing industry uses.				
Environmental Effects	No significant negative effects anticipated. An SCA within the High Sperrins will offer an additional layer of protection the landscape, wildlife, flora, fauna and cultural assets with potential for significant positive effects.				
Economic Effects	No significant negative economic effects are anticipated. Broadly positive effects are anticipated on all economic objectives. The protection, conservation and enhancement of environmental assets and a good quality environment can provide benefits that enhance economic performance. Policy exceptions can also ensure that appropriate and essential development is facilitated and not stifled.				
Mitigation and Enhancement	Potential significant positive environmental effects have been identified from this proposal. There is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage and application of related criterion based policies, including for example, related Natural Heritage policies and Tourism Development policies.				
Preferred Option	Adopt Option 1 SCA Lough Neagh / Lough Beg				

Assessment of Alternatives – SCA Slieve Beagh Special Countryside Area SCA

Key



Option 1.				
Special Countryside Area (SCA) within Slieve Beagh				
SA/SEA Objectives	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on poverty and social exclusion
2. To improve the health and wellbeing of the population	++	++	++	Likely to have significant positive effects. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being and our quality of life. Slieve Beagh is used for recreational/open space uses such as walkways, pathways and picnic areas and although this policy has a presumption against all development it still allows for ancillary open development. Thus facilitating opportunities for sustainable growth and the continued use of Slieve Beagh for walking and other recreational uses.
3. To improve the education and skills of the population	+	+	+	Likely positive impact. Slieve Beagh has the potential to be used as an educational resource by due to its nature conservation importance.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effect. The protection of environmental assets, can help improve living standards, health and well-being, and quality of life
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Potential localised benefits by fostering a sense of place and local distinctiveness.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship

Assessment of Alternatives – SCA Slieve Beagh Special Countryside Area SCA

Key

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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Option 1.						
SA/SEA Objectives						
Special Countryside Area (SCA) within Slieve Beagh						
	Short Term	Med. Term	Long Term	Comments		
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on traffic on the environment.		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely positive impact on the rivers and streams within Slieve Beagh as this option safeguarding them against excessive and inappropriate development.		
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality		
11. To conserve and enhance biodiversity	++	++	++	Potentially significant positive effects by protecting important environmental assets from inappropriate development. This policy will offer the greatest protection to the wildlife and flora and fauna within Slieve Beagh as there is a blanket ban on all development except for exception for ancillary open development.		
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Potentially significant positive effects by protecting important one our most ecologically important landscapes.		
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Potentially significant positive effects by protecting important cultural assets from inappropriate development.		

Assessment of Alternatives – SCA Slieve Beagh Special Countryside Area SCA

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
+	-	0	?	++	--	

Key

Option 1.						
Special Countryside Area (SCA) within Slieve Beagh						
SA/SEA Objectives	Short Term	Med. Term	Long Term	Comments		
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.		
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to climate change effects.		
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.		
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects by conserving land quality and soil resources within identified sensitive areas.		
18. To encourage sustainable economic growth	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of Slieve Beagh. Policy exceptions can ensure that essential development eg electricity and transmission or supply infrastructure and other development in the public interest is facilitated.		
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of Slieve Beagh. Policy exceptions can ensure that essential development eg electricity and transmission or supply infrastructure and other development in the public interest is facilitated.		

Assessment of Alternatives – SCA Slieve Beagh Special Countryside Area SCA

Key



Option 1.				
Special Countryside Area (SCA) within Slieve Beagh				
SA/SEA Objectives	Short Term	Med. Term	Long Term	Comments
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of Slieve Beagh. Policy exceptions can ensure that essential development eg electricity and transmission or supply infrastructure and other development in the public interest is facilitated.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. Maintaining and enhancing environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance. Policy exceptions can ensure that essential development eg electricity and transmission or supply infrastructure and other development in the public interest is facilitated.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns

Assessment of Alternatives – SCA Slieve Beagh Special Countryside Area SCA

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	---	Major Negative	N/A	No Relationship
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Key

SA/SEA Objectives	Option 1.				Comments
	Special Countryside Area (SCA) within Slieve Beagh				
	Short Term	Med. Term	Long Term		

Summary - Slieve Beagh Special Countryside Area (SCA)					
Social Effects	No significant negative effects anticipated. The introduction of an SCA will provide positive social benefits particularly in terms of health and well-being. Slieve Beagh is an important resource for outdoor and recreational activities such as walking. Exceptions to policy can help facilitate sustainable growth in areas such as recreation and tourism.				
Environmental Effects	No significant negative effects anticipated. An SCA within the High Sperrins will offer an additional layer of protection to the landscape, wildlife, flora, fauna and cultural assets with potential for significant positive effects.				
Economic Effects	No significant negative economic effects are anticipated. Broadly positive effects are anticipated on all economic objectives. The protection, conservation and enhancement of environmental assets and a good quality environment can provide benefits that enhance economic performance. Policy exceptions can also ensure that appropriate and essential development is facilitated and not stifled.				
Mitigation and Enhancement	Potential significant positive environmental effects have been identified from this proposal. There is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage and application of related criterion based policies including for example, Natural Heritage and Tourism Development policies.				
Preferred Option	Adopt Option 1 - SCA Slieve Beagh				

Assessment of Alternatives – SCA High Sperrins Special Countryside Area



Option 1.				
Designation of Special Countryside Area (SCA) within the High Sperrins				
SA/SEA Objectives	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal impact on poverty and social exclusion
2. To improve the health and wellbeing of the population	++	++	++	Likely to have significant positive effects. The careful management, maintenance and enhancement of ecosystem services can help improve living standards, health and well-being and our quality of life. The High Sperrins are used for recreational/open space uses such as walkways, pathways and picnic areas and although this policy has a presumption against all development it still allows for ancillary open development. Thus facilitating opportunities for sustainable growth and the continued use of the High Sperrins for walking and other recreational uses.
3. To improve the education and skills of the population	+	+	+	Likely positive effect. The High Sperrins has the potential to be used as a educational resource due to its hature conservation importance.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive effect. The protection of environmental assets, can help improve living standards, health and well-being, and quality of life.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Potential localised benefits by fostering a sense of place and local distinctiveness.
7. To improve accessibility to key services, especially for those most in need	N/R	N/R	N/R	No Relationship
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal impact on traffic on the environment.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely positive impact on the rivers and streams within High Sperrins as this option safeguarding them against inappropriate development.

Assessment of Alternatives – SCA High Sperrins Special Countryside Area



Option 1.					
Designation of Special Countryside Area (SCA) within the High Sperrins					
SA/SEA Objectives	Short Term	Med. Term	Long Term	Comments	
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality	
11. To conserve and enhance biodiversity	++	++	++	Potentially significant positive effects by protecting one of our key natural heritage resources from inappropriate development.	
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Potentially significant positive effects by protecting our most sensitive landscapes from inappropriate development.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Potentially significant positive effects by protecting areas of Historical Significance eg. Beaghmore stone Circle	
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and therefore increasing resilience to climate change effects.	
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely positive impacts by giving greater protection of blue and green infrastructure and increasing resilience to effects of flooding.	
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a minimal impact on this objective.	
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects by conserving land quality and soil resources within identified sensitive areas.	

Assessment of Alternatives – SCA High Sperrins Special Countryside Area



SA/SEA Objectives	Option 1.			
	Designation of Special Countryside Area (SCA) within the High Sperrins			
	Short Term	Med. Term	Long Term	Comments
18. To encourage sustainable economic growth	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of an SCA will further protect the landscape quality and amenity value of the High Sperrins. Policy exceptions will also facilitate essential electricity transmission or supply infrastructure, ancillary open development for recreation/open spaces, insitu building replacements and communication apparatus to serve a recognised not spot.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of spatial constraint will further protect the landscape quality and amenity value of the High Sperrins. Policy exceptions will also facilitate essential electricity transmission or supply infrastructure, ancillary open development for recreation/open spaces, insitu building replacements and communication apparatus to serve a recognised not spot.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance. The introduction of new areas of an SAC will further protect the landscape quality and amenity value of the High Sperrins. Policy exceptions will also facilitate essential electricity transmission or supply infrastructure, ancillary open development for recreation/open spaces, insitu building replacements and communication apparatus to serve a recognised not spot.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. Maintaining and enhancing environmental assets/tourism assets and providing a good quality environment can provide benefits that enhance economic performance. Policy exceptions will also facilitate essential electricity transmission or supply infrastructure, ancillary open development for recreation/open spaces, insitu building replacements and communication apparatus to serve a recognised not spot.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal impact on efficient movement patterns

Assessment of Alternatives – SCA High Sperrins Special Countryside Area



Key

SA/SEA Objectives		Option 1.			Comments
		Short Term	Med. Term	Long Term	
Designation of Special Countryside Area (SCA) within the High Sperrins					
Summary - High Sperrins Special Countryside Area (SCA)					
Social Effects	No significant negative effects anticipated. The introduction of an SCA will provide positive social benefits particularly in health and well-being. The High Sperrins an important resource for outdoor and recreational activities such as walking. Exceptions to policy can help facilitates sustainable growth of these areas for recreational uses.				
Environmental Effects	No significant negative effects anticipated. An SCA within the High Sperrins will offer an additional layer of protection thus protecting the landscape, wildlife, flora and fauna and cultural assets.				
Economic Effects	No significant negative economic effects are anticipated. Broadly positive affects are anticipated on all economic objectives. The protection, conservation and enhancement of environmental assets and a good quality environment can provide benefits that enhance economic performance. Policy exceptions can also ensure that appropriate and essential development is not stifled.				
Mitigation and Enhancement	Significant positive environmental effects have been identified from this approach. There is potential for enhancement through consultation with key consultees (such as NIEA Natural and Built Heritage) at the planning application stage and application of related criterion based policies including foe example realted Natural Heritage policies and Tourism Development policies.				
Preferred Option	Adopt Option 1 SCA High Sperrins				



SA / SEA Objectives	Option 1.					Option 2.					Option 3.				
	Short Term	Med Term	Long Term	Comments	Introduce Special Countryside Areas (SCA's) covering International Designations wherein development would only be permitted in exceptional circumstances.	Short Term	Med Term	Long Term	Comments	Reconfigure existing policy contained in PPS 2 and SPPs without fundamental amendments.	Short Term	Med Term	Long Term	Comments	
1. To reduce poverty and social exclusion	0	0	0	Neutral impacts on poverty / social exclusion.	Neutral impacts on poverty / social exclusion.	0	0	0	Neutral impacts on poverty / social exclusion.	Neutral impacts on poverty / social exclusion.	0	0	0	Neutral impacts on poverty / social exclusion.	
2. To improve the health and wellbeing of the population	+	+	+	Protection of environmental assets, can help improve living standards, health and well-being, and our quality of life. These designations can be places used for recreation and leisure activities.	Approach 2 would likely have positive impacts as it would add an additional layer of protection to significant geographical areas from all forms of development, allowing these sites to be utilised for open space/recreation.	+	+	+	Approach 2 would likely have positive impacts as it would add an additional layer of protection to significant geographical areas from all forms of development, allowing these sites to be utilised for open space/recreation.	Protection of environmental assets, can help improve living standards, health and well-being, and our quality of life.	+	+	+	Protection of environmental assets, can help improve living standards, health and well-being, and our quality of life.	
3. To improve the education and skills of the population	+	+	+	There is potential for use of the sites as an educational resource for schools to learn about flora, fauna and wildlife.	There is potential for use of the sites as an educational resource for schools to learn about flora, fauna and wildlife.	+	+	+	There is potential for use of the sites as an educational resource for schools to learn about flora, fauna and wildlife.	There is potential for use of the sites as an educational resource for schools to learn about flora, fauna and wildlife.	+	+	+	There is potential for use of the sites as an educational resource for schools to learn about flora, fauna and wildlife.	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Protection of environmental assets can help improve living standards and quality of life.	Protection of environmental assets can help improve living standards and quality of life.	0	0	0	Protection of environmental assets, can help improve living standards and our quality of life. Benefits however, are possibly outweighed given the potential restriction on all types of development within European/Ramsar sites.	Protection of environmental assets can help improve living standards and quality of life.	+	+	+	Protection of environmental assets can help improve living standards and quality of life.	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Protection of environmental assets and natural environment can have a positive effect on neighbourhoods and sense of community cohesion.	Added layer of protection of environmental assets and natural environment afforded by SCAs, could potentially have a positive effect on neighbourhoods and sense of community cohesion. Possible negative effect on those residents living within SCAs and those wishing to reside in such areas due to restrictions on development..	+	+	+	Added layer of protection of environmental assets and natural environment afforded by SCAs, could potentially have a positive effect on neighbourhoods and sense of community cohesion. Possible negative effect on those residents living within SCAs and those wishing to reside in such areas due to restrictions on development..	Protection of environmental assets and natural environment can have a positive effect on neighbourhoods and sense of community cohesion.	+	+	+	Protection of environmental assets and natural environment can have a positive effect on neighbourhoods and sense of community cohesion.	
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal effect on improving accessibility to key services.	Likely to have a minimal effect on improving accessibility to key services.	0	0	0	Likely to have a minimal effect on improving accessibility to key services.	Likely to have a minimal effect on improving accessibility to key services.	0	0	0	Likely to have a minimal effect on improving accessibility to key services.	
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a neutral impact on traffic	Likely to have a neutral impact on traffic	0	0	0	Likely to have a neutral impact on traffic	Likely to have a neutral impact on traffic	0	0	0	Likely to have a neutral impact on traffic	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	The existing approach of the designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice of NIEA.	The existing approach of the designation and protection of sites will likely have a positive impact upon water quality and water resources due to the restrictions imposed on all forms of development.	++	++	++	Likely to have a major positive impact on water quality and water resources due to the restrictions imposed on all forms of development.	This approach of the designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice of NIEA.	+	+	+	This approach of the designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice of NIEA.	
10. To improve air quality	0	0	0	Likely neutral effect on air quality.	Likely neutral effect on air quality.	0	0	0	Likely neutral effect on air quality.	Likely neutral effect on air quality.	0	0	0	Likely neutral effect on air quality.	
11. To conserve and enhance biodiversity	++	++	++	Likely to have a major positive effect on the conservation and enhancement of biodiversity.	Likely to have a major positive effect on conservation and enhancement of biodiversity. The restrictive nature towards all types of development would allow for greater preservation and protection of flora and fauna.	++	++	++	Likely to have a major positive effect on conservation and enhancement of biodiversity. The restrictive nature towards all types of development would allow for greater preservation and protection of flora and fauna.	Likely to have a major positive effect on the conservation and enhancement of biodiversity.	++	++	++	Likely to have a major positive effect on the conservation and enhancement of biodiversity.	
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Adopting the existing policy affords an adequate degree of protection to the international and European sites helping to maintain and enhance the character of vulnerable landscapes	The designation of SCAs within all International and European sites would undoubtedly afford a higher level of protection to such sites and would enhance the character and quality of Mid Ulsters' landscapes.	++	++	++	The designation of SCAs within all International and European sites would undoubtedly afford a higher level of protection to such sites and would enhance the character and quality of Mid Ulsters' landscapes.	Adopting the existing policy affords an adequate degree of protection to the international and European sites helping to maintain and enhance the character of vulnerable landscapes	++	++	++	Adopting the existing policy affords an adequate degree of protection to the international and European sites helping to maintain and enhance the character of vulnerable landscapes	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Continuation of the precautionary approach (in conjunction with consultation with NIEA) provides adequate protection for international and European designated sites.	Likely to have a positive impact as there will be no development taking place within SCAs and would therefore offer a higher level of protection to historic and cultural assets.	+	+	+	Likely to have a positive impact as there will be no development taking place within SCAs and would therefore offer a higher level of protection to historic and cultural assets.	Likely major positive impacts as it provides adequate protection for international and European designated sites.	+	+	+	Likely major positive impacts as it provides adequate protection for international and European designated sites.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely have a positive impact on this objective due to the sufficient control exerted over new development within designated areas. Maintaining and enhancing important areas of green and blue infrastructure can also increase resilience to effects of climate change.	Restrictions on all forms of development will likely decrease traffic generation within these areas due to the restrictions on new housing, commercial and industrial developments. The SCA's will also likely provide for greater protection of existing biodiversity. Therefore emissions that contribute to climate change may be reduced over the plan period.	+	+	+	Restrictions on all forms of development will likely decrease traffic generation within these areas due to the restrictions on new housing, commercial and industrial developments. The SCA's will also likely provide for greater protection of existing biodiversity. Therefore emissions that contribute to climate change may be reduced over the plan period.	Likely have a positive impact on this objective due to the sufficient control exerted over new development within designated areas. Maintaining and enhancing important areas of green and blue infrastructure can also increase resilience to effects of climate change.	+	+	+	Likely have a positive impact on this objective due to the sufficient control exerted over new development within designated areas. Maintaining and enhancing important areas of green and blue infrastructure can also increase resilience to effects of climate change.	
15. To reduce floodrisk and the adverse consequences of flooding	+	+	+	Likely have a positive impact on this objective due to the sufficient control exerted over new development within designated areas. Maintaining and enhancing important areas of green and blue infrastructure can also increase resilience to effects of climate change	The restriction on all forms of development within international and European sites would effectively reduce floodrisk and the adverse consequences of flooding.	+	+	+	The restriction on all forms of development within international and European sites would effectively reduce floodrisk and the adverse consequences of flooding.	Likely have a positive impact on this objective due to the sufficient control exerted over new development within designated areas. Maintaining and enhancing important areas of green and blue infrastructure can also increase resilience to effects of climate change	+	+	+	Likely have a positive impact on this objective due to the sufficient control exerted over new development within designated areas. Maintaining and enhancing important areas of green and blue infrastructure can also increase resilience to effects of climate change	



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a neutral impact on production of waste and use of non-renewable materials.	0	0	0	Likely to have a neutral impact on production of waste and use of non-renewable materials.	0	0	0	Likely to have a neutral impact on production of waste and use of non-renewable materials.
17. To conserve and enhance land quality and soil resources	+	+	+	A continuation of current policy, through consultation with NIEA, will have a positive effect by ensuring appropriate forms of development are accommodated in a sustainable way.	++	++	++	With greater restrictions placed upon all forms of development there is a greater likelihood that land quality will be conserved and enhanced and soil resources preserved.	+	+	+	This approach will have a positive effect by ensuring appropriate forms of development are accommodated in a sustainable way.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within designated sites in the interests of preserving the unique qualifying features of each site.	-	-	-	The designation of all international sites as SCA's, wherein development would only be permitted in exceptional circumstances, may hamper economic growth in these areas.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.
					+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment.	+	+	+	



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged however that economic development may be restricted within designated sites in the interests of preserving the unique qualifying features of each site.	-	-	-	The designation of all international sites as SCA's, wherein development would only be permitted in exceptional circumstances, may hamper economic growth in these areas.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment.	+	+	+	Even with the exception provided for within this approach economic growth may be restricted within international/European designated sites, subject to consultation with NIEA. It is also acknowledged that environmental assets and a good quality environment can provide benefits that enhance economic performance i.e. tourism and recreation facilities.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged that within designated sites development would be on a limited scale	-	-	-	The designation of all international sites as SCA's, wherein development would only be permitted in exceptional circumstance may result in a localised negative impact in terms of attracting investment and economic growth.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged that within designated sites development would be on a limited scale and would be the exception to this approach.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
	Adopt existing policy NH 1 'European & Ramsar Sites - International' of PPS2 Natural Heritage				Introduce 'Special Countryside Areas (SCAs)' covering International Designations wherein development would only be permitted in exceptional circumstances.				Reconfigure existing policy contained in PPS 2 and SPPs without fundamental amendments.			
Summary - International Designations (Policy NH 1)												
Social Effects	No significant negative social effects are anticipated from either approach. All approaches, to varying degrees, are likely to have positive social impacts as the protection of our environmental assets can help improve living standards, health and well-being, and our quality of life through for example, greater accessibility to outdoor recreational activities. The designations can be used for walking, meeting/socialising with friends and family and these contribute to improving physical and mental well-being.											
Environmental Effects	No significant negative environmental effects are anticipated from either approach. All Approaches 1, 2 and 3 are likely to have significant positive effects on biodiversity and the quality of landscapes by affording protection to international designations. Approach 2 will offer the greatest environmental protection to these sites, irrespective of which approach is adopted they must all apply the precautionary principle when considering the impacts of a proposed development on such sites, as directed by the SPPs.											
Economic Effects	No significant negative environmental effects are anticipated from either approach. It is acknowledged that our environmental assets provide benefits that enhance economic performance, for example through tourism and outdoor sport and recreation activities. All policies approaches seek to protect key environmental assets and therefore screen positively in this regard. Approach 2 is more likely to have mixed effects. The designation of all international sites as SCAs, wherein development would only be permitted in exceptional circumstances, may stifle opportunities for development in these areas.											
Mitigation and Enhancement	Approach 2 is the policy that would have negative economic impacts as it is the most restrictive however this would have major positive environmental impacts. Any potential environmental impacts from either approach on international designations may be mitigated against through carrying out of appropriate assessments and application of general planning principles such as design and integration of the development, and through the use of planning conditions.											
Preferred Option	Adopt Option 3 - Introduce Policy NH 1 International Designations reconfiguring existing policy											



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt existing policy NH 2 'Species Protected by law' of PPS 2 Natural Heritage					Reconfigure existing policy NH 2 of PPS 2 and SPPS without fundamental amendments.			
1. To reduce poverty and social exclusion	0	0	0	Likely to have minimal impact upon poverty or social exclusion.	0	0	0	Likely to have minimal impact upon poverty or social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets , can help improve living standards, health and well-being, and our quality of life.	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets , can help improve living standards, health and well-being, and our quality of life.
3. To improve the education and skills of the population	+	+	+	The protection afforded such sites will likely have a positive effect on educational / skills if utilised in association with local schools and communities.	+	+	+	The protection afforded such sites will likely have a positive effect on educational / skills if utilised in association with local schools and communities.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets , can help improve living standards, health and well-being, and our quality of life.	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets , can help improve living standards, health and well-being, and our quality of life.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Protection of species and natural environment, can have a positive effect on neighbourhoods and sense of community cohesion.	+	+	+	Protection of species and natural environment, can have a positive effect on neighbourhoods and sense of community cohesion.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a neutral effect on improving accessibility to key services.	0	0	0	Likely to have a neutral effect on improving accessibility to key services.
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	The designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice from NIEA.	+	+	+	The designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice from NIEA.
10. To improve air quality	0	0	0	Likely have a neutral effect on air quality.	0	0	0	Likely have a neutral effect on air quality.
11. To conserve and enhance biodiversity	++	++	++	Likely positive effects on the conservation of protected species, through consultation with NIEA the priority species and habitats could be protected.	++	++	++	Likely positive effects on the conservation of protected species, through consultation with NIEA the priority species and habitats could be protected.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Existing policy approach affords a satisfactory degree of protection to species and their habitats which helps maintain and enhance the character of the landscape.	++	++	++	Likely positive effects. There is protection to species and their habitats which helps maintain and enhance the character of the landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effect by providing adequate protection for species and their habitats and in doing so may inadvertently preserve historic and cultural assets.	+	+	+	Likely positive effect by providing adequate protection for species and their habitats and in doing so may inadvertently preserve historic and cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	This approach will likely have a positive impact on this objective due to the sufficient control exerted over new development where it may harm a European protected species.	+	+	+	This approach will likely have a positive impact on this objective due to the sufficient control exerted over new development where it may harm a European protected species.



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt existing policy NH 2 'Species Protected by law' of PPS 2 Natural Heritage					Reconfigure existing policy NH 2 of PPS 2 and SPPS without fundamental amendments.			
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely positive effect. In conjunction with appropriate flood policies which seeks to adopt a precautionary approach principle would likely reduce flood risk and consequences of flooding.	+	+	+	Likely positive effect. In conjunction with appropriate flood policies which seeks to adopt a precautionary approach principle would likely reduce flood risk and consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Unlikely to impact upon production of waste and use of non-renewable materials.	0	0	0	Unlikely to impact upon production of waste and use of non-renewable materials.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely to have a positive effect by ensuring appropriate forms of development are accommodated in a sustainable way.	+	+	+	Likely positive effects by ensuring appropriate forms of development are accommodated in a sustainable way.
18. To encourage sustainable economic growth	?	?	?	Likely effects will largely depend on nature, scale and location of development. Economic growth may be restricted subject to consultation with NIEA, in the interests of safeguarding European an National protected species. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance.	?	?	?	Likely effects will largely depend on nature, scale and location of development. Economic growth may be restricted subject to consultation with NIEA, in the interests of safeguarding European an National protected species. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance.
19. To offer everybody the opportunity for rewarding and satisfying employment	?	?	?	Employment opportunities may be restricted in the interests of safeguarding European an National protected species. This could potentially limit job creation and new business start ups. It is acknowledged however that environmental assets and a good quality environment can provide benefits that enhance economic performance.	?	?	?	Employment opportunities may be restricted in the interests of safeguarding European an National protected species. This could potentially limit job creation and new business start ups. It is acknowledged however that environmental assets and a good quality environment can provide benefits that enhance economic performance.
20. To reduce disparities in economic performance and promote sustainable regeneration	?	?	?	Even with the exception provided for within this approach economic growth may be restricted, subject to consultation with NIEA. Dependant on the biodiversity value of individual sites which will be assessed on a case by case basis. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance i.e. tourism and recreation facilities.	?	?	?	Even with the exception provided for within this approach economic growth may be restricted, subject to consultation with NIEA. Dependant on the biodiversity value of individual sites which will be assessed on a case by case basis. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance i.e. tourism and recreation facilities.
21. To encourage and accommodate both indigenous and inward investment	?	?	?	Likely effects will largely depend on nature, scale and location of development. Indigenous inward investment would not be actively encouraged. Development would be on a limited scale and would be the exception rather than the norm. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance.	?	?	?	Likely effects will largely depend on nature, scale and location of development. Indigenous inward investment would not be actively encouraged. Development would be on a limited scale and would be the exception rather than the norm. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship



SA / SEA Objectives	Option 1.		Option 2.	
	Adopt existing policy NH 2 'Species Protected by law' of PPS 2 Natural Heritage		Reconfigure existing policy NH 2 of PPS 2 and SPPS without fundamental amendments.	
	Short Term	Med Term	Long Term	Comments
Summary - Protected Species (Policy NH 2)				
Social Effects	No significant negative social effects are anticipated from either approach. both approaches are broadly positive in terms of the social objectives as the SPPS directs that the precautionary approach must be adopted and in doing so provide a significant level of protection for environmental resources which will provide opportunities for greater sense of community, sense of cohesion and linkages with education opportunities.			
Environmental Effects	No significant negative environmental effects are anticipated from either approach. Both approaches score positively against the environmental objectives due to their inherent ability to protect species.			
Economic Effects	Impacts of either approach on the economic objectives are largely uncertain and will ultimately depend on the nature, scale and location of any proposed development. Although potential development may be prevented to safeguard international and national portotected sepcies, it is acknowledged that our environmental assets and a good quality environment can provide benefits that enhance economic performance.			
Mitigation and Enhancement	Consultation with NIEA and application of suitable planning conditions can help avoid/alleviate potential minor negative effects or enhance potential positive effects.			
Preferred Option	Adopt Option 2 - Introduce Policy NH 2 Protected Species reconfiguring existing policy.			

Assessment of Alternatives – Policy NH 3 Natural Heritage National Designations



Key

SA / SEA Objectives	Option 1. Adopt existing Policy NH 3 'Sites of Nature Conservation Importance' of PPS2 Natural Heritage.				Option 2. Introduce Special Countryside Areas (SCA's) covering National Designations.				Option 3. Reconfigure existing policy contained in policy NH 3 of PPS 2 and the SPPS without fundamental amendments.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have minimal impact upon poverty or social exclusion.	0	0	0	Neutral impacts on poverty / social exclusion.	0	0	0	Likely to have minimal impact upon poverty or social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets can help improve living standards, health and well-being, and quality of life.	+	+	+	Approach 2 would likely have positive impacts as it would add an additional layer of protection to significant geographical areas from all forms of development, allowing these sites to be utilised for open space/recreation.	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets can help improve living standards, health and well-being, and quality of life.
3. To improve the education and skills of the population	+	+	+	These areas can be used as a resource by local schools about biodiversity and wildlife.	+	+	+	There is potential for use of the sites as an educational resource for schools to learn about flora, fauna and wildlife.	+	+	+	These areas can be used as a resource by local schools about biodiversity and wildlife.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets, can help improve living standards, health and well-being, and quality of life.	0	0	0	Protection of environmental assets, can help improve living standards and our quality of life. Benefits however, are possibly outweighed given the potential restriction on all types of development within European/Ramsar sites.	+	+	+	This approach ensures that a level of protection is afforded to European and National protected species. Protection of environmental assets, can help improve living standards, health and well-being, and quality of life.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Protection of environmental assets and natural environment, can have a positive effect on neighbourhoods and sense of community cohesion.	+	+	+	Added layer of protection of environmental assets and natural environment afforded by SCAs, could potentially have a positive effect on neighbourhoods and sense of community cohesion. Possible negative effect on those residents living within SCAs and those wishing to reside in such areas due to restrictions on development.	+	+	+	Protection of environmental assets and natural environment can have a positive effect on neighbourhoods and sense of community cohesion.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a neutral effect on improving accessibility to key services.	0	0	0	Likely to have a minimal effect on improving accessibility to key services.	0	0	0	Likely to have a neutral effect on improving accessibility to key services.
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a neutral impact on traffic	0	0	0	Likely to have a neutral impact on traffic	0	0	0	Likely to have a neutral impact on traffic
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Through the existing approach of the designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice of NIEA.	++	++	++	Likely to have a major positive impact on water quality and water resources due to the restrictions imposed on all forms of development.	+	+	+	Through the existing approach of the designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice of NIEA.
10. To improve air quality	0	0	0	Likely neutral effect on air quality.	0	0	0	Likely neutral effect on air quality.	0	0	0	Likely neutral effect on air quality.
11. To conserve and enhance biodiversity	++	++	++	Likely significant positive effect on the conservation and enhancement of biodiversity, reinforced through close consultation with NIEA at application stage.	++	++	++	Likely to have a major positive effect on conservation and enhancement of biodiversity. The restrictive nature towards all types of development would allow for greater preservation and protection of flora and fauna.	++	++	++	Likely significant positive effect on the conservation and enhancement of biodiversity, reinforced through close consultation with NIEA at application stage.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	As advised by NIEA, to adopt the existing policy would afford the international and European sites a significant degree of protection that would help maintain and enhance the character of the landscape.	++	++	++	The designation of SCAs within all National sites would undoubtedly afford a higher level of protection to such sites and would enhance the character and quality of Mid Ulsters' landscapes.	++	++	++	This approach would afford the international and European sites a significant degree of protection that would help maintain and enhance the character of the landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	In conjunction with NIEA, this approach provides adequate protection for National designated sites.	+	+	+	Likely to have a positive impact as there will be no development taking place within SCAs and would therefore offer a higher level of protection to historic and cultural assets.	+	+	+	In conjunction with NIEA, this approach provides adequate protection for National designated sites.

Assessment of Alternatives – Policy NH 3 Natural Heritage National Designations



Key

SA / SEA Objectives	Option 1. Adopt existing Policy NH 3 'Sites of Nature Conservation Importance' of PPS2 Natural Heritage.				Option 2. Introduce Special Countryside Areas (SCA's) covering National Designations.				Option 3. Reconfigure existing policy contained in policy NH 3 of PPS 2 and the SPPS without fundamental amendments.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	The existing designations provide a significant degree of protection. Whilst this approach would potentially allow for some development exceptions over the plan period, the scale of these may not be particularly significant and is therefore envisaged will likely have a positive impact on this objective due to the sufficient control exerted over new development.	+	+	+	Restrictions on all forms of development will likely decrease traffic generation within these areas due to the restrictions on new housing, commercial and industrial developments. The SCA's will also likely provide for greater protection of existing biodiversity. Therefore emissions that contribute to climate change may be reduced over the plan period.	+	+	+	The existing designations provide a significant degree of protection. Whilst this approach would potentially allow for some development exceptions over the plan period, the scale of these may not be particularly significant and is therefore envisaged will likely have a positive impact on this objective due to the sufficient control exerted over new development.
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	In conjunction with appropriate flood policies this approach adopts a precautionary approach principle would likely reduce flood risk and consequences of flooding.	+	+	+	The restriction on all forms of development within international and European sites would effectively reduce floodrisk and the adverse consequences of flooding.	+	+	+	In conjunction with appropriate flood policies this approach adopts a precautionary approach principle would likely reduce flood risk and consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have minimal impact on the production of waste and use of non-renewable materials.	0	0	0	Likely to have a neutral impact on production of waste and use of non-renewable materials	0	0	0	Likely to have minimal impact on the production of waste and use of non-renewable materials.
17. To conserve and enhance land quality and soil resources	+	+	+	A continuation of current policy, through consultation with NIEA, will have a positive effect on by ensuring appropriate forms of development are accommodated in a sustainable way.	++	++	++	With greater restrictions placed upon all forms of development there is a greater likelihood that land quality will be conserved and enhanced and soil resources preserved.	+	+	+	This approach through consultation with NIEA, will have a positive effect on by ensuring appropriate forms of development are accommodated in a sustainable way.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.	-	-	-	The designation of all National sites as SCA's, wherein development would only be permitted in exceptional circumstances, may hamper economic growth in these areas.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.
					+	+	+	Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment.	+	+	+	

Assessment of Alternatives – Policy NH 3 Natural Heritage National Designations



Key

SA / SEA Objectives	Option 1. Adopt existing Policy NH 3 'Sites of Nature Conservation Importance' of PPS2 Natural Heritage.				Option 2. Introduce Special Countryside Areas (SCA's) covering National Designations.				Option 3. Reconfigure existing policy contained in policy NH 3 of PPS 2 and the SPPS without fundamental amendments.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.	-	-	-	The designation of all National sites as SCA's, wherein development would only be permitted in exceptional circumstances, may hamper economic growth in these areas.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.	-	-	-	The designation of all National sites as SCA's, wherein development would only be permitted in exceptional circumstances, may hamper economic growth in these areas, increasing disparities.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged that within designated sites development would be on a limited scale.	-	-	-	Given the more restrictive nature this may result in localised negative impact on attracting investment and economic growth.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg. tourism and recreation facilities. It is acknowledged that within designated sites development would be on a limited scale and would be the exception to this approach.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship

Assessment of Alternatives – Policy NH 3 Natural Heritage National Designations



Key

SA / SEA Objectives	Option 1.			Option 2.			Option 3.		
	Adopt existing Policy NH 3 'Sites of Nature Conservation Importance' of PPS2 Natural Heritage.			Introduce Special Countryside Areas (SCA's) covering National Designations.			Reconfigure existing policy contained in policy NH 3 of PPS 2 and the SPPS without fundamental amendments.		
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	

Summary - National Designations (Policy NH 3)									
Social Effects	No significant negative environmental effects are anticipated from either approach. All approaches are likely to have broadly positive effects as the protection of environmental assets can improve living standards and quality of life. The designations can be used for walking, meeting/socialising with friends and family and these contribute to improving physical and mental well-being.								
Environmental Effects	No significant negative environmental effects are anticipated from either approach. All approaches can have significant benefits on biodiversity as they afford sufficient degree of protection for national designations. Approaches 1 and 3 are mindful of the precautionary principle stipulated within the SPPS. They can also help improve resilience to the effects of climate change and improve water and air quality in the long term.								
Economic Effects	No significant negative environmental effects are anticipated from either approach. It is acknowledged that our environmental assets provide benefits that enhance economic performance as they are areas for tourism and outdoor sport and recreation activities. Approaches 1 and 3 have uncertain effects as development may be restricted but still allowed, though by protecting the asset tourism and outdoor recreation facilities are encouraged. Approach 2 may be particularly damaging economically given the possibility of extensive spatial restrictions on all types development which may adversely affect opportunities regeneration, investment and employment.								
Mitigation and Enhancement	Potential positive impacts may be enhanced through application of related policies such as General Principles policy and Built Heritage policy.								
Preferred Option	Adopt Option 3 - Introduce Policy NH 3 National Designations reconfiguring existing policy.								

Assessment of Alternatives – Policy NH 4 Natural Heritage Local Designations

Positive	Negative	Neutral	Uncertain	Positive	N/A	No Relationship
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Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt existing policy NH 4 'Sites of Nature Conservation Importance - Local' of PPS 2 Natural Heritage								
1. To reduce poverty and social exclusion	0	0	0	Likely to have a neutral impact on reducing poverty and social exclusion.	0	0	0	Likely to have a neutral impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	This approach affords protection to Local Nature Reserves and Wildlife Refuges and these are outdoor spaces that people may want to visit. Protecting these spaces provides opportunities for people to improve their physical and mental wellbeing.	+	+	+	Including SLNCI's into this approach will offer the same level of protection as is currently afforded through relevant development plans.
3. To improve the education and skills of the population	+	+	+	These areas can be used as a resource by local schools to learn about biodiversity and wildlife.	+	+	+	These areas can be used as a resource by local schools to learn about biodiversity and wildlife.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This approach ensures a level of protection is afforded to local designations. Protection of environmental assets can help improve living standards, health and well-being and quality of life.	+	+	+	This approach ensures a level of protection is afforded to local designations. Protection of environmental assets can help improve living standards, health and well-being and quality of life.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	This approach offers protection to these sensitive local designations and they may serve as a focal point in the community. This provides somewhere for people to meet, take part in community activities and a learning resource for the community on wildlife.	+	+	+	Similar to SLNCI policies contained in the 3 existing plans, this approach offers protection to these sensitive local designations and they may serve as a focal point in the community. This can provide somewhere for people to meet, take part in community activities and a learning resource for the community on wildlife.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a neutral relationship on improving accessibility to key services.	0	0	0	Likely to have a neutral relationship on improving accessibility to key services.
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a neutral impact on traffic on the environment.	0	0	0	Likely to have a neutral impact on traffic on the environment.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	This approach will continue to protect local nature reserves such as Ballyronan and Tradd Point thus having a positive effect on water quality.	+	+	+	This approach will continue to protect local nature reserves and SLNCI's thus having a positive effect on water quality.
10. To improve air quality	0	0	0	Likely to have a minimal impact on air quality.	0	0	0	Likely to have a minimal impact on air quality.
11. To conserve and enhance biodiversity	++	++	++	The policies in this approach are specifically to protect flora, fauna and wildlife and in utilising the precautionary principle, development is only permitted in these designations where the benefits outweigh the value of the site.	++	++	++	Similar to SLNCI policies contained within the 3 existing area plans, this approach offers sufficient protection to these local designations by withholding development likely to have significant adverse effects.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Continuation of this approach still ensures protection of these sensitive sites from development that will have an adverse impact.	++	++	++	Similar to SLNCI policies contained within the 3 existing area plans, this approach offers sufficient protection to these local designations by restricting development likely to have a significant adverse effects.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	In conjunction with NIEA, this approach provides adequate protection of local designated sites.	+	+	+	Inclusion of SLNCI's within this approach will support the aims of this objective.

Assessment of Alternatives – Policy NH 4 Natural Heritage Local Designations

Positive	Negative	Neutral	Uncertain	Not Assessed	N/A	No Relationship
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Key

SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	
Adopt existing policy NH 4 'Sites of Nature Conservation Importance - Local' of PPS 2 Natural Heritage	Reconfigure existing policy contained in PPS 2 and SPPS but augment with SLINCI's, SLINCI's within Mid Ulster have already been identified in the current area plans and encompass flora, fauna and earth science interests.								
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely to have positive impacts by maintaining and enhancing important areas of green and blue infrastructure which may increase resilience to effects of climate change.	+	+	+	Likely to have positive impacts by maintaining and enhancing important areas of green and blue infrastructure which may increase resilience to effects of climate change.	
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	Likely to have positive impacts by maintaining and enhancing important areas of green and blue infrastructure which may increase resilience to effects of flood risk.	+	+	+	Likely to have positive impacts by maintaining and enhancing important areas of green and blue infrastructure which may increase resilience to effects of flood risk.	
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely to have a neutral impact on waste production	0	0	0	Likely to have a neutral impact on waste production	
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect due to limited opportunities for development within these local designations thereby helping preserve the soil and land quality.	+	+	+	There is likely to be limited development within these local designations so preserving the soil and land quality.	
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within National designated sites in the interests of preserving the unique qualifying features of each site.	
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within locally designated sites in the interests of preserving the unique qualifying features of each site.	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance and offer new opportunities for investment and employment eg tourism and recreation facilities. It is acknowledged however that economic development may be restricted within local sites in the interests of preserving the unique qualifying features of each site.	
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	There is likely to be limited opportunities for regeneration within the local designations. It is also acknowledged that environmental assets and a good quality environment can provide benefits that enhance economic performance for example in the tourism and recreation sectors.	+	+	+	There is likely to be limited opportunities for regeneration within the local designations. It is also acknowledged that environmental assets and a good quality environment can provide benefits that enhance economic performance, for example in the tourism and recreation sectors.	
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Although limiting opportunities for development may affect investment and developing business within these areas, it is acknowledged that environmental assets and a good quality environment can provide benefits that enhance economic performance, for example in the tourism and recreation sector.	+	+	+	Although limiting opportunities for development may affect investment and developing business within these areas, it is acknowledged that environmental assets and a good quality environment can provide benefits that enhance economic performance, for example in the tourism and recreation sectors.	
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	



SA / SEA Objectives	Option 1.			Option 2.				
	Adopt existing policy NH 4 'Sites of Nature Conservation Importance - Local' of PPS 2 Natural Heritage			Reconfigure existing policy contained in PPS 2 and SPPS but augment with SLNCI's. SLNCI's within Mid Ulster have already been identified in the current area plans and encompass flora, fauna and earth science interests.				
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Summary - Local Designations (Policy NH 4)								
Social Effects	Protection of environmental assets can help improve living standards, health and well-being, and peoples quality of life. Both policy approaches afford a sufficient level of protection that allows identified assets to be utilised by the public for community activities, educational resource, outdoor sport and recreation thereby improving the physical and mental wellbeing.							
Environmental Effects	Both approaches are broadly similar and both will have to adopt the precautionary approach adhered to by PPS 2 and directed by SPPS. Approach 2 is a more streamlined and consistent policy which combines SLNCI's and local designations into the one policy affording them the same level of environmental protection.							
Economic Effects	Although it is acknowledged that environmental assets and a good quality environment can provide benefits that enhance economic performance the matrix approaches have similar negative impacts on economic growth in local designations and SLNCI's as there are still restrictions on development within these sites. The proposal still has to demonstrate that the benefits of the proposed development outweigh the value of the site.							
Mitigation and Enhancement	There is likely to be limited opportunities for development within local designations and SCLNIs but any that does occur will be subject to meeting criteria that assesses the impact on the designations and will also be subject to planning conditions. Both approaches are likely to have major positive environmental impacts.							
Preferred Option	Adopt Option 2 - Introduce Policy NH 4 Local Designations reconfiguring existing policy.							



SA / SEA Objectives	Option 1.				Option 2			
	Adopt existing policy NH 5 'Habitats Species or Features of Natural Importance' of PPS 2 Natural Heritage				Reconfigure existing policy contained in PPS 2 and SPPs without fundamental amendments.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have minimal impact upon poverty or social exclusion.	0	0	0	Likely to have minimal impact upon poverty or social exclusion.
2. To improve the health and wellbeing of the population	+	+	+	This approach ensures that a level of protection is afforded to all habitats, species or features of natural heritage importance. Protection of environmental assets can help improve living standards, health and well-being, and quality of life.	+	+	+	This approach ensures that a level of protection is afforded to all habitats, species or features of natural heritage importance. Protection of environmental assets can help improve living standards, health and well-being, and quality of life.
3. To improve the education and skills of the population	+	+	+	The protection afforded such sites will likely have a positive effect on educational / skills if utilised in association with local schools and communities.	+	+	+	The protection afforded such sites will likely have a positive effect on educational / skills if utilised in association with local schools and communities.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	This approach ensures that a level of protection is afforded to all habitats, species or features of natural heritage importance. Protection of environmental assets, can help improve living standards, health and well-being, and our quality of life.	+	+	+	This approach ensures that a level of protection is afforded to all habitats, species or features of natural heritage importance. Protection of environmental assets, can help improve living standards, health and well-being, and our quality of life.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Protection of environmental assets and natural environment, can have a positive effect on neighbourhoods and sense of community cohesion.	+	+	+	Protection of environmental assets and natural environment, can have a positive effect on neighbourhoods and sense of community cohesion.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a neutral effect on improving accessibility to key services.	0	0	0	Likely to have a neutral effect on improving accessibility to key services.
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a neutral impact on traffic.	0	0	0	Likely to have a neutral impact on traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Through the existing approach of the designation and protection of sites will likely have a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice of NIEA.	+	+	+	There will be a positive impact upon water quality and water resources, as any development proposals will be considered in light of expert advice of NIEA.
10. To improve air quality	0	0	0	Likely have a neutral effect on air quality.	0	0	0	Likely have a neutral effect on air quality.
11. To conserve and enhance biodiversity	++	++	++	Likely have a positive effect on the conservation of habitats, species or features of natural heritage importance.	++	++	++	Likely have a positive effect on the conservation of habitats, species or features of natural heritage importance.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	This approach affords a satisfactory degree of protection to habitats, species or features of natural heritage importance which helps maintain and enhance the character of the landscape.	++	++	++	This approach affords a satisfactory degree of protection to habitats, species or features of natural heritage importance which helps maintain and enhance the character of the landscape. Additional emphasis on the retention of existing trees under this approach.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	In conjunction with NIEA, this approach provides adequate protection for habitats, species or features of natural heritage importance and in doing so complement built heritage policies.	+	+	+	In conjunction with NIEA, this approach provides adequate protection for habitats, species or features of natural heritage importance and in doing so complement built heritage policies.



SA / SEA Objectives	Option 1.				Option 2			
	Adopt existing policy NH 5 'Habitats Species or Features of Natural Importance' of PPS 2 Natural Heritage				Reconfigure existing policy contained in PPS 2 and SPPs without fundamental amendments.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	This approach will likely have a positive impact on this objective due to the sufficient control exerted over new development where it may harm habitats, species or features of natural heritage importance.	+	+	+	This approach will likely have a positive impact on this objective due to the sufficient control exerted over new development where it may harm habitats, species or features of natural heritage importance.
15. To reduce floodrisk and the adverse consequences of flooding	+	+	+	This approach, in conjunction with appropriate flood policies which seeks to adopt a precautionary approach principle would likely reduce floodrisk and consequences of flooding.	+	+	+	This approach, in conjunction with appropriate flood policies which seeks to adopt a precautionary approach principle would likely reduce floodrisk and consequences of flooding.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Unlikely to impact upon production of waste and use of non-renewable materials.	0	0	0	Unlikely to impact upon production of waste and use of non-renewable materials.
17. To conserve and enhance land quality and soil resources	+	+	+	This approach, through consultation with NIEA, will have a positive effect on by ensuring appropriate forms of development are accommodated in a sustainable way.	+	+	+	This approach, through consultation with NIEA, will have a positive effect on by ensuring appropriate forms of development are accommodated in a sustainable way.
18. To encourage sustainable economic growth	?	?	?	Economic growth may be restricted within rural areas subject to consultation with NIEA, in the interests of protecting habitats, species or features of natural heritage importance. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance, for example in the recreation sectors.	?	?	?	Economic growth may be restricted within rural areas subject to consultation with NIEA, in the interests of protecting habitats, species or features of natural heritage importance. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance, for example in the tourism and recreation sectors.
19. To offer everybody the opportunity for rewarding and satisfying employment	?	?	?	Employment opportunities may be restricted in the interests of protecting habitats, species or features of natural heritage importance. This could potentially limit job creation and new business start ups. It is acknowledged however that environmental assets and a good quality environment can provide benefits that enhance economic performance, for example in the tourism and recreation sectors.	?	?	?	Employment opportunities may be restricted in the interests of protecting habitats, species or features of natural heritage importance. This could potentially limit job creation and new business start ups. It is also acknowledged that environmental assets and a good quality environment can provide benefits that enhance economic performance for example, in the tourism and recreation sectors.
20. To reduce disparities in economic performance and promote sustainable regeneration	?	?	?	Even with the exception provided for within this approach economic growth may be restricted, subject to consultation with NIEA. Dependant on the biodiversity value of individual sites which will be assessed on a case by case basis. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance, for example in the tourism and recreation sectors.	?	?	?	Even with the exception provided for within this approach economic growth may be restricted, subject to consultation with NIEA. Dependant on the biodiversity value of individual sites which will be assessed on a case by case basis. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance, for example in the tourism and recreation sectors.
21. To encourage and accommodate both indigenous and inward investment	?	?	?	Allows for limited economic opportunities and therefore would not actively encourage indigenous inward investment. Development would be on a limited scale and would be the exception to this approach. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance for example, in the tourism and recreation sectors.	?	?	?	Allows for limited economic opportunities and therefore would not actively encourage indigenous inward investment. Development would be on a limited scale and would be the exception to this approach. At the same time it is acknowledged that environmental assets and a good quality environment provide benefits that can enhance economic performance, for example in the tourism and recreation sectors.
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship



SA / SEA Objectives	Option 1.					Option 2				
	Adopt existing policy NH 5 'Habitats Species or Features of Natural Importance' of PPS 2 Natural Heritage					Reconfigure existing policy contained in PPS 2 and SPPS without fundamental amendments.				
	Short Term	Med Term	Long Term	Comments		Short Term	Med Term	Long Term	Comments	

Summary - Other Habitats, Species or Features of Natural Importance (Policy NH 5)										
Social Effects	No significant negative effects anticipated. Both Approaches are broadly positive as it is recognised that the protection of environmental assets can help improve living standards, health and well-being, and quality of life.									
Environmental Effects	No significant negative environmental effects are anticipated. All approaches score positively against the environmental objectives due to their inherent ability to protect habitats, species or features of natural heritage importance.									
Economic Effects	The likely economic effects are uncertain. Whilst it is acknowledged that our environmental assets and a good quality environment provide benefits that enhance economic performance there is also potential for economic development to be stifled, delayed or blocked in the interests of nature conservation. Ultimately, potential effects will depend on the nature scale and location of development.									
Mitigation and Enhancement	Consultation with NIEA and application of suitable planning conditions can help avoid/alleviate potential minor negative effects or enhance potential positive effects.									
Preferred Option	Adopt Option 2 - Policy NH 5 Other Habitats, Species or Features of Natural Importance.									

Assessment of Alternatives Policy NH 6 Area of Outstanding Natural Beauty AONB



SA / SEA Objectives	Option 1.				Option 2.			
	Adopt existing policy NH 6 'AONB' of PPS 2 Natural Heritage				Reconfigure existing policy contained in PPS 2 and SPPS without fundamental amendments.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Neutral impact on reducing poverty and social exclusion.	0	0	0	Neutral impact on reducing poverty and social exclusion.
2. To improve the health and wellbeing of the population	0	0	0	Likely positive effect by ensuring that development within the AONB is sensitive to its distinctive character and landscape quality	0	0	0	Likely positive effect by ensuring that development within the AONB is sensitive to its distinctive character and landscape quality
3. To improve the education and skills of the population	0	0	0	Neutral impact on education and skills	0	0	0	Neutral impact on education and skills
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely positive effect. Protection of environmental assets , can help improve living standards, health and well-being, and our quality of life.	0	0	0	Likely positive effect. Protection of environmental assets , can help improve living standards, health and well-being, and our quality of life.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive impacts. By ensuring that development within the Sperrins is sensitive to its distinctive character can indirectly foster satisfaction and a sense of pride from local communities.	+	+	+	Likely positive impacts. By ensuring that development within the Sperrins is sensitive to its distinctive character can indirectly foster satisfaction and a sense of pride from local communities.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Minimal impact on accessibility to services	0	0	0	Minimal impact on accessibility to services
8. To reduce the effect of traffic on the environment	0	0	0	Policy will likely have a minimal impact on the level of traffic.	0	0	0	Policy will likely have a minimal impact on the level of traffic.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Policy would have minimal impact on water resources and water quality.	0	0	0	Policy would have minimal impact on water resources and water quality.
10. To improve air quality	0	0	0	Policy would have minimal impact on air quality.	0	0	0	Policy would have minimal impact on air quality.
11. To conserve and enhance biodiversity	++	++	++	Policy may have a significant positive impact on conservation and enhancement of biodiversity.	++	++	++	Policy may have a significant positive impact on conservation and enhancement of biodiversity.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	This approach seeks to improve design and to achieve more sympathetic scheme in terms of their character within AONB and as such would likely have a positive effect. Conversely it would not restrict the quantity of development which could result in degradation of landscape character.	++	++	++	Likely positive impacts as any development would have mitigation measures such as meeting general planning principles of siting, scale, design and integration into the landscape.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	++	++	++	Policy may have a significant positive impact on the conservation and enhancement of historic/cultural assets.	++	++	++	Policy may have a significant positive impact on the conservation and enhancement of historic/cultural assets.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Neutral impact on climate change.	0	0	0	Neutral impact on climate change.

Assessment of Alternatives Policy NH 6 Area of Outstanding Natural Beauty AONB



Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
Adopt existing policy NH 6 'AONB' of PPS 2 Natural Heritage								Reconfigure existing policy contained in PPS 2 and SPPS without fundamental amendments.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Neutral impact on adverse consequences of flooding. Flood risk policies should ensure new development is kept away from flood risk areas.	0	0	0	Neutral impact on adverse consequences of flooding. Flood risk policies should ensure new development is kept away from flood risk areas.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Likely minimal impact on this objective	0	0	0	Likely minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	0	0	0	Neutral impact on soil resources	0	0	0	Neutral impact on soil resources
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance	+	+	+	Likely positive effects. Environmental assets and a good quality environment can provide benefits that enhance economic performance.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Neutral impact on employment opportunities	0	0	0	Neutral impact on employment opportunities
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Neutral impact on regeneration	0	0	0	Neutral impact on regeneration
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Neutral impact on investment	0	0	0	Neutral impact on investment
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship

Assessment of Alternatives Policy NH 6 Area of Outstanding Natural Beauty AONB



SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med Term	Long Term	Short Term	Med Term	Long Term
	Adopt existing policy NH 6 'AONB' of PPS 2 Natural Heritage			Reconfigure existing policy contained in PPS 2 and SPPS without fundamental amendments.		
	Comments			Comments		
Summary - Area of Outstanding Natural Beauty AONB (Policy NH 6)						
Social Effects	No significant negative social effects are anticipated. Overall, the social effects of both approaches are likely to be minimal, although there may be benefits in terms of wellbeing and a local sense of pride by ensuring that all development is sensitive to the the Sperrins distinctive character.					
Environmental Effects	No significant negative social effects are anticipated. Overall the environmental effects both approaches are significantly positive in terms of biodiversity and protecting the landscape and cultural assets.					
Economic Effects	No significant negative economic effects are anticipated. Both approaches may have minimal impacts economically in terms of jobs, regeneration and investment.					
Mitigation and Enhancement	Both approaches can have significant environmental benefits which can be further be enhanced through application of criterion based policies and local design guidance and the use of planning conditions.					
Preferred Option	Adopt Option 2 - Introduce Policy NH 6 Area of Outstanding Natural Beauty AONB reconfiguring existing policy.					

Flood Risk



Key

SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects. Current approach will help reduce flood risk to new and existing communities.	+	+	+	Likely positive effects. This approach can help reduce flood risk to new and existing communities.	+	+	+	This approach can also reduce flood risk to new and existing communities.
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive effects in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.	+	+	+	Likely to have positive effect in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.	+	+	+	Likely to have positive effect in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to reduce the flood risk to new or existing communities.	+	+	+	Likely to reduce the flood risk to new or existing communities.	+	+	+	Likely to reduce the flood risk to new or existing communities.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a neutral effect.	0	0	0	Likely to have a neutral effect.	0	0	0	Likely to have a neutral effect.
7. To improve accessibility to key services, especially for those most in need	+	+	+	This is likely to have positive effects by preventing development taking place in flood risk areas.	+	+	+	This is likely to have positive effects by preventing development taking place in flood risk areas.	++	++	++	A stricter policy regime will give added protection to existing communities and infrastructure.
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply.	+	+	+	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply	+	+	+	A more strict approach to new developments within affected areas will have added long-term benefits in relation to water quality improvement and water conservation. Removal of exceptions to policy means less risk of potential contamination.
10. To improve air quality	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship
11. To conserve and enhance biodiversity	+	+	+	Likely positive effect on biodiversity - for example, strategic networks of green/blue infrastructure that are important in terms of providing meadowlands and wildlife corridors, can be retained. Some possible negative effects due to potentially disruptive nature of flood alleviation measure.	+	+	+	Likely positive effect on biodiversity - for example, strategic networks of green/blue infrastructure that are important in terms of providing meadowlands and wildlife corridors, can be retained. Some possible localised negative effects due to potentially disruptive nature of flood alleviation measure.	++	++	++	Likely positive effects. With less scope for development within flood plains i.e. no exceptions, this approach can bring added benefits to the local biodiversity by giving added protection to local conservation sites, low lying areas, green infrastructure and their associated access routes.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development and that the historic built fabric is protected. Although local flood alleviation measures can be intrusive and disruptive, the overall effect is likely to be positive.	+	+	+	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development and that the historic built fabric is protected. Although local flood alleviation measures can be intrusive and disruptive, the overall effect is likely to be positive.	+	+	+	Likely positive effects, by affording greater protection to the built fabric and ensuring vulnerable landscapes are kept free from development. Greater protection would be afforded to important areas of green infrastructure, both within and outside settlements, helping to maintain or enhance local visual amenity.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.	++	++	++	Likely positive effect. This approach may further the safeguard of historic environment and cultural assets by ensuring low-lying, built up areas in particular are kept from development, and access thereto maintained.
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.	++	++	++	Likely positive effects by removing policy exceptions to policy that facilitate development in flood risk areas.



Key

SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments	Short Term	Med Term	Long Term	Comments
15. To reduce flood risk and the adverse consequences of flooding	++	++	++	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding and reduce the risk of damage to properties from flood events.	++	++	++	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding and reduce the risk of damage to properties from flood events	++	++	++	Likely positive effects by removing exceptions to policy that facilitates development in flood risk areas. The submission of flood management plans will also help alleviate adverse consequences of flooding and lessen the risk of damage to property from flood events.
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship
17. To conserve and enhance land quality and soil resources	+	+	+	Likely to have positive effects in terms of reducing the risk of subsidence and heave.	+	+	+	Likely to have positive effects in terms of reducing the risk of subsidence and heave.	+	+	+	Likely to bring bring added benefits in the long term by reducing development on greenfield sites and potentially reducing the risk of subsidence and heave.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. By helping to ensure new business development is located away from flood plains or, within flood risk areas subject to appropriate flood alleviation measures and/or flood management plans, can improve business resilience and can be positive in terms of overall sustainable economic growth.	+	+	+	Likely positive effects. By helping to ensure new business development is located away from flood plains or, within flood risk areas subject to appropriate flood alleviation measures and/or flood management plans, can improve business resilience and can be positive in terms of overall sustainable economic growth.	0	+	+	Removal of exceptions that facilitate development in the flood plain may restrict growth in certain locations in the short term. It is possible however, that this approach may become more sustainable and resilient the medium to long term as flood risk areas are avoided.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a neutral effect on employment opportunities within the district.	0	0	0	Likely to have a neutral effect on employment opportunities within the district.	-	-	0	Whilst in the short term a stricter policy may stifle some development, in the long term this negative effect may be less keenly felt as economic development is directed to more appropriate locations.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects it affords protection to existing flood defences and infrastructure.	+	+	+	Likely positive effects it affords protection to existing flood defences and infrastructure.	-	-	-	A stricter policy that removes exceptions, for example for business development in an adequately defended urban areas, may stifle development. Areas that are in particular need of regeneration may be particularly affected.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.	-	-	-	This approach may stifle development in areas previously deemed suitable.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effect by including an exception to policy that facilitates development of transport infrastructure in flood plains and also by reducing the risk of flooding to roads infrastructure generally.	+	+	+	Likely positive effect that facilitating development of transport infrastructure in flood plains and also by reducing the risk of flooding to roads infrastructure generally.	-	-	-	Likely negative effect by not facilitating the development of essential transport infrastructure which may be necessary within flood plains for operational reasons.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
	Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and Flood Risk' together with the SPSS.				Reconfigure existing planning policy contained in PPS 15 'Planning and Flood Risk' and the SPSS without fundamental amendments. Minor rewording of policy, including removal of all reference to coastal floodplains.				More restrictive approach including a blanket ban on all new development within floodplains (alternative to current Policy FLD 1).			

Summary - Policy FLD 1 - Fluvial Floodplain												
Background	As the revised PPS 15 is a fairly recent publication (September 2014) it broadly aligns with legislative requirements, regional planning policy and sustainability objectives at the strategic level. Rivers Agency have indicated that they would like to see the majority of existing PPS 15 retained as operational policy given the similarities between it and the SPSS. Suggested alternative approach 3 relates specifically to policies FLD 1 Development in (Fluvial) and Coastal Flood Plains. It includes a blanket ban on new development within floodplains (alternative to Policy FLD 1).											
Social Effects	All approaches are likely to have positive effects on health and well-being by reducing flood risk and consequences of flooding, helping maintain a good quality of water supply, and aiding the retention of green/blue infrastructure.											
Environmental Effects	All 3 approaches are likely to have positive effects on the environment by reducing flood risk and the consequences of flooding, improving water supplies/resources, alleviating the consequences of flooding and maintaining the quality of landscapes. Approach 3 scores better environmentally than approach 1 and 2, reflecting its stricter approach, including putting a blanket ban on all new development within floodplains, without exception.											
Economic Effects	Any potential environmental benefits from applying a more strict approach (approach 3) are likely to be outweighed by potential negative economic effects. Preventing economic development in areas previously deemed suitable is likely to stifle economic development.											
Mitigation and Enhancement	Whilst no significant negative effects are envisaged for any option there is scope to ensure that the minor negative effects are properly mitigated against through application of criterion based policy, including for example the submission of FRA's and DA's.											
Preferred Option	Adopt Option 2 - Introduce Policy FLD 1 Fluvial Floodplain reconfiguring existing policy.											

Assessment of Alternatives Flood Risk Policy FLD 2 - Development and Surface Water (Pluvial) Flood Risk Outside Flood Plans



SA / SEA Objectives	Option 1.					Option 2.					Option 3.				
	Short term	Med Term	Long Term	Comments	Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood risk' together with the SPPs.	Short term	Med Term	Long Term	Comments	Reconfigure existing planning policy contained in Policy FLD 3 of PPS 15 'Planning and flood risk' and the SPPs without fundamental amendments.	Short term	Med Term	Long Term	Comments	More restrictive approach including a requirement for drainage assessments for all development proposals within areas of Surface Water (Pluvial) Flood Risk (alternative to current policy FLD 3), without exception.
SA / SEA Objectives															
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects. Current approach will help reduce flood risk to new and existing communities.	Likely positive effects. Current approach will help reduce flood risk to new and existing communities.	+	+	+	Likely positive effects. This approach can help reduce flood risk to new and existing communities.	Likely positive effects. This approach can help reduce flood risk to new and existing communities.	+	+	+	This approach can also reduce flood risk to new and existing communities.	
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive effects in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.	Likely to have positive effects in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.	+	+	+	Likely to have positive effects in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.	Likely to have positive effects in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.	+	+	+	Likely to have positive effects in relation to health and well-being by helping maintain a good quality of water supply and retention of green infrastructure and access thereto.	
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to reduce the flood risk to new or existing infrastructure and communities.	Likely to reduce the flood risk to new or existing infrastructure and communities.	+	+	+	Likely to reduce the flood risk to new or existing infrastructure and communities.	Likely to reduce the flood risk to new or existing infrastructure and communities.	+	+	+	Likely to reduce the flood risk to new or existing infrastructure and communities.	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society.	0	0	0	Likely to have a neutral effect.	Likely to have a neutral effect.	0	0	0	Likely to have a neutral effect.	Likely to have a neutral effect.	0	0	0	Likely to have a neutral effect.	
7. To improve accessibility to key services, especially for those most in need	+	+	+	This is likely to have positive effects by preventing development taking place in flood risk areas.	This is likely to have positive effects by preventing development taking place in flood risk areas.	+	+	+	This is likely to have positive effects by preventing development taking place in flood risk areas.	This is likely to have positive effects by preventing development taking place in flood risk areas.	+	+	+	A stricter policy regime will give added protection to existing communities and infrastructure.	
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply.	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply.	+	+	+	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply	+	+	+	A more strict approach to new developments within affected areas will have added long-term benefits in relation to water quality improvement and water conservation. Removal of exceptions to policy means less risk of potential contamination	
10. To improve air quality	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	No Relationship	N/R	N/R	N/R	No Relationship	
11. To conserve and enhance biodiversity	+	+	+	Likely positive effect on biodiversity - for example, incorporation of measures such as SUDS could provide opportunities for creation of new ecosystems.	Likely positive effect on biodiversity - for example, incorporation of measures such as SUDS could provide opportunities for creation of new ecosystems.	+	+	+	Likely positive effect on biodiversity - for example, incorporation of measures such as SUDS could provide opportunities for creation of new ecosystems.	Likely positive effect on biodiversity - for example, incorporation of measures such as SUDS could provide opportunities for creation of new ecosystems.	+	+	+	Likely positive effects. With less scope for development within flood plains i.e. no exceptions, this approach can bring added benefits to the local biodiversity by giving added protection to local conservation sites, low lying areas, green infrastructure and their associated access routes.	
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development.	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development.	+	+	+	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development.	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development.	+	+	+	Likely positive effects. by affording greater protection to the built fabric and ensuring vulnerable landscapes are kept free from development.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.	+	+	+	Likely positive effect. This approach may further the safeguard historic environment and cultural assets by ensuring low-lying, built up areas in particular are kept from development, and access thereto maintained.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.	++	++	++	Likely positive effects by removing policy exceptions to policy that facilitate development in flood risk areas.	
15. To reduce flood risk and the adverse consequences of flooding	++	++	++	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding an reduce the risk of damage to properties from flood events.	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding an reduce the risk of damage to properties from flood events.	++	++	++	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding an reduce the risk of damage to properties from flood events.	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding an reduce the risk of damage to properties from flood events.	++	++	++	Likely positive effects by removing exceptions to policy that facilitates development in flood risk areas. The submission of flood management plans will also help alleviate adverse consequences of flooding and lessen the risk of damage to property from flood events.	



SA / SEA Objectives	Option 1.					Option 2.					Option 3.				
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship	N/R	N/R	N/R
17. To conserve and enhance land quality and soil resources	+	+	+	Likely to have neutral effect on enhancing land quality and soil resources.	+	+	+	Likely to have neutral effect on enhancing land quality and soil resources.	+	+	+	Likely to have neutral effect on enhancing land quality and soil resources.	+	+	+
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. By helping to ensure new business development is located away from flood risk areas subject to appropriate flood alleviation measures and/or flood management plans, can improve business resilience and can be positive in terms of overall sustainable economic growth.	+	+	+	Likely positive effects. By helping to ensure new business development is located away from flood risk areas subject to appropriate flood alleviation measures and/or flood management plans, can improve business resilience and can be positive in terms of overall sustainable economic growth.	0	+	+	Removal of exceptions that facilitate development in the pluvial flood plain may restrict growth in certain locations in the short term. Furthermore, a requirement for drainage assessments for all proposals may also delay application processing times. It is possible however, that this approach may become more sustainable and resilient the medium to long term as flood risk areas are avoided.	0	+	+
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a neutral effect on employment opportunities within the district.	0	0	0	Likely to have a neutral effect on employment opportunities within the district.	-	-	0	Whilst in the short term a stricter policy may stifle some development and/or create uncertainty and/or delay in application processing times, in the long term this negative effect may be less keenly felt as economic development is directed to more appropriate locations.	-	-	0
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects as it affords protection to new and existing economic development.	+	+	+	Likely positive effects as it affords protection to new and existing economic development.	-	-	-	A stricter policy that removes exceptions, for example for business development in an adequately defended urban areas, may stifle development. Areas that are in particular need of regeneration may be particularly affected.	-	-	-
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.	-	-	0	This approach may create uncertainty and delay processing times, particularly in the short-medium term due to the requirement for Drainage Assessments for all proposals and the potential to stifle development in areas previously deemed suitable.	-	-	0
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effect by including an exception to policy that facilitates development of transport infrastructure in flood plains and also by reducing the risk of flooding to roads infrastructure generally.	+	+	+	Likely positive effect that facilitating development of transport infrastructure in flood plains and also by reducing the risk of flooding to roads infrastructure generally.	-	-	-	Likely negative effect by not facilitating the development of essential transport infrastructure which may be necessary within flood plains for operational reasons.	-	-	-



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
	Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood risk' together with the SPPs.				Reconfigure existing planning policy contained in Policy FLD 3 of PPS 15 'Planning and flood Risk' and the SPPs without fundamental amendments.				More restrictive approach including a requirement for drainage assessments for all development proposals within areas of Surface Water (Pluvial) Flood Risk (alternative to current policy FLD 3), without exception.			
Summary - Policy FLD 2 - Pluvial Flood Risk												
Background	As the revised PPS 15 is a fairly recent publication (September 2014) it broadly aligns with legislative requirements, regional planning policy and sustainability objectives at the strategic level. Rivers Agency have indicated that they would like to see the majority of existing PPS 15 retained as operational policy given the similarities between it and the SPPs. Suggested alternative approach 3 relates specifically to policies FLD 3 Development and Surface Water (Pluvial) Flood Risk outside Flood plans. It includes a requirement for drainage assessments for all development proposals within areas of Surface Water (Pluvial) Flood Risk (alternative to policy FLD 3).											
Social Effects	All approaches are likely to have positive effects on health and well-being by reducing flood risk and consequences of flooding, helping maintain a good quality of water supply, and aiding the retention and creation of green/blue infrastructure.											
Environmental Effects	All 3 approaches are likely to have positive effects on the environment by reducing flood risk and the consequences of flooding, improving water supplies/resources, alleviating the consequences of flooding and maintaining the quality of landscapes. All approaches score well environmentally, reflecting the precautionary approach of all of the 3 alternatives.											
Economic Effects	Any potential environmental benefits from applying a more strict approach (approach 3) are likely to be outweighed by potential negative economic effects. Preventing economic development in areas previously deemed suitable is likely to stifle or delay development, at least in the short to medium term. A requirement for drainage assessments for all proposals on sites that have are prone to surface water (pluvial) flooding adds is likely to create uncertainty and/or delays in processing of planning applications, at least in the short term.											
Mitigation and Enhancement	Whilst no significant negative effects are envisaged for either option there is scope to ensure that the minor negative effects are properly mitigated against through application of criterion based policy, including for example the submission of FRA's and DA's.											
Preferred Option	Adopt Option 2 - Policy FLD 2 - Pluvial Flood Risk											

Assessment of Alternatives - Flood Risk - Policy FLD 3 - Protection of Flood Defence and Drainage Infrastructure



SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments	
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects. Current approach will help reduce flood risk to new and existing communities.	+	+	+	Likely positive effects. This approach can help reduce flood risk to new and existing communities.	
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive effects in relation to health and well-being by helping maintain a high level of flood protection to people and property and adequate land drainage.	+	+	+	Likely to have positive effects in relation to health and well-being by helping maintain a high level of flood protection to people and property and adequate land drainage.	
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to reduce the flood risk to new or existing infrastructure and communities.	+	+	+	likely to reduce the flood risk to new or existing infrastructure and communities.	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a neutral effect.	0	0	0	Likely to have a neutral effect.	
7. To improve accessibility to key services, especially for those most in need	+	+	+	This is likely to have positive effects by preventing key infrastructural development taking place in flood risk areas.	+	+	+	This is likely to have positive effects by preventing key infrastructural development taking place in flood risk areas.	
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely to improve water quality and provide for sustainable sources of water supply.	+	+	+	Likely to improve water quality and provide for sustainable sources of water supply	
10. To improve air quality	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	
11. To conserve and enhance biodiversity	+	+	+	Likely positive effect on biodiversity - for example, strategic networks of green/blue infrastructure that are important and wildlife corridors, can be retained.	+	+	+	Likely positive effect on biodiversity - for example, strategic networks of green/blue infrastructure that are important and wildlife corridors, can be retained.	
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effects by ensuring that working strips are retained along existing watercourses will provide opportunities for green/blue infrastructure and have the potential to improve landscape/townscape character.	+	+	+	Likely positive effects by ensuring that working strips are retained along existing watercourses will provide opportunities for green/blue infrastructure and have the potential to improve landscape/townscape character.	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure flood defence areas are kept free from development and access thereto maintained.	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure flood defence areas are kept free from development and access thereto maintained.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from existing flood defences and drainage infrastructure and thereby protecting their integrity.	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from existing flood defences and drainage infrastructure and thereby protecting their integrity.	
15. To reduce flood risk and the adverse consequences of flooding	++	++	++	Likely to have positive effects by ensuring that new development is directed away from existing flood defences and drainage infrastructure which will likely reduce the risk of flooding.	++	++	++	Likely to have positive effects by ensuring that new development is directed away from existing flood defences and drainage infrastructure which will likely reduce the risk of flooding.	

Assessment of Alternatives - Flood Risk - Policy FLD 3 - Protection of Flood Defence and Drainage Infrastructure



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood Risk' together with the SPPs.				Reconfigure existing planning policy FLD 2 contained in PPS 15 'Planning and flood Risk' and the SPPs without fundamental amendments.			
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	+	+	+	Likely to have positive effects in terms of reducing the flood risk and thereby prevent possible contamination of soil resources.	+	+	+	Likely to have positive effects in terms of reducing the flood risk and thereby prevent possible contamination of soil resources.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. By ensuring appropriate flood alleviation measures are protected and that adequate drainage systems are in place can improve business resilience and can be positive in terms of overall sustainable economic growth.	+	+	+	Likely positive effects. By ensuring appropriate flood alleviation measures are protected and that adequate drainage systems are in place can improve business resilience and can be positive in terms of overall sustainable economic growth.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a neutral effect on employment opportunities within the district.	0	0	0	Likely to have a neutral effect on employment opportunities within the district.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects it affords protection to existing flood defences and infrastructure.	+	+	+	Likely positive effects it affords protection to existing flood defences and infrastructure.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effects, by ensuring appropriate flood alleviation measures are protected and that adequate drainage systems are in place, can help reduce the risk of flooding to roads infrastructure generally.	+	+	+	Likely positive effects, by ensuring appropriate flood alleviation measures are protected and that adequate drainage systems are in place, can help reduce the risk of flooding to roads infrastructure generally.

Assessment of Alternatives - Flood Risk - Policy FLD 3 - Protection of Flood Defence and Drainage Infrastructure



SA / SEA Objectives	Option 1.			Option 2.				
	Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood Risk' together with the SPPS.							
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
Summary - Policy FLD 3 - Protection of Flood Defence and Drainage Infrastructure								
Background	As the revised PPS 15 is a fairly recent publication (September 2014) it broadly aligns with legislative requirements, regional planning policy and sustainability objectives at the strategic level. Rivers Agency have indicated that they would like to see the majority of existing PPS 15 retained as operational policy given the similarities between it and the SPPS. Under this approach Policy FLD 3, Protection of Flood Defence and Drainage Infrastructure, is retained as per existing policy.							
Social Effects	Both approaches are likely to have minor positive effects on health and well-being by reducing flood risk and consequences of flooding, helping maintain a good quality of water supply, and aiding the retention of green/blue infrastructure.							
Environmental Effects	Both approaches are likely to have positive effects on the environment by reducing flood risk and the consequences of flooding, improving water supplies/resources and alleviating the consequences of flooding. Given the similar wording of both approaches, their impact across the social, environmental and economic objectives is similar. Both approaches score a significant positive effect on reducing the vulnerability to climate change and also when it comes to reducing flood risk and the adverse consequences of flooding.							
Economic Effects	Both approaches general score positively the economic objectives as by protecting flood defences and existing drainage infrastructure it can improve business resilience and can be positive in terms of achieving sustainable economic growth.							
Mitigation and Enhancement	Whilst no significant negative effects are envisaged for either option there is scope to ensure appropriate mitigation of potential minor negative effects through an appropriate criteria based policy.							
Preferred Option	Preferred Approach is Option 2 - Introduce Policy FLD 3 Protection of Flood Defence and Drainage Infrastructure reconfiguring existing policy.							



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Continue with current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood Risk' together with the SPSPs.												
1. To reduce poverty and social exclusion	+	+	+	Likely to have positive effects by reducing flood risk to new or existing households, infrastructure, communities and vulnerable groups.	+	+	+	A blanket ban would further reduce flood risk to new or existing households, infrastructure and communities.	+	+	+	Likely to have positive effects by reducing flood risk to new or existing households, infrastructure, communities and vulnerable groups.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive effects with regard to maintaining quality of water supplies and retention of green infrastructure and access thereto.	+	+	+	Likely positive effects with regard to maintaining quality of water supplies and retention of green infrastructure and access thereto.	+	+	+	Likely positive effects with regard to maintaining quality of water supplies and retention of green infrastructure and access thereto.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to have a positive effect by reducing the risk of flooding to new and existing homes within reservoir flood inundation areas.	+	+	+	This approach can have a positive effect by reducing the risk of flooding to new and existing homes.	+	+	+	Likely to have a positive effect by reducing the risk of flooding to new and existing homes within reservoir flood inundation areas.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a negligible effect on community spirit and inclusiveness.	0	0	0	This approach is likely to have negligible effect on community spirit and inclusiveness.	0	0	0	This approach is likely to have negligible effect on community spirit and inclusiveness.
7. To improve accessibility to key services, especially for those most in need	0	0	0	likely to have a minimal effect on this objective.	0	0	0	This approach will have a minimal effect on this objective	0	0	0	This approach will have a minimal effect on this objective
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	++	++	++	By steering the majority of new development away from flood risk areas, the current approach is likely to improve water quality, conserve water resources and provide for sustainable water supply sources.	++	++	++	By steering all of new development away from flood risk areas, this approach is likely to improve water quality, conserve water resources and provide for sustainable sources of water supply.	++	++	++	By steering the majority of new development away from flood risk areas, the current approach is likely to improve water quality, conserve water resources and provide for sustainable water supply sources.
10. To improve air quality	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
11. To conserve and enhance biodiversity	+	+	+	Current policy is likely to have positive effects by protecting strategic networks of green and blue infrastructure.	++	++	++	This approach is likely to have significant positive effects by protecting strategic networks of green and blue infrastructure.	+	+	+	Likely to have positive effects by protecting strategic networks of green and blue infrastructure.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	A continuation of the status quo is likely to bring broadly positive effects by ensuring development within reservoir inundation areas is tightly controlled.	++	++	++	A blanket ban approach is likely to have significant positive effects by ensuring no development takes place within reservoir inundation areas.	+	+	+	A continuation of the status quo is likely to bring broadly positive effects by ensuring development within reservoir inundation areas is tightly controlled.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Applying tight controls on development within potential flood inundation areas can help preserve and maintain historic and cultural assets.	+	+	+	By preventing development within flood inundation areas, there are likely to be positive effects on local historical and cultural assets.	+	+	+	Applying tight controls on development within potential flood inundation areas can help preserve and maintain historic and cultural assets.

Assessment of Alternatives – Flood Risk – FLD 4 – Development in Proximity to Reservoirs



SA / SEA Objectives	Option 1. Continue with current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood Risk' together with the SPSPs.				Option 2. Blanket Ban Approach				Option 3. Holding Policy requiring submission of Flood Risk Assessment within flood inundation areas			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely positive effect by directing development away from flood risk areas unless specific criteria are met.	+	+	+	By preventing development within flood inundation areas, there are likely to be positive effects on local cultural and historical assets.	+	+	+	Likely positive effect by directing development away from flood risk areas unless specific criteria are met.
15. To reduce flood risk and the adverse consequences of flooding	+	+	+	This approach can ensure new development is directed away from flood risk areas unless specific criteria are met, aiding the achievement of this objective.	++	++	++	This approach can further reduce flood risk and adverse consequences of flooding by ensuring reservoir inundation areas are kept free from development.	+	+	+	The current approach can ensure new development is directed away from flood risk areas unless specific criteria are met, aiding the achievement of this objective.
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	+	+	+	The current policy approach has potential to have positive effects in terms of restricting development on greenfield sites and reducing the risk of subsidence and heave.	+	+	+	This approach has the potential to have positive effects in terms of restricting development on greenfield sites and reducing the risk of subsidence and heave.	+	+	+	The current policy approach has potential to have positive effects in terms of restricting development on greenfield sites and reducing the risk of subsidence and heave.
18. To encourage sustainable economic growth	+	+	+	A policy that applies strict controls regarding location of development within flood risk areas, can improve business resilience and can be positive in terms of overall sustainable economic growth.	-	-	-	May indirectly have a negative effect by restricting development in areas that may have been previously deemed suitable.	+	+	+	A policy that applies strict controls regarding location of development within flood risk areas, can improve business resilience and can be positive in terms of overall sustainable economic growth.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a neutral effect on employment opportunities within the district.	-	-	-	May indirectly have a negative effect by restricting development in areas that may have been previously deemed suitable.	0	0	0	Likely to have a neutral effect on employment opportunities within the district.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely to have a negligible effect on this objective.	0	0	0	Likely to have a negligible effect on this objective.	0	0	0	Likely to have a negligible effect on this objective.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely to have a negligible effect on this objective.	-	-	-	May indirectly have a negative effect by restricting development in areas that may have been previously deemed suitable.	0	0	0	Likely to have a negligible effect on this objective.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a negligible effect on this objective.	0	0	0	Likely to have a negligible effect on this objective.	0	0	0	Likely to have a negligible effect on this objective.

**For the above scorings it is assumed that the Reservoir Act has been enacted requiring the inspection, supervision, maintenance and repair of controlled reservoirs by Reservoir Managers.

Assessment of Alternatives – Flood Risk - FLD 4 - Development in Proximity to Reservoirs



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Continue with current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood Risk' together with the SPPS.				Blanket Ban Approach				Holding Policy requiring submission of Flood Risk Assessment within flood inundation areas			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Summary - Development in Proximity to Reservoirs (Policy FLD 4)												
Background	As the revised PPS 15 is a fairly recent publication (September 2014) it broadly aligns with legislative requirements, regional planning policy and sustainability objectives at the strategic level. Rivers Agency have indicated that they would like to see the majority of existing PPS 15 retained as operational policy given the similarities between it and the SPPS. Under this approach Policy FLD 4, Development in Proximity to Reservoirs, is retained as per existing policy.											
Social Effects	Both approaches are likely to have minor positive effects on health and well-being by reducing flood risk and consequences of flooding, helping maintain a good quality of water supply, and aiding the retention of green/blue infrastructure.											
Environmental Effects	Both approaches are likely to have positive effects on the environment by reducing flood risk and the consequences of flooding, improving water supplies/resources and alleviating the consequences of flooding. Given the similar wording of both approaches, their impact across the social, environmental and economic objectives is similar. Both approaches score a significant positive effect on reducing the vulnerability to climate change and also when it comes to reducing flood risk and the adverse consequences of flooding.											
Economic Effects	Both approaches general score positively the economic objectives as by protecting flood defences and existing drainage infrastructure it can improve business resilience and can be positive in terms of achieving sustainable economic growth.											
Mitigation and Enhancement	Whilst no significant negative effects are envisaged for either option there is scope to ensure appropriate mitigation of potential minor negative effects through an appropriate criteria based policy.											
Preferred Option	Preferred Approach is Option 3 - Policy FLD 4 - Development in Proximity to Reservoirs - Holding policy.											

Assessment of Alternatives Flood Risk - FLD 5 - Artificial Modification of Watercourses



SA / SEA Objectives	Option 1.				Option 2.			
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and Flood Risk' together with the SPPs.								Reconfigure existing planning policy contained in FLD 4 of PPS 15 'Planning and Flood Risk' and the SPPs without fundamental amendments.
1. To reduce poverty and social exclusion	+	+	+	Likely positive effects. Current approach will help reduce flood risk to new and existing communities.	+	+	+	Likely positive effects. This approach can help reduce flood risk to new and existing communities.
2. To improve the health and wellbeing of the population	+	+	+	Likely to have positive effects in relation to health and well-being by seeking to prevent culverting and thereby reducing the risk of flood risk elsewhere.	+	+	+	Likely to have positive effects in relation to health and well-being by seeking to prevent culverting and thereby reducing the risk of flood risk elsewhere.
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely to reduce the flood risk to new or existing infrastructure and communities.	+	+	+	likely to reduce the flood risk to new or existing infrastructure and communities.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Likely to have a neutral effect.	0	0	0	Likely to have a neutral effect.
7. To improve accessibility to key services, especially for those most in need	+	+	+	This is likely to have positive effects by preventing development which could increase flood risk elsewhere.	+	+	+	This is likely to have positive effects by preventing development which could increase flood risk elsewhere.
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	+	+	+	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply.	+	+	+	Likely to improve water quality, conserve water resources and provide for sustainable sources of water supply
10. To improve air quality	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
11. To conserve and enhance biodiversity	+	+	+	Likely positive effect on biodiversity - for example, strategic networks of green/blue infrastructure that are important in terms of providing meadowlands and wildlife corridors, can be retained. Some possible localised negative effects due to potentially disruptive nature of flood alleviation measure.	+	+	+	Likely positive effect on biodiversity - for example, strategic networks of green/blue infrastructure that are important in terms of providing meadowlands and wildlife corridors, can be retained. Some possible localised negative effects due to potentially disruptive nature of flood alleviation measure.
12. To maintain and enhance the character and quality of landscapes and townscapes	+	+	+	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development and that the historic built fabric is protected. Although local flood alleviation measures can be intrusive and disruptive, the overall effect is likely to be positive.	+	+	+	Likely positive effects by ensuring vulnerable/exposed, highly visible, low lying areas are kept free from development and that the historic built fabric is protected. Although local flood alleviation measures can be intrusive and disruptive, the overall effect is likely to be positive.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.	+	+	+	Likely positive effects in terms of protection of historic fabric by helping to ensure low lying built up areas are kept free from development and access thereto maintained.
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.	++	++	++	Likely to have positive effects by helping to ensure new development is directed away from areas at risk of flooding.

Assessment of Alternatives Flood Risk - FLD 5 - Artificial Modification of Watercourses



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood Risk' together with the SPPs.				Reconfigure existing planning policy contained in FLD 4 of PPS 15 'Planning and flood Risk' and the SPPs without fundamental amendments.			
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
15. To reduce flood risk and the adverse consequences of flooding	++	++	++	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding an reduce the risk of damage to properties from flood events.	++	++	++	Likely to have positive effects by ensuring that new development is directed away from areas at risk of flooding. The submission of flood risk assessment, flood management plans and drainage assessments can also help alleviate adverse consequences of flooding an reduce the risk of damage to properties from flood events
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	+	+	+	Likely to have positive effects in terms of reducing the risk of subsidence and heave.	+	+	+	Likely to have positive effects in terms of reducing the risk of subsidence and heave.
18. To encourage sustainable economic growth	+	+	+	Likely positive effects. By helping to ensure new business development is located away from flood plains or, within flood risk areas subject to appropriate flood alleviation measures and/or flood management plans, can improve business resilience and can be positive in terms of overall sustainable economic growth.	+	+	+	Likely positive effects. By helping to ensure new business development is located away from flood plains or, within flood risk areas subject to appropriate flood alleviation measures and/or flood management plans, can improve business resilience and can be positive in terms of overall sustainable economic growth.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a neutral effect on employment opportunities within the district.	0	0	0	Likely to have a neutral effect on employment opportunities within the district.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	Likely positive effects it affords protection to existing flood defences and infrastructure.	+	+	+	Likely positive effects it affords protection to existing flood defences and infrastructure.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.	0	0	0	Likely neutral effect. There would only be a limited influence on the amount of indigenous and inward investment.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effect by including an exception to policy that facilitates development of transport infrastructure in flood plains and also by reducing the risk of flooding to roads infrastructure generally.	+	+	+	Likely positive effect that facilitating development of transport infrastructure in flood plains and also by reducing the risk of flooding to roads infrastructure generally.

Assessment of Alternatives Flood Risk - FLD 5 - Artificial Modification of Watercourses



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy approach under transitional arrangement i.e. apply existing policy contained in PPS 15 'Planning and flood Risk' together with the SPPs.				Reconfigure existing planning policy contained in FLD 4 of PPS 15 'Planning and flood Risk' and the SPPs without fundamental amendments.			
	Short term	Med Term	Long Term	Comments	Short term	Med Term	Long Term	Comments
Summary - Policy FLD 5 - Artificial Modification of Watercourses								
Background	As the revised PPS 15 is a fairly recent publication (September 2014) it broadly aligns with legislative requirements, regional planning policy and sustainability objectives at the strategic level. Rivers Agency have indicated that they would like to see the majority of existing PPS 15 retained as operational policy given the similarities between it and the SPPs. Suggested alternative approach 3 relates specifically to policies FLD 1 Development in (Fluvial) and Coastal Flood Plains, FLD 3 Development and Surface Water (Pluvial) Flood Risk outside Flood plains. It includes a blanket ban on new development within floodplains (alternative to Policy FLD 1), and a requirement for drainage assessments for all development proposals within areas of Surface Water (Pluvial) Flood Risk (alternative to policy FLD 3). Under this approach Policies FLD 2 (Protection of Flood Defence and Drainage Infrastructure) and FLD 4 (Artificial Modification of Watercourses) are retained as per existing policy. It should be noted that the issue of SuDS is addressed under the the General Principles Policy.							
Social Effects	All approaches are likely to have positive effects on health and well-being by reducing flood risk and consequences of flooding, helping maintain a good quality of water supply, and aiding the retention of green/blue infrastructure.							
Environmental Effects	All 3 approaches are likely to have positive effects on the environment by reducing flood risk and the consequences of flooding, improving water supplies/resources, alleviating the consequences of flooding and maintaining the quality of landscapes. Approach 3 scores better environmentally than approach 1 and 2, reflecting its stricter approach, including putting a blanket ban on all new development within floodplains, without exception.							
Economic Effects	Any potential environmental benefits from applying a more strict approach (approach 3) are likely to be outweighed by potential negative economic effects. Preventing economic development in areas previously deemed suitable is likely to stifle or delay development, at least in the short to medium term. A requirement for drainage assessments for all proposals on sites that have are prone to surface water (pluvial) flooding adds is likely to create uncertainty and/or delays in processing of planning applications, at least in the short term.							
Mitigation and Enhancement	Whilst no significant effects are envisaged for either option there is scope to ensure that the minor negative effects are properly mitigated against through application of criterion based policy, including for example the submission of FRA's and DA's.							
Preferred Option	Preferred Approach is Option 2 - Introduce Policy FLD 5 - Artificial Modification of Watercourses reconfiguring existing policy.							

Waste Management

Assessment of Alternative Options – Policy WM1 General Principles.

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have a neutral effect on this objective.	0	0	0	Likely neutral effect on this objective.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive effect on health and well being by ensuring waste production is managed in a sustainable way. Waste management must be carried out without endangering human health through pollution of water, air or soil or contamination of plants or animals. The Joint Waste Management Plan (2016-2020) indicates that the last operational landfill site is earmarked for closure in 2020. This can bring medium to long-term benefits to the surrounding areas. There is potential for localised negative impacts in terms of for example, noise and smells generated by waste facilities, although this is likely to be controlled by both planning and waste management licensing conditions.	+	+	+	Likely positive effect on health and well being by ensuring waste production is managed in a sustainable way. With less focus on landfilling and greater emphasis on recycling, there is less potential for pollution to air, land and water or contamination of plants or animals and therefore potentially more positive effects on health and wellbeing. The Joint Waste Management Plan (2016-2020) indicates that the last operational landfill site is earmarked for closure in 2020. This can bring medium to long-term benefits to the surrounding areas. For all waste facilities, there is potential for localised negative impacts in terms of for example, noise and smells generated, although this is likely to be controlled by both planning and waste management licensing conditions.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely neutral effect . Potential for some localised positive effects through pending landfill closures, and possible localised negative effects depending on where new facilities are permitted.	0	0	0	Likely neutral effect. Potential for some localised positive effects through pending landfill closures, and possible localised negative effects depending on where new facilities are permitted.

Assessment of Alternative Options – Policy WM1 General Principles.

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current policy Approach under the transitional arrangement i.e. Policy WM1 Environmental Impact of Waste Management Facility of PPS 11 Waste Management applied together with the SPPs.								
5. To reduce crime and anti-social activity	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effects. Existing policy, which is guided by the proximity principle can ensure that new waste management/ recycling centres are located at easily accessible locations.	+	+	+	Likely positive effects. Proposed policy, which is also guided by the proximity principle, can ensure that new waste management/ household recycling centres are located at easily accessible locations.
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative effect on this objective. Waste generation will continue to increase as population increases. There is potential for mitigation however. Current policy is underpinned by the 'proximity principle' emphasising the need to treat and/or of dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.	-	-	-	Likely negative effect on this objective. Waste generation will continue to increase as population increases. There is potential for mitigation however. This approach is also underpinned by the 'proximity principle' emphasising the need to treat and/or of dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.

Assessment of Alternative Options – Policy WM1 General Principles.

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
9. To improve water quality, conserve water resources and provide for sustainable sources of water supply	-	-	-	Although potentially negative, problems can arise from surface water run-off, landfill leachate and the discharge of wastewater from waste management operations such as composting and recycling plants, the impacts are likely to be controlled through planning conditions and the waste management licensing regime. As the 3 remaining landfill sites cease to operate and recycling at source is increased, there may be less potential for a negative impact in the medium to long-term. In terms of new facilities, their impact and any mitigation measures required may depend on the nature, scale and location of the proposed development.	-	-	-	Similar to the current approach, whilst the impacts are potentially negative, problems can arise from surface water run-off, landfill leachate and the discharge of wastewater from waste management operations such as composting and recycling plants, they are likely to be controlled through planning conditions and the waste management licensing regime. As the 3 remaining landfill sites cease to operate and recycling at source is increased, there may be less potential for a negative impact in the medium to long-term. In terms of new facilities, their impact and any mitigation measures required may depend on the nature, scale and location of the proposed development.
10. To improve air quality	-	-	-	Although potentially negative, for example through dust and odour emissions, impacts are likely to be controlled through planning conditions and the waste management licensing regime.	-	-	-	Although potentially negative, for example through dust and odour emissions, impacts are likely to be controlled through planning conditions and the waste management licensing regime.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effects. Scale of impact will depend on the exact location of the proposed development. The application of locational criteria and the precautionary approach can help direct waste management proposals away from areas of nature conservation importance.	-	-	-	Likely negative effect. Scale of impact will depend on the exact location of the proposed development. The application of locational criteria and the precautionary approach can help direct proposals away from areas of nature conservation importance.

Assessment of Alternative Options – Policy WM1 General Principles.

KEY

+	0	?	++	N/A
Positive	Neutral	Uncertain	Major Positive	No Relationship
-	-	-	-	-
Negative			Major Negative	

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
12. To maintain and enhance the character and quality of landscapes and townscapes	-	0	+	Likely positive impacts in the long term. As the last remaining 3 landfill sites within Mid Ulster cease to operate, appropriate restoration and aftercare proposals will eventually improve visual amenity in these areas. By reason of their size, nature and location, all new facilities are potentially visually intrusive. Incinerators can be particularly intrusive, although there are no immediate plans for one within the district. All proposals are guided by locational criteria, (e.g. within active or worked out quarries, within industrial estates etc.) and the precautionary approach, which can help minimise visual impacts. Litter in close proximity to waste sites can be potentially unsightly, although these are normally controlled by conditions attached to the waste licence.	-	0	+	Likely positive impacts in the long term. As the last remaining 3 landfill sites within Mid Ulster cease to operate, appropriate restoration and aftercare proposals will eventually improve visual amenity in these areas. By reason of their size, nature and location, all new facilities are potentially visually intrusive. Incinerators can be particularly intrusive, although there are no immediate plans for one within the district. All proposals are guided by locational criteria, (e.g. within active or worked out quarries, within industrial estates etc.) and the precautionary approach, which can help minimise visual impacts. Litter in close proximity to waste sites can be potentially unsightly, although these are normally controlled by conditions attached to the waste licence. The effect of removing a specific policy dealing with applications for 'land improvement' will depend on how general policy is applied on a case by case basis.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effect is uncertain. By reason of their scale, nature or location, waste management facilities have the potential to cause significant damage to the environment in terms of heritage destruction. Potential impact however is dependent on where the proposal is located and application of criterion based heritage policies.	?	?	?	Likely effect is uncertain. By reason of their scale, nature or location, waste management facilities have the potential to cause significant damage to the environment in terms of heritage destruction. Potential impact is dependent on where the proposal is located and application of criterion based related built heritage policies.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	++	++	The management of waste contributes directly to climate change through the emission of GHG from landfill sites and energy use. Overall, waste emissions account for around 3% of the UK's GHG emissions. (NIWMS-2013) The move away from landfilling of waste to increased recycling will help reduce contributions to climate change.	+	++	++	The management of waste contributes directly to climate change through the emission of GHG from landfill sites and energy use. Overall, waste emissions account for around 3% of the UK's GHG emissions. (NIWMS-2013) The move away from landfilling of waste to increased recycling will help reduce overall contributions to climate change.

Assessment of Alternative Options – Policy WM1 General Principles.

KEY

+	0	?	++	N/A
Positive	Neutral	Uncertain	Major Positive	No Relationship
-			Major Negative	

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
15. To reduce flood risk and the adverse consequences of flooding	Current policy Approach under the transitional arrangement i.e. Policy WM1 Environmental Impact of Waste Management Facility of PPS 11 Waste Management applied together with the SPPS.				Reconfigure and simplify existing policy contained in Policy WM1 Environmental Impact of Waste Management Facility PPS 11 and SPPS without fundamental amendments.			
	0	0	0	Likely to have a neutral effect in relation to this objective. Related flood risk policies should ensure that waste related development, including the infilling of land, does not occur within or near flood risk areas.	0	0	0	Likely to have a neutral effect in relation to this objective. Related flood risk policies should ensure that waste related development, infilling of land, does not occur within or near flood risk areas.
	++	++	++	likely significant positive effects. Policy is underpinned by the waste management hierarchy and helps facilitate a Reduce, Reuse, Recycle approach to waste management. The SPPS is set in the context of the Northern Ireland Waste Management Strategy 'Delivering Resource Efficiency' which emphasises waste as a resource and an opportunity It supports new or enhanced waste facilities that will in turn assist in increasing rates of waste recycling and recovery.	++	++	++	Likely significant positive effects. Policy is underpinned by the waste management hierarchy and helps to facilitate a Reduce, Reuse, Recycle approach to waste management. Set in the context of the Northern Ireland Waste Management Strategy 'Delivering Resource Efficiency' it emphasises waste as a resource and an opportunity. The strategy recognises that smarter use of scarce resources is both a strategic necessity and an economic opportunity.
17. To conserve and enhance land quality and soil resources	+	+	++	Likely significant positive effects, particularly in the long term. The pending closure of the remaining landfill sites within the district, in line with the waste management hierarchy, will help reduce the risk of land contamination by way of leachate production, particularly in the long-term. Policy also includes a requirement that proposals avoid (as far as practicable) the permanent loss of the best and most versatile land.	+	+	++	Likely significant positive effects, particularly in the long term. The pending closure of the remaining landfill sites within the district, in line with the waste management hierarchy, will help reduce the risk of land contamination by way of leachate production, particularly in the long-term. Policy also includes a requirement that proposals avoid (as far as practicable) the permanent loss of the best and most versatile land.

Assessment of Alternative Options – Policy WM1 General Principles.

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
	Current policy Approach under the transitional arrangement i.e. Policy WM1 Environmental Impact of Waste Management Facility of PPS 11 Waste Management applied together with the SPPS.				Reconfigure and simplify existing policy contained in Policy WM1 Environmental Impact of Waste Management Facility PPS 11 and SPPS without fundamental amendments.			
18. To encourage sustainable economic growth	+	+	++	Policy, in line with the waste management strategy recognises that the smarter use of scarce resources is both a strategic necessity and an economic opportunity. The importance of developing the green economy as a key element in encouraging business growth was highlighted in the 2012 NI Economic Development Strategy. Waste management can play its part in the creation of 'green' jobs and underpin existing jobs.	+	+	++	Policy, in line with the waste management strategy recognises that the smarter use of scarce resources is both a strategic necessity and an economic opportunity. The importance of developing the green economy as a key element in encouraging business growth was highlighted in the 2012 NI Economic Development Strategy. This approach can play its part in the creation of 'green' jobs and underpin existing jobs.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	The waste industry is an important provider of jobs and investment. The current policy approach can have a positive effect in terms of creating job opportunities.	+	+	+	The waste industry is an important provider of jobs and investment. This approach can have a positive effect in terms of creating job opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Although there may be some localised positive impacts, the overall effect on this objective is likely to be neutral.	0	0	0	Although there may be some localised positive impacts, the overall effect on this objective is likely to be neutral.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The waste industry is an important provider of jobs and investment. The current policy approach can have a positive effect in terms of facilitating the creation of job opportunities.	+	+	+	The waste industry is an important provider of jobs and investment. This approach can have a particularly positive effect in terms of facilitating the creation of job opportunities in the waste management sector as dealing with waste is increasingly seen as an opportunity, rather than a necessity.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effect on this objective. Current policy is underpinned by the 'proximity principle' emphasising the need to treat and/or dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments. The extent of impact will depend on location and number of facilities.	+	+	+	Likely positive effect on this objective. Policy is underpinned by the 'proximity principle' emphasising the need to treat and/or dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments. The extent of impact will depend on location and number of facilities.

Assessment of Alternative Options – Policy WM1 General Principles.

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy Approach under the transitional arrangement i.e. Policy WM1 Environmental Impact of Waste Management Facility of PPS 11 Waste Management applied together with the SPPS.				Reconfigure and simplify existing policy contained in Policy WM1 Environmental Impact of Waste Management Facility PPS 11 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments

Summary - General Principles (Policy WM1)								
Background	It is evident that MUDC is progressively moving away from the landfilling of waste with increased emphasis on recycling. This is in line with the waste management hierarchy which underpins waste management planning policy. The forthcoming LDP will take account of the Joint Waste management Plan 2016 (Mid Ulster, Omagh and Fermanagh and Armagh Banbridge and Craigavon Councils).							
Social Effects	No likely significant or minor negative effects from either approach. Both approaches have potential for significant positive effects on health and well being by ensuring our waste is managed in the most sustainable way. The Community Plan consultation survey (February 2016) found that the waste collection and waste management service within the district have worked really well and that there was a desire to see this level of service maintained. It is considered that the integration of the waste management into the plan led system in accordance with the SPPS, will continue to facilitate the required waste infrastructure and help ensure relevant targets are met and a high standard of service is maintained.							
Environmental Effects	No likely significant negative effects from either approach. There is potential for minor negative environmental impacts in terms of, for example, noise and smells generated by waste facilities, landfill leachate and the discharge of wastewater from waste management operations such as composting and recycling plants. It is likely however that this will be controlled by both planning and waste management licensing conditions. Both approaches can also bring significant environmental benefits by minimising the production of waste, facilitating increased recycling and recovery and reducing contributions to climate change due to less emphasis on landfilling.							
Economic Effects	No likely significant negative effects from either approach. Both approaches have potential to bring economic benefits. 'The Waste Management Strategy – Delivering Resource Efficiency' (2013) recognises that the smarter use of scarce resources is both a strategic necessity and an economic opportunity, a theme that is carried through to the SPPS. Approach 2 adopts a more simplified approach to dealing with waste management proposals, highlighting the more positive aspects of delivering waste management infrastructure. It also removes planning criteria that is repetitive, relating to issues that may be considered for all development proposals, such as built heritage or flood risk issues.							
Mitigation and Enhancement	Some potential negative effects on the environment have been identified, but this largely depends on the nature, scale and location of proposed of the development. Suitable mitigation measures exist in the form of criterion based policies, planning conditions and the existing waste management licensing regime. The use of locational criteria and applying the precautionary approach can also help direct new waste facilities and infrastructure to appropriate locations. Close consultation with NIEA and Environmental Health and application of the eEIA Regulations can also play a key part in alleviating potential harm.							
Preferred Option	Adopt Option 2 - Policy WM1 General principles.							



SA / SEA Objectives	Option 1.				Option 2.				Comments
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	+	+	+	Likely to have positive effect on this objective through creation of 'green jobs'.	+	+	+	Likely to have positive effect on this objective through creation of 'green jobs'.	
2. To improve the health and wellbeing of the population	+	++	++	Likely positive effect on health and well being by ensuring waste production is managed in a sustainable way. Waste management must be carried out without endangering human health through pollution of water, air or soil or contamination of plants or animals. The Joint Waste Management Plan (2016-2020) indicates that the last operational landfill site is earmarked for closure in 2020. This can bring medium to long-term benefits to the surrounding areas. There is potential for localised impacts in terms of for example, noise and smells generated by waste facilities, although this is likely to be controlled by both planning and waste management licensing conditions.	+	++	++	With less focus on landfilling and greater emphasis on recycling, there is less potential for pollution to air, land and water or contamination of plants or animals and therefore potentially more positive effects on health and wellbeing. The Joint Waste Management Plan (2016-2020) indicates that the last operational landfill site is earmarked for closure in 2020. This can bring medium to long-term benefits to the surrounding areas. For all waste facilities, there is potential for localised impacts in terms of for example, noise and smells generated, although this is likely to be controlled by both planning and waste management licensing conditions.	
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship	
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely neutral effect.	0	0	0	Likely neutral effect.	
5. To reduce crime and anti-social activity	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.	
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship	
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effects. Existing policy, which is guided by the proximity principle can ensure that new waste management/ recycling centres are located at easily accessible locations.	+	+	+	Likely positive effects. Proposed policy, which is also guided by the proximity principle, can ensure that new waste management/ household recycling centres are located at easily accessible locations.	
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative effect on this objective. Waste generation will continue to increase as population increases. There is potential for mitigation however. Current policy is underpinned by the 'proximity principle' emphasising the need to treat and/or of dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.	-	-	-	Likely negative effect on this objective. Waste generation will continue to increase as population increases. There is potential for mitigation however. This approach is also underpinned by the 'proximity principle' emphasising the need to treat and/or of dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Although potentially negative, problems can arise from surface water run-off and the discharge of wastewater from waste management operations such as composting and recycling plants, the impacts are likely to be controlled through planning conditions and the waste management licensing regime. In terms of new facilities, their impact and any mitigation measures required would depend on the nature, scale and location of the proposed development.	-	-	-	Whilst the impacts are potentially negative, problems can arise from surface water run-off and the discharge of wastewater from waste management operations such as composting and recycling plants, they are likely to be controlled through planning conditions and the waste management licensing regime. In terms of new facilities, their impact and any mitigation measures required may depend on the nature, scale and location of the proposed development.	
10. To improve air quality	-	-	-	Potential negative effect, for example through creation of dust, odours and bioaerosols.	-	-	-	Potential negative effect, for example through creation of dust, odours and bioaerosols.	
11. To conserve and enhance biodiversity	-	-	-	Likely negative effect although scale of impact would depend on the exact location of the proposed development. The application of locational criteria and the precautionary approach can help direct waste management proposals away from areas of nature conservation importance.	-	-	-	Likely negative effect although scale of impact would depend on the exact location of the proposed development. The application of locational criteria and the precautionary approach can help direct proposals away from areas of nature conservation importance.	



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy Approach under the transitional arrangement i.e. Policy WM2 Waste Collection and Treatment Facilities of PPS 11 Waste Management applied together with the SPPs.				Reconfigure existing policy Policy WM 2 Waste Collection and Treatment Facilities contained in PPS 1.1 and SPPs without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative effects given the typical scale and nature of waste management facilities. Incinerators can be particularly intrusive, although there are no immediate plans for one within the district. Proposals are guided by locational criteria, for e.g. within active or worked out quarries, within industrial estates etc. and the precautionary approach, which can help minimise visual impacts. Replacement of the word 'Alternatively' with 'Exceptionally' in terms of locating proposals within the countryside may reduce the possibility of development in rural areas and therefore potential impacts. Litter in close proximity to waste sites can be potentially unsightly, although these are normally controlled by conditions attached to the waste licence.	-	-	-	Likely negative effects given the typical scale, and nature of waste management facilities. Incinerators can be particularly intrusive, although there are no immediate plans for one within the district. Proposals are guided by locational criteria, for e.g. within active or worked out quarries, within industrial estates etc. and the precautionary approach, which can help minimise visual impacts. Replacement of the word 'Alternatively' with 'Exceptionally' in terms of locating proposals within the countryside may reduce the possibility of development in rural areas and therefore potential impacts. Litter in close proximity to waste sites can be potentially unsightly, although these are normally controlled by conditions attached to the waste licence.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effect is uncertain. By reason of their scale, nature or location, waste management facilities have the potential to cause significant damage to the environment in terms of heritage destruction. Potential impact however is dependent on where the proposal is located.	?	?	?	Likely effect is uncertain. By reason of their scale, nature or location, waste management facilities have the potential to cause significant damage to the environment in terms of heritage destruction. Potential impact however is dependent on where the proposal is located.
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	++	++	Likely positive impacts by moving away from the landfilling of waste, which is a key contributor to greenhouse gas emissions, to increased recycling will help reduce contributions to climate change.	+	++	++	Likely positive impacts by moving away from the landfilling of waste, which is a key contributor to greenhouse gas emissions, to increased recycling will help reduce contributions to climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a neutral effect in relation to this objective. Related flood risk policies should ensure that waste related development, including the infilling of land, does not occur within or near flood risk areas.	0	0	0	Likely to have a neutral effect in relation to this objective. Related flood risk policies should ensure that waste related development, infilling of land, does not occur within or near flood risk areas.
16. To minimise the production of waste and use of non-renewable materials	++	++	++	Likely significant positive effects. This policy is underpinned by the waste management hierarchy and helps facilitate a Reduce, Reuse, Recycle approach to waste management. The SPPs is set in the context of the Northern Ireland Waste Management Strategy 'Delivering Resource Efficiency' which emphasises waste as a resource and an opportunity. It supports new or enhanced waste facilities that will in turn assist in increasing rates of waste recycling and recovery.	++	++	++	Likely significant positive effects. This policy approach is underpinned by the waste management hierarchy, and helps to facilitate a Reduce, Reuse, Recycle approach to waste management. Set in the context of the Waste Management Strategy 'Delivering Resource Efficiency' it emphasises waste as a resource and an opportunity. It supports new or enhanced waste facilities that will in turn assist in increasing rates of waste recycling and recovery.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects by facilitating waste collections and treatment facilities, and reducing the need for landfills, in line with the waste management hierarchy. This will help reduce the risk of land contamination by way of leachate production.	+	+	+	Likely positive effects by facilitating waste collections and treatment facilities, and reducing the need for landfills in line with the waste management hierarchy. This will help reduce the risk of land contamination by way of leachate production.
18. To encourage sustainable economic growth	+	+	++	Likely significant positive effects in the long term. The waste management strategy recognises that the smarter use of scarce resources is both a strategic necessity and an economic opportunity. The importance of developing the green economy as a key element in encouraging business growth was highlighted in the 2012 NI Economic Development Strategy. Waste management can play its part in the creation of 'green' jobs and underpin existing jobs.	+	+	++	The waste management strategy recognises that the smarter use of scarce resources is both a strategic necessity and an economic opportunity. The importance of developing the green economy as a key element in encouraging business growth was highlighted in the 2012 NI Economic Development Strategy. This approach can play its part in the creation of 'green' jobs and underpin existing jobs.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	The waste industry is an important provider of jobs and investment. The current policy approach can have a positive effect in terms of creating job opportunities.	+	+	+	The waste industry is an important provider of jobs and investment. This approach can have a positive effect in terms of creating job opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Although there may be some localised positive impacts, the overall effect on this objective is likely to be neutral.	0	0	0	Although there may be some localised positive impacts, the overall effect on this objective is likely to be neutral.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The waste industry is an important provider of jobs and investment. This approach can have a positive effect in terms of facilitating the creation of job opportunities.	+	+	+	The waste industry is an important provider of jobs and investment. This approach can have a positive effect in terms of facilitating the creation of job opportunities.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effect on this objective. Current policy is underpinned by the 'proximity principle' emphasising the need to treat and/or dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments. The extent of impact will depend on location and number of facilities.	+	+	+	Likely positive effect on this objective. Policy is underpinned by the 'proximity principle' emphasising the need to treat and/or dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments. The extent of impact will depend on location and number of facilities.

Assessment of Alternative Options – Policy WM2 Waste Collection and Treatment Facilities



SA / SEA Objectives	Option 1.			Option 2.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term
<p>Current policy Approach under the transitional arrangement i.e. Policy WM 2 Waste Collection and Treatment Facilities of PPS 11 Waste Management applied together with the SPPS.</p> <p>Reconfigure existing policy Policy WM 2 Waste Collection and Treatment Facilities contained in PPS 11 and SPPS without fundamental amendments.</p>						
<p>Summary - Waste Collection and Treatment Facilities (Policy WM2)</p>						
Background	It is evident that MUDC is progressively moving away from the landfilling of waste with increased emphasis on recycling. This is in line with the waste management hierarchy which underpins waste management planning policy. The forthcoming LDP will take account of the Joint Waste management Plan 2016 (Mid Ulster, Omagh and Fermanagh and Armagh Banbridge and Craigavon Councils).					
Social Effects	No significant negative effects have been identified from either approach. The Community Plan consultation survey (February 2016) found that the waste collection and waste management service within the district have worked really well and that there was a desire to see this level of service maintained. It is considered that both approaches will continue to facilitate the required waste infrastructure and help ensure relevant targets are met and a high standard of service is maintained, bringing potentially significant positive effects in the medium to long-term.					
Environmental Effects	No significant negative effects have been identified from either approach. There is potential for minor negative environmental impacts in terms of noise and smells generated by waste facilities and the discharge of wastewater from waste management operations such as composting and recycling plants. It is likely however that this will be controlled by both planning and waste management licensing conditions. Both approaches can also bring significant and minor environmental benefits by minimising the production of waste and reducing contributions to climate change due to less emphasis on landfilling.					
Economic Effects	No significant negative economic effects have been identified from either approach. Each approach has potential to bring economic benefits in terms of facilitating the creation of 'green jobs' which in the long term can be significant in terms of sustainable economic growth. 'The Waste Management Strategy – Delivering Resource Efficiency' (2013) recognises that the smarter use of scarce resources is both a strategic necessity and an economic opportunity. Approach 2 adopts a more simplified approach to dealing with waste management proposals. It also removes planning criteria that is repetitive, relating to issues that may be considered for all development proposals, such as built heritage or flood risk issues.					
Mitigation and Enhancement	Some potential negative effects on the environment have been identified, but this largely depends on the nature, scale and location of proposed of the development. Suitable mitigation measures exist in the form of criterion based policies, planning conditions and the existing waste management licensing regime. The use of locational criteria and applying the precautionary approach can also help direct new waste facilities and infrastructure to appropriate locations.					
Preferred Option	Adopt Option 2 - Policy WM2 Waste Collection and Treatment Facilities.					



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current policy Approach under the transitional arrangement i.e. Policy WM3 Waste Disposal of PPS 11 Waste Management applied together with the SPPs.								Reconfigure existing policy WM3 Waste Disposal contained in PPS 11 and SPPs without fundamental amendments.
1. To reduce poverty and social exclusion	0	0	0	Likely neutral effect on this objective.	0	0	0	Likely neutral effect on this objective.
2. To improve the health and wellbeing of the population	-	0	+	Likely positive effect in the long term. Waste management must be carried out without endangering human health through pollution of water, air or soil or contamination of plants or animals. The Joint Waste Management Plan (2016-2020) indicates that the last operational landfill site is earmarked for closure in 2020. This can bring medium to long-term benefits to the surrounding areas.	-	0	+	Likely positive effect in the long term. With less focus on landfilling and greater emphasis on recycling, there is less potential for pollution to air, land and water or contamination of plants or animals and therefore potentially more positive effects on health and wellbeing. The Joint Waste Management Plan (2016-2020) indicates that the last operational landfill site is earmarked for closure in 2020. This can bring medium to long-term benefits to the surrounding areas.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely neutral effect. Potential for some localised positive effects through pending landfill closures, and possible localised negative effects depending on where new facilities are permitted in proximity to residential areas.	0	0	0	Likely neutral effect. Potential for some localised positive effects through pending landfill closures, and possible localised negative effects depending on where new facilities are permitted in proximity to residential areas.
5. To reduce crime and anti-social activity	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effect, as policy is guided by the proximity principle. Although landfill sites are not a typical 'key service' in the context of this objective, their accessibility can be indirectly beneficial to all.	+	+	+	Likely positive effect, as policy is guided by the proximity principle. Although landfill sites are not a typical 'key service' in the context of this objective, their accessibility can be indirectly beneficial to all.
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative effect on this objective. Waste generation will continue to increase as population increases. There is potential for mitigation however. Current policy is underpinned by the 'proximity principle' emphasising the need to treat and/or of dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.	-	-	-	Likely negative effect on this objective. Waste generation will continue to increase as population increases. There is potential for mitigation however. This approach is also underpinned by the 'proximity principle' emphasising the need to treat and/or of dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	-	-	-	Potentially negative impacts as problems can arise from surface water run-off, landfill leachate and the discharge of wastewater from waste management operations such as composting and recycling plants. Impacts are likely to be controlled through planning conditions and the waste management licensing regime. As the 3 remaining landfill sites cease to operate and recycling at source is increased, there may be less potential for a negative impact in the medium to long-term. In terms of their impact and any mitigation measures required would depend on the nature, scale and location of the proposed development.	-	-	-	Potentially negative impacts as problems can arise from surface water run-off, landfill leachate and the discharge of wastewater from waste management operations such as composting and recycling plants. Impacts are likely to be controlled through planning conditions and the waste management licensing regime. As the 3 remaining landfill sites cease to operate and recycling at source is increased, there may be less potential for a negative impact in the medium to long-term. In terms of new facilities, their impact and any mitigation measures required may depend on the nature, scale and location of the proposed development.
10. To improve air quality	-	-	-	Potentially negative, for example through creation of dust and odours. Impacts are likely to be controlled or alleviated through planning conditions and the waste management licensing regime.	-	-	-	Potentially negative impacts, through creation of dust and odours. Impacts are likely to be controlled or alleviated through planning conditions and the waste management licensing regime. Pending landfill closures may result in less negative impacts in the medium to long-term.



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current policy Approach under the transitional arrangement i.e. Policy WM3 Waste Disposal of PPS 11 Waste Management applied together with the SPPs.								Reconfigure existing policy WM3 Waste Disposal contained in PPS 11 and SPPs without fundamental amendments.
11. To conserve and enhance biodiversity	-	-	-	Likely negative impact. The scale of impact would depend on the exact location of the proposed development. The application of locational criteria and the precautionary approach can help direct waste management proposals away from areas of nature conservation importance.	-	-	-	Likely negative impact. The scale of impact would depend on the exact location of the proposed development. The application of locational criteria and the precautionary approach can help direct proposals away from areas of nature conservation importance.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	0	+	Potentially positive effects in the long term. As the last remaining 3 landfill sites within Mid Ulster cease to operate, appropriate restoration and aftercare proposals will eventually improve visual amenity in these areas. By reason of their size, nature and location, all new facilities are potentially visually intrusive. Incinerators can be particularly intrusive, although there are no immediate plans for one within the district. All proposals are guided by locational criteria, (e.g. within active or worked out quarries, within industrial estates etc.) and the precautionary approach, which can help minimise visual impacts. Litter in close proximity to waste sites can be potentially unsightly, although these are normally controlled by conditions attached to the waste licence.	-	0	+	Potentially positive effects in the long term. As the last remaining 3 landfill sites within Mid Ulster cease to operate, appropriate restoration and aftercare proposals will eventually improve visual amenity in these areas. By reason of their size, nature and location, all new facilities are potentially visually intrusive. Incinerators can be particularly intrusive, although there are no immediate plans for one within the district. All proposals are guided by locational criteria, (e.g. within active or worked out quarries, within industrial estates etc.) and the precautionary approach, which can help minimise visual impacts. Litter in close proximity to waste sites can be potentially unsightly, although these are normally controlled by conditions attached to the waste licence.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effect is uncertain. By reason of their scale, nature or location, waste management facilities have the potential to cause significant damage to the environment in terms of heritage destruction. Potential impact however is dependent on where the proposal is located.	?	?	?	Likely effect is uncertain. By reason of their scale, nature or location, waste management facilities have the potential to cause significant damage to the environment in terms of heritage destruction. Potential impact is dependent on where the proposal is located.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	The management of waste contributes directly to climate change through the emission of GHG from landfill sites and energy use. Overall, waste emissions account for around 3% of the UK's GHG emissions. (NIWMS-2013) The move away from landfilling of waste to increased recycling will help reduce contributions to climate change.	-	-	-	The management of waste contributes directly to climate change through the emission of GHG from landfill sites and energy use. Overall, waste emissions account for around 3% of the UK's GHG emissions. (NIWMS-2013) The move away from landfilling of waste to increased recycling will help reduce overall contributions to climate change.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a neutral effect in relation to this objective. Related flood risk policies should ensure that waste related development, including the infilling of land, does not occur within or near flood risk areas.	0	0	0	Likely to have a neutral effect in relation to this objective. Related flood risk policies should ensure that waste related development, infilling of land, does not occur within or near flood risk areas.
16. To minimise the production of waste and use of non-renewable materials	-	-	-	Likely negative effect. A policy that facilitates landfill or landraising activities would be in direct conflict with this objective. However, given Mid Ulsters commitment to the NI Waste Management Strategy it is unlikely that permission will be granted for new waste disposal facilities.	-	-	-	Likely negative effect. A policy that facilitates landfill or landraising activities would be in direct conflict with this objective. However, given Mid Ulsters commitment to the NI Waste Management Strategy it is unlikely that permission will be granted for new waste disposal facilities.
17. To conserve and enhance land quality and soil resources	-	0	+	Likely negative effect, as problems can arise from landfill leachate the discharge of wastewater and associated land contamination. The pending closure of the remaining landfill sites will help reduce risks, particularly in the long-term.	-	0	+	Likely negative effect, as problems can arise from landfill leachate the discharge of wastewater and associated. The pending closure of the remaining landfill sites however, will help reduce the risks particularly in the long-term.
18. To encourage sustainable economic growth	-	-	-	Likely negative effect on this objective. Landfill is at the bottom of the waste hierarchy as laid down in the waste framework directive, and is seen as a last resort for dealing with waste.	-	-	-	Likely negative effect on this objective. Landfill is at the bottom of the waste hierarchy as laid down in the waste framework directive, and is seen as a last resort for dealing with waste.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Irrespective of how it is dealt with, the waste industry is an important provider of jobs and investment. The current policy approach can in theory have a positive effect in terms of creating job opportunities.	+	+	+	Irrespective of how it is dealt with, the waste industry is an important provider of jobs and investment. This approach in theory can have a positive effect in terms of creating job opportunities.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely neutral effect. Although there may be some localised positive impacts, the overall effect on this objective is likely to be neutral.	0	0	0	Likely neutral effect. Although there may be some localised positive impacts, the overall effect on this objective is likely to be neutral.
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Likely positive effects. The waste industry is an important provider of jobs and investment.	+	+	+	Likely positive effects. The waste industry is an important provider of jobs and investment.

KEY



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy Approach under the transitional arrangement i.e. Policy WM3 Waste Disposal of PPS 11 Waste Management applied together with the SPPS.				Reconfigure existing policy WM3 Waste Disposal contained in PPS 11 and SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effect on this objective. Current policy is underpinned by the 'proximity principle' emphasising the need to treat and/or dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.	+	+	+	Likely positive effect on this objective. Policy is underpinned by the 'proximity principle' emphasising the need to treat and/or dispose wastes in reasonable proximity to their point of generation. This is reinforced under criteria for regional scale developments.



SA / SEA Objectives	Option 1.					Option 2.				
	Current policy Approach under the transitional arrangement i.e. Policy WM3 Waste Disposal of PPS 11 Waste Management applied together with the SPPS.					Reconfigure existing policy WM3 Waste Disposal contained in PPS 11 and SPPS without fundamental amendments.				
	Short Term	Med. Term	Long Term	Comments		Short Term	Med. Term	Long Term	Comments	

Summary - Waste Disposal (Policy WM3)										
Social Effects	No significant negative effects have been identified from either approach. Given that this policy facilitates infrastructure for dealing with generated waste, albeit a less sustainable option, it is considered that it can have minor positive impacts on health and well being, particularly in the long term as last remaining landfills cease to operate.									
Environmental Effects	No significant environmental effects have been identified from either approach. There is potential for minor negative environmental impacts in terms of, for example, noise, smells and landfill leachate. Given Mid Ulsters Commitment to the NI Waste Management Strategy and the waste management hierarchy, it is unlikely that permission will be granted for new waste disposal facilities and, as the remaining landfill sites within the district cease to operate, they may be long term minor positives in terms of impacts on landscapes, soils and land quality.									
Economic Effects	No significant environmental effects have been identified from either approach. Both approaches have potential to bring minor economic benefits in term of job creation and efficient patterns of movement.									
Mitigation and Enhancement	Suitable mitigation measures exist in the form of criterion based policies, planning conditions and the existing waste management licensing regime. The use of locational criteria and applying the proximity principle can also help direct new landfill facilities to appropriate locations.									
Preferred Option	Adopt Option 2 - Policy WM3 Waste Disposal									



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive effect on health and well being by ensuring that impacts on peoples amenity is carefully considered for all applications in close proximity to existing or approved waste management facilities.	+	+	+	Likely positive effect on health and well being by ensuring that impacts on peoples amenity is carefully considered for all applications in close proximity to existing or approved waste management facilities.
3. To improve the education and skills of the population	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
5. To reduce crime and anti-social activity	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.	0	0	0	Likely neutral effect. It is considered that planning policy would have minimal influence on the prevalence of environmental crime, such as fly tipping or unauthorised infilling.
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
8. To reduce the effect of traffic on the environment	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
10. To improve air quality	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
11. To conserve and enhance biodiversity	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
12. To maintain and enhance the character and quality of landscapes and townscapes	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Likely to have a minimal effect on this objective.	0	0	0	Likely to have a minimal effect on this objective.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
16. To minimise the production of waste and use of non-renewable materials	+	+	+	Likely positive impact by helping to ensure that the operation of existing or approved waste management facilities will not be prejudiced by neighbouring land uses.	+	+	+	Likely positive impact by helping to ensure that the operation of existing or approved waste management facilities will not be prejudiced by neighbouring land uses.
17. To conserve and enhance land quality and soil resources	N/R	N/R	N/R	No relationship	N/R	N/R	N/R	No relationship
18. To encourage sustainable economic growth	+	+	+	Likely positive effect. The importance of developing the green economy is a key element in encouraging business growth. This policy play its part in the creation of 'green' jobs and underpin existing jobs.	+	+	+	Likely positive effect. The importance of developing the green economy as a key element in encouraging business growth. This policy can play its part in the creation of 'green' jobs and underpin existing jobs.

Assessment of Alternative Options – Policy WM4 Development in the vicinity of waste Management facilities



SA / SEA Objectives	Option 1.				Option 2.			
	Current policy Approach under the transitional arrangement i.e. policy WM 5 Development in the Vicinity of Waste Management Facilities PPS 11 Waste Management applied together with the SPPS.				Reconfigure existing policy contained in policy WM5 PPS 11 Development in the Vicinity of waste management facilities and the SPPS without fundamental amendments.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective
21. To encourage and accommodate both indigenous and inward investment	+	+	+	The waste industry is an important provider of jobs and investment. This approach can have a positive effect by helping to ensure that the operation of existing or approved waste management facilities will not be prejudiced by neighbouring land uses.	+	+	+	The waste industry is an important provider of jobs and investment. This approach can have a positive effect by helping to ensure that the operation of existing or approved waste management facilities will not be prejudiced by neighbouring land uses.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Likely to have a minimal effect on this objective	0	0	0	Likely to have a minimal effect on this objective



SA / SEA Objectives	Option 1.			Option 2.		
	Current policy Approach under the transitional arrangement i.e. policy WM 5 Development in the Vicinity of Waste Management Facilities PPS 11 Waste Management applied together with the SPSS.			Reconfigure existing policy contained in policy WM5 PPS 11 Development in the Vicinity of waste management facilities and the SPSS without fundamental amendments.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term
Summary - Development in the Vicinity of Waste Management Facilities (Policy WM4)						
Social Effects	No significant effects have been identified from either approach. Potential for minor positive effects on Health and well being by ensuring that impacts on peoples amenity is carefully considered for all applications in close proximity to existing or approved waste management facilities.					
Environmental Effects	No significant effects have been identified from either approach. Potential minor positive impact by helping to ensure that the operation of existing or approved waste management facilities will not be prejudiced by neighbouring land uses.					
Economic Effects	No significant effects have been identified from either approach. Potential minor positive effects terms of facilitating the creation of 'green' job opportunities and helping to ensure that the operation of existing or approved waste management facilities will not be prejudiced by neighbouring land uses.					
Mitigation and Enhancement	Potential mitigation through consultation with statutory consultees, in particular Environmental Health and NIEA					
Preferred Option	Adopt Option 2 - Reconfigure existing policy and introduce Policy WM4 Development in the Vicinity of Waste Management Facilities.					

Telecommunications, Overhead Cables, High Structures and other Utilities

Assessment of Alternatives – Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures



SA / SEA Objectives	Approach 1.				Approach 2.			
	Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment
1. To reduce poverty and social exclusion	+	+	+	Likely positive impacts. Access to good telecommunications services is vital because it helps to keep people and services connected, particularly in rural areas where isolation is more common and where people can more readily feel cut off from the main urban centres.	+	+	+	Likely positive impacts. Access to good telecommunications services is vital because it helps to keep people and services connected, particularly in rural areas where isolation is more common and where people can more readily feel cut off from the main urban centres.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts. With increased reliance on online services, and greater public expectations in terms of access to fast & reliable broadband, it has become vital that this type of infrastructure is facilitated as appropriate. Phone masts and powerline development are guided by 1998 International Commission for Non-Ionising Radiation Protection (ICNIRP) guidelines.	+	+	+	Likely positive impacts. With increased reliance on online services, and greater public expectations in terms of access to fast & reliable broadband, it has become vital that this type of infrastructure is facilitated as appropriate. Phone masts and powerline development are guided by 1998 International Commission for Non-Ionising Radiation Protection (ICNIRP) guidelines.
3. To improve the education and skills of the population	+	+	+	Likely positive impacts. Provision of good telecommunications services is vitally important for education purposes.	+	+	+	Likely positive impacts. Provision of good telecommunications services is vitally important for education purposes.
4. To provide everybody with the opportunity to live in a decent home	+	+	+	Likely positive impacts. Access to good telecommunications services is vital because it helps to keep people and services connected, particularly in rural areas where isolation is more common and where people can more readily feel cut off from the main urban centres.	+	+	+	Likely positive impacts. Access to good telecommunications services is vital because it helps to keep people and services connected, particularly in rural areas where isolation is more common and where people can more readily feel cut off from the main urban centres.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No relationship between telecommunications and reducing crime.	N/R	N/R	N/R	No relationship between telecommunications and reducing crime.

Assessment of Alternatives – Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures



Key

Approach 1.		Approach 2.			
SA / SEA Objectives	Retain current policy under PPS 10 Telecommunications (April 2002) and policy PSU 11 'Overhead Cables' Planning Strategy for Rural NI (September 1993) and apply together with SPPs.	Amalgamation and consolidation of policies contained within PPS 10 Telecommunications and SPPs and include policy with regard to Areas of Constraint (AoC) designations.			
		Short Term	Med. Term	Long Term	Comment
6. To encourage a sense of community and promote a more equal and inclusive society		+	+	+	Likely positive impacts. Access to good telecommunications services is vital because it helps to keep people and services connected, particularly in rural areas where isolation is more common and where people can more readily feel cut off from the main urban centres.
7. To improve accessibility to key services, especially for those most in need		+	+	+	Likely positive impacts. Access to good telecommunications services is vital because it helps to keep people and services connected, particularly in rural areas where isolation is more common and where people can more readily feel cut off from the main urban centres.
8. To reduce the effect of traffic on the environment		+	+	+	Likely positive impact. Facilitating the development of telecommunications infrastructure can reduce the need to travel, for example, by online shopping.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		N/R	N/R	N/R	No relationship between telecommunications and improving water quality.
10. To improve air quality		+	+	+	Likely positive impact. Facilitating the development of telecommunications infrastructure can reduce the need to travel, contribute to a reduction in energy consumption, facilitate internet shopping, support teleworking and provide access to online public services and therefore supporting a decrease in air pollution.

Assessment of Alternatives – Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures



Key

SA / SEA Objectives	Approach 1.				Approach 2.			
	Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment
<p>11. To conserve and enhance biodiversity</p> <p>12. To maintain and enhance the character and quality of landscapes and townscapes</p> <p>13. To conserve and, where appropriate, enhance the historic environment and cultural assets</p> <p>14. To reduce contributions to climate change and reduce vulnerability to climate change</p> <p>15. To reduce flood risk and the adverse consequences of flooding</p>	-	-	-	Likely negative impact. Application of criterion based policies, for example in relation to siting/site sharing, policies can provide mitigation.	0	0	0	Likely neutral impact. By including a policy related to Areas Of Constraint, this approach (in combination with criterion based policies) can give additional protection to environmentally sensitive areas.
	-	-	-	Likely negative impact due to the type of development. Mitigation by way of criterion based policy on siting, design and impact upon visual amenity.	0	0	0	Likely neutral impacts. By including a policy related to defined Areas Of Constraint, this approach in combination criterion based policy will give additional protection to the districts townscapes and most sensitive landscapes
	?	?	?	Impacts on this objective are uncertain and will depend on a case by case basis. Potential mitigation through application of criterion based policy related to siting, design and impact upon visual amenity and application of related built heritage policies.	?	?	?	Impacts on this objective are uncertain and will depend on a case by case basis. By including a policy related to defined Areas Of Constraint, this approach (in combination with built heritage policies) can give additional protection to the some of the districts historic assets, including the historic landscape of Beaghmore.
	+	+	+	Likely positive impact. It is envisaged that this will reduce emissions of greenhouse gases by reducing the need to travel, energy consumption and a demission of greenhouse gases.	+	+	+	Likely positive impact. It is envisaged that this will reduce emissions of greenhouse gases by reducing the need to travel and, energy consumption, and emission of greenhouse gases.
	0	0	0	Likely minimal impact, although possible indirect positive effects by reducing the need to travel, reducing emissions of greenhouse gases and causes of climate change.	0	0	0	Likely minimal impact, although possible indirect positive effects by reducing the need to travel, reducing emissions of greenhouse gases and causes of climate change.

Assessment of Alternatives – Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures



Approach 1.		Approach 2.			
SA / SEA Objectives		Retain current policy under PPS 10 Telecommunications (April 2002) and policy PSU 11 'Overhead Cables' Planning Strategy for Rural NI (September 1993) and apply together with SPPS.			
		Short Term	Med. Term	Long Term	Comment
16. To minimise the production of waste and use of non-renewable materials		+	+	+	Likely positive impact. It is envisaged that this will reduce emissions of greenhouse gases by reducing the need to travel and energy consumption.
17. To conserve and enhance land quality and soil resources		0	0	0	Likely neutral impact. By including a policy related to defined Areas Of Constraint, this approach (in combination with the SCA designations) will give additional protection to the districts most vulnerable landscapes, including areas of upland blanket bog and natural grassland in areas such as the high Sperrins and at Slieve Beagh.
18. To encourage sustainable economic growth		++	++	++	Developing a high quality telecommunications infrastructure is essential for sustainable economic growth. Fast efficient broadband, is recognised as a significant factor in business access to compete successfully in external markets and in promoting Mid Ulster as an attractive inward investment location. A high-quality telecommunications infrastructure is therefore necessary to improve international and internal connectivity, and is essential to meet the current and future needs of businesses.
19. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	Likely positive effects. By facilitating development of telecommunications infrastructure this approach can have a positive effect in supporting the development of employment opportunities to which local residents have access.

Assessment of Alternatives – Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures



Key

SA / SEA Objectives		Approach 1.				Approach 2.			
		Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment
20. To reduce disparities in economic performance and promote sustainable regeneration		+	+	+	Likely positive effects. By facilitating the growth of telecommunications infrastructure this approach can have a positive effect in supporting the development of employment opportunities to which all residents have access.	+	+	+	Likely positive effects. By facilitating the growth of telecommunications infrastructure this approach can have a positive effect in supporting the development of employment opportunities to which all residents have access.
21. To encourage and accommodate both indigenous and inward investment					Likely positive impact. Developing a high quality telecommunications infrastructure is essential for sustainable economic growth. Fast efficient broadband, is recognised as a significant factor in business access to compete successfully in external markets and in promoting inward investment location. A high-quality telecommunications infrastructure is therefore necessary to improve external and internal connectivity, and is essential to meet the current and future needs of businesses.	+	+	+	Likely positive impact. Developing a high quality telecommunications infrastructure is essential for sustainable economic growth. Fast efficient broadband, is recognised as a significant factor in business access to compete successfully in external markets and in promoting inward investment location. A high-quality telecommunications infrastructure is therefore necessary to improve external I and internal connectivity, and is essential to meet the current and future needs of businesses.
22. To encourage efficient patterns of movement in support of economic growth		+	+	+	Likely positive impact. Facilitating fast and reliable broadband can reduce the need to travel through for example, online shopping.	+	+	+	Likely positive impact. Facilitating fast and reliable broadband can reduce the need to travel through for example, online shopping.

Assessment of Alternatives – Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures



Key

SA / SEA Objectives	Approach 1.				Approach 2.			
	Short Term	Med. Term	Long Term	Comment	Short Term	Med. Term	Long Term	Comment
	Retain current policy under PPS 10 Telecommunications (April 2002) and policy PSU 11 'Overhead Cables' Planning Strategy for Rural NI (September 1993) and apply together with SPPS.				Amalgamation and consolidation of policies contained within PPS 10 Telecommunications and SPPS and include policy with regard to Areas of Constraint (AoC) designations.			

Summary - Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures								
Social Effects	Both approaches are likely to have broadly positive social impacts. Access to good telecommunications services is vital because it helps to keep people and services connected, particularly in rural areas where people can often feel isolated and disconnected from public services and amenities.							
Environmental Effects	There are potential minor negative effects from Option 1, although these can be offset with the application of criterion based strategic policies. Option 2 may avoid potential negative effects with the introduction of a policy related to identified Areas of Constraint (AoC). This Option offers a greater degree of protection to our more sensitive landscapes in particular, but also local biodiversity and historic assets.							
Economic Effects	Both approaches are likely to have broadly positive impacts on economic growth and investment. Developing a high quality telecommunication infrastructure is essential for sustainable economic growth and for meeting the current and future needs of businesses. The introduction of a policy linked to AoCs is unlikely to hinder economic development given it includes exceptions allowing development at identified 'not sopts' or proposals of Regional Importance.							
Mitigation and Enhancement	No significant negative effects from either approach are anticipated. Given the type of development, it may be difficult to completely avoid adverse impacts on landscapes / townscapes and biodiversity. Application of criterion based policy on a case by case basis can offset potential negative effects under both Options whereas the introduction of AoCs can give additional protection to landscapes and biodiversity under Option 2.							
Preferred Option	Adopt Option 2 - Policy TOHS 1 Utilities Outside of Areas of Constraints on Wind Turbines and High Structures.							

Assessment of Alternative - Brougher Mountain Area of Constraint on Wind Turbines and High Structures (AoC)

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/R No Relationship
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Key

Option 1.						
Brougher Mountain Area of Constraint on Wind Turbines and High Structures						
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments		
1. To reduce poverty and social exclusion	0	0	0	Impact on this objective is likely to be negligible. Policy contains exceptions to allow telecommunications development in recognised notspots and essential electricity transmissions. This can help ensure existing and future residents within the AoC will not be unfairly disadvantaged from, for example, lack of broadband or electricity.		
2. To improve the health and wellbeing of the population	0	0	0	Restricting renewable the possibility of renewable energy development may have a negative impact in terms of improving resilience to Climate Change effects. Given the extent of the proposed AoC for Brougher Mountain however, and the proposed AoC as a whole, it is considered the overall impact on the Councils delivery of renewable energy should be limited.		
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship		
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No relationship		
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship		

Assessment of Alternative - Brougher Mountain Area of Constraint on Wind Turbines and High Structures (AoC)

Positive	Negative	Neutral	?	Major Positive	Major Negative	N/R No Relationship
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Key

Option 1.						
Brougher Mountain Area of Constraint on Wind Turbines and High Structures						
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments		
	0	0	0	Impact on promoting a more equal and inclusive society is likely to be negligible given the small extent of the proposed AoC. Policy contains exceptions to allow telecommunications development in recognised notspots, essential electricity transmissions or supplies and essential farm structures, thereby reducing the possibility of existing or future residents being unfairly disadvantaged in terms of, for example, access to electrical and broadband services.		
	0	0	0	Impact on this objective is likely to be negligible given the extent of the proposed AoC. Policy contains exceptions to allow telecommunications development in recognised notspots, essential electricity transmissions or supplies and essential farm structures, thereby reducing the possibility of existing or future residents being unfairly disadvantaged in terms of, for example, access to electrical and broadband services.		
	N/R	N/R	N/R	No Relationship		
6. To encourage a sense of community and promote a more equal and inclusive society						
7. To improve accessibility to key services, especially for those most in need						
8. To reduce the effect of traffic on the environment						

Assessment of Alternative - Brougher Mountain Area of Constraint on Wind Turbines and High Structures (AoC)

+	Positive	-	Negative	0	Neutral	?	Uncertain	++	Major Positive	+	Major Negative	N/R	No Relationship
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Key

Option 1.													
Brougher Mountain Area of Constraint on Wind Turbines and High Structures													
SA / SEA Objectives			Short Term	Med. Term	Long Term	Comments							
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply			N/R	N/R	N/R	No Relationship							
10. To improve air quality			0	0	0	Restricting wind energy development will not help improve air quality. It is considered however, there will only be a limited impact given the extent of the area concerned and the scope for wind energy development elsewhere in the district.							
11. To conserve and enhance biodiversity			+	+	+	Likely positive effects by reducing the possibility of development							
12. To maintain and enhance the character and quality of landscapes and townscapes			++	++	++	Likely significant positive effects by restricting the development of high structures within the more prominent and widely visible parts of Brougher Mountain.							

Assessment of Alternative - Brougher Mountain Area of Constraint on Wind Turbines and High Structures (AoC)

Option 1.				Key				Relationship		
Brougher Mountain Area of Constraint on Wind Turbines and High Structures										
SA / SEA Objectives				Short Term	Med. Term	Long Term	Comments			
18. To encourage sustainable economic growth				0	0	0	Minimal impact on this objective.			
19. To offer everybody the opportunity for rewarding and satisfying employment				0	0	0	Minimal impact on this objective.			
20. To reduce disparities in economic performance and promote sustainable regeneration				0	0	0	Minimal impact on this objective.			
21. To encourage and accommodate both indigenous and inward investment				0	0	0	Minimal impact on this objective.			
22. To encourage efficient patterns of movement in support of economic growth				N/R	N/R	N/R	No relationship			

Assessment of Alternative - Brougher Mountain Area of Constraint on Wind Turbines and High Structures (AoC)

Positive	Negative	Neutral	Uncertain	Major Positive	Major Negative	N/A No Relationship
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Key

SA / SEA Objectives	Option 1.			Comments
	Short Term	Med. Term	Long Term	
	Brougher Mountain Area of Constraint on Wind Turbines and High Structures			

Summary - Area of Constraint Brougher Mountain (AoC - BM)				
Social Effects	No significant or minor negative effects are anticipated.			
Environmental Effects	Potentially significant positive effects in terms of maintaining and enhancing the scenic quality of the more widely visible parts of the Brougher Mountain . Minor positive effects are anticipated in terms of protecting agricultural land and peat bog areas and minimising the risk of disturbance to known and unknown built heritage assets.			
Economic Effects	No significant or minor negative economic effects are anticipated.			
Mitigation and Enhancement	There is mitigation within policy by allowing structures up to 15 metres in height and structures taller than 15 metres, under certain circumstances. This can avoid potentially negative effects, such as lack of broadband connection, electricity connection or erection of farm buildings, that may have been posed by introducing a blanket AoC.			
Preferred Option	Introduce Area of Constraint on Wind Turbines and High Structures at Brougher Mountain.			

Assessment of Alternative - Slieve Beagh Area of Constraint Wind Turbines and High Structures

Key



Option 1.					
SA / SEA Objectives	Slieve Beagh Area of Constraint on Wind Turbines and High Structures				
	Short Term	Med. Term	Long Term	Comments	
1. To reduce poverty and social exclusion	0	0	0	Impact on this objective is likely to be negligible. Policy contains exceptions to allow telecommunications development in recognised notspots and essential electricity transmissions, which can help ensure existing and future residents within the AoC will not be unfairly disadvantaged from for example, lack of broadband or electricity.	
2. To improve the health and wellbeing of the population	0	0	0	Restricting renewable energy may have a negative impact in terms of improving resilience to Climate Change effects. Given the extent of the proposed AoC for the Slieve Beagh Area however, and the proposed AoC as a whole, it is considered the overall impact on the Councils delivery of renewable energy should be limited. Pressure analysis maps would also suggest that, the proposed Slieve Beagh AoC area has avoided significant pressure from wind farms and single wind turbines to date. There may be some benefits in terms of neighbouring amenity for existing and future residents within the AoC, although this would be limited given how sparsely populated the area is.	
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No relationship	
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	

Assessment of Alternative - Slieve Beagh Area of Constraint Wind Turbines and High Structures



Key

Option 1.				
Slieve Beagh Area of Constraint on Wind Turbines and High Structures				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Impact on promoting a more equal and inclusive society is likely to be negligible given the extent of the proposed AoC and how sparsely populated it is. Policy also contains exceptions to allow telecommunications development in recognised notspots, essential electricity transmissions or supplies and essential farm structures , thereby reducing the possibility of existing or future residents being unfairly disadvantaged in terms of for example access to broadband services.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Impact on this objective is likely to be negligible given the extent of the proposed AoC and how sparsely populate it is. Policy contains exceptions to allow telecommunications development in recognised notspots, essential electricity transmissions or supplies and farm structures thereby reducing the possibility of existing or future residents being unfairly disadvantaged in terms of access to electrical and broadband services and electricity.
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	N/R	N/R	N/R	No Relationship
10. To improve air quality	0	0	0	Restricting wind energy development will not help improve air quality. It is considered however, there will only be a limited impact given the extent of the area concerned and the scope for wind energy development elsewhere in the district.

Assessment of Alternative - Slieve Beagh Area of Constraint Wind Turbines and High Structures

Key



Option 1.					
SA / SEA Objectives	Slieve Beagh Area of Constraint on Wind Turbines and High Structures				
	Short Term	Med. Term	Long Term	Comments	
11. To conserve and enhance biodiversity	+	+	+	Likely positive effects by reducing the possibility of development in the ecologically rich landscape of Slieve Beagh	
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++	Likely significant positive effects on by restricting the development of high structures within the more prominent and widely visible parts of this sensitive landscape (SAC/SPA/ASSI)	
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+	Likely positive effects by reducing the risk of harm been caused to built heritage assets.	
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	Restricting wind energy development will not reduce contributions to climate change. It is considered however, the impact may be limited given the extent of the proposed AoC and the scope for wind energy development within the whole district.	
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Minimal impact on this objective.	
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Restricting wind energy development will not minimise the use of non-renewable materials. It is considered however, the impact may be limited given the extent of the proposed AoC and the scope for wind energy development within the whole district.	

Assessment of Alternative - Slieve Beagh Area of Constraint Wind Turbines and High Structures



Option 1.					
SA / SEA Objectives	Slieve Beagh Area of Constraint on Wind Turbines and High Structures				
	Short Term	Med. Term	Long Term	Comments	
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects within the AoC by reducing the possibility of loss of or disruption to an internationally recognised area of blanket bog (SAC).	
18. To encourage sustainable economic growth	0	0	0	Minimal impact on this objective.	
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Minimal impact on this objective.	
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Minimal impact on this objective.	
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Minimal impact on this objective.	
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No relationship	

Assessment of Alternative - Slieve Beagh Area of Constraint Wind Turbines and High Structures

Key



Option 1.			
SA / SEA Objectives	Slieve Beagh Area of Constraint on Wind Turbines and High Structures		
	Short Term	Med. Term	Long Term
Comments			
Summary - Slieve Beagh Area of Constraint on Wind Turbines and High Structures			
Social Effects	No significant or minor negative effects are anticipated.		
Environmental Effects	Potentially significant positive effects in terms of maintaining and enhancing the ecology and scenic quality of Slieve Beagh SAC/SPA/ASSI . Minor positive effects are anticipated in terms of protecting blanket bog which characterises the whole area.		
Economic Effects	No significant negative or minor negative economic effects are anticipated.		
Mitigation and Enhancement	There is mitigation within policy by allowing structures up to 15 metres in height and structures taller than 15 metres, under certain circumstances. This can avoid potentially negative effects, such as the lack of broadband/electricity connection, that may have been posed by having a blanket AoC.		
Preferred Option	Introduce Area of Constraint on Wind Turbines and High Structures at Slieve Beagh		

Assessment of Alternative - High Sperrins Area of Constraint on Wind Turbines and High Structures

Key



Option 1.				
High Sperrins Area of Constraint on Wind Turbines and High Structures				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Impact on this objective is likely to be negligible. Policy contains exceptions to allow telecommunications development in recognised notspots and essential electricity transmissions, which can help ensure existing and future residents within the AoC will not be unfairly disadvantaged from, for example, lack of broadband or electricity.
2. To improve the health and wellbeing of the population	0	0	0	Restricting renewable energy may have a negative impact in terms of improving resilience to Climate Change effects. Given the extent of the proposed AoC for the Sperrins however, and the proposed AoC as a whole, it is considered the overall impact on the Councils delivery of renewable energy should be limited. Pressure analysis maps would also suggest that, apart from a some pockets of encroachment, the proposed Sperrins AoC area has largely avoided significant pressure from wind farms and single wind turbines to date. There may be some benefits in terms of neighbouring amenity for those residing within the AoC, although the as only parts of the AoC are sparsely populated, this would be unlimited.
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship

Assessment of Alternative - High Sperrins Area of Constraint on Wind Turbines and High Structures

Key



Option 1.				
High Sperrins Area of Constraint on Wind Turbines and High Structures				
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	Impact on promoting a more equal and inclusive society is likely to be negligible given the extent of the proposed AoC and how sparsely populated it is. Policy contains exceptions to allow telecommunications development in recognised notspots, essential electricity transmissions or supplies and farm structures thereby reducing the possibility of existing or future residents being unfairly disadvantaged in terms of access to electrical and broadband services.
7. To improve accessibility to key services, especially for those most in need	0	0	0	Impact on this objective is likely to be negligible given the extent of the proposed AoC and how sparsely populate it is. Policy contains exceptions to allow telecommunications development in recognised notspots, essential electricity transmissions or supplies and farm structures thereby reducing the possibility of existing or future residents being unfairly disadvantaged in terms of access to electrical and broadband services.
8. To reduce the effect of traffic on the environment	N/R	N/R	N/R	No Relationship
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	N/R	N/R	N/R	No Relationship
10. To improve air quality	0	0	0	Restricting wind energy development will not help improve air quality. It is considered however, there will only be a limited impact given the extent of the area concerned and the scope for wind energy development elsewhere in the district.

Assessment of Alternative - High Sperrins Area of Constraint on Wind Turbines and High Structures

Key



Option 1.					
SA / SEA Objectives	High Sperrins Area of Constraint on Wind Turbines and High Structures				Comments
	Short Term	Med. Term	Long Term		
11. To conserve and enhance biodiversity	+	+	+		Likely positive effects by reducing the possibility of development in sensitive and biodiversity rich landscapes such as the High Sperrins.
12. To maintain and enhance the character and quality of landscapes and townscapes	++	++	++		Likely significant positive effects by restricting the development of high structures within the distinctive and sensitive landscape of the Sperrins.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	+	+	+		Likely positive effects by reducing the risk of harm been caused to built heritage assets
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0		Restricting wind energy development will not reduce contributions to climate change. It is considered however, the impact may be limited given the extent of the proposed AoC and the scope for wind energy development within the whole district.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0		Minimal impact on this objective.

Assessment of Alternative - High Sperrins Area of Constraint on Wind Turbines and High Structures

Key



Option 1.				
SA / SEA Objectives	High Sperrins Area of Constraint on Wind Turbines and High Structures			
	Short Term	Med. Term	Long Term	Comments
16. To minimise the production of waste and use of non-renewable materials	0	0	0	Restricting wind energy development will not minimise the use of non-renewable materials. It is considered however, the impact may be limited given the extent of the proposed AoC and the scope for wind energy development within the whole district.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effects within the AoC by reducing the possibility of loss of or disruption to soil resources including carbon stores/bogland areas.
18. To encourage sustainable economic growth	0	0	0	Minimal impact on this objective.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	Minimal impact on this objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	Minimal impact on this objective.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	Minimal impact on this objective.

Assessment of Alternative - High Sperrins Area of Constraint on Wind Turbines and High Structures

Key



Option 1.				
SA / SEA Objectives	High Sperrins Area of Constraint on Wind Turbines and High Structures			
	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth	N/R	N/R	N/R	No relationship
Summary - Area of Constraint High Sperrins (AoC - High Sperrins)				
Social Effects	No significant or minor negative effects are anticipated.			
Environmental Effects	Potentially significant positive effects in terms of maintaining and enhancing the scenic quality of the more elevated parts of the Sperrins AONB . Minor positive effects are anticipated in terms of protecting blanket bog which characterises this whole area and minimising the risk of disturbance to known and unknown built heritage assets.			
Economic Effects	No significant or minor negative economic effects are anticipated.			
Mitigation and Enhancement	There is mitigation within policy by allowing structures up to 15 metres in height and taller structures under certain circumstances. This can avoid potentially negative effects, such as lack of broadband connection or electricity connection, that may have been posed by introducing a blanket AoC.			
Preferred Option	Introduce Area of Constraint on Wind Turbines and High Structures in the High Sperrins			

Renewable Energy



Key

Option 1.				Option 2.				Option 3.					
SA / SEA Objectives	Short Term	Med. Term	Long Term	Comments			Short Term	Med. Term	Long Term	Comments			
	Continue with current policy approach under the transitional arrangement i.e. PPS 18 Renewable Energy applied together with the SPPs.			Reconfigure existing policy contained within PPS 18 and the SPPs with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - A minimum separation distance of 500 metres for all wind energy development.			Reconfigure existing policy contained within PPS 18 and the SPPs with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - Policy provision for energy storage and reuse, refurbishment, repair and repowering of turbines. - Integrated Renewable Energy and Passive Solar Design policy removed and incorporated into General Principles policy.						
	1. To reduce poverty and social exclusion	+	+	+	Potentially positive effects by creating employment, by providing community benefits on a local level associated with larger wind farm schemes, and by providing an alternative source of income for rural dwellers in particular.			+	+	+	Potentially positive effects by creating employment, by providing community benefits on a local level associated with larger wind farm schemes, and by providing an alternative source of income for rural dwellers in particular.		
	2. To improve the health and wellbeing of the population	-	-	-	Likely negative effect. Impact on neighbouring amenity is one of the main issues arising out of renewable energy, particularly with regard to wind energy and anaerobic digestion development.			-	-	-	Likely negative effect. Impact on neighbouring amenity is one of the main issues arising out of renewable energy, particularly with regard to wind energy and anaerobic digestion development.		
					Likely positive effect. Employment opportunities associated with the renewable energy industry, greater protection of sensitive landscapes, tourism and recreational assets and less reliance on non-renewable energy can both indirectly and directly improve health and wellbeing.						Employment opportunities associated with the renewable energy industry, greater protection of sensitive landscapes, tourism and recreational assets and less reliance on non-renewable energy can both indirectly and directly improve health and wellbeing.		
	3. To improve the education and skills of the population	0	0	0	Likely minimal effect on this objective.			0	0	0	Likely minimal effect on this objective.		
	4. To provide everybody with the opportunity to live in a decent home	0	0	0	Likely minimal effect on this objective.			0	0	0	Likely minimal effect on this objective..		
	5. To reduce crime and anti-social activity	0	0	0	Likely minimal effect on this objective.			0	0	0	Likely minimal effect on this objective.		
	6. To encourage a sense of community and promote a more equal and inclusive society	+	+	+	Likely positive effect. Proposals for large scale wind farm or biomass developments can generate community benefits.			+	+	+	Likely positive effect. Proposals for large scale wind farm or biomass developments can generate community benefits.		
		-	-	-	Likely negative effects. Proposals for large scale wind farm or biomass developments can generate widespread opposition.			-	-	-	Likely negative effects. Proposals for large scale wind farm or biomass developments can generate widespread opposition.		
	7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely minimal effect on this objective.			0	0	0	Likely minimal effect on this objective.		
	8. To reduce the effect of traffic on the environment	0	0	0	Likely minimal effect on this objective.			0	0	0	Likely minimal effect on this objective.		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely minimal effect on this objective.			0	0	0	Likely minimal effect on this objective.			
10. To improve air quality	+	+	+	Likely positive effect. Less reliance on fossil fuels and increased supply of renewable electricity can improve air quality at a local and regional level.			+	+	+	Likely positive effect.Less reliance on fossil fuels and increased supply of renewable electricity can improve air quality at a local and regional level.			
11. To conserve and enhance biodiversity	+	+	+	Likely positive effects through focus on renewable technologies. Potential impact on natural heritage assets also considered under related policies.			++	++	++	Likely significant positive effects through focus on renewable technologies. This approach also affords greater protection to environmentally sensitive areas through the designation of Areas of Constraint of Wind Turbines and High Structures.Potential impact on natural heritage assets also considered under related policies.			



Key

	Option 1.			Comments	Option 2.			Comments	Option 3.			
	Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term		Short Term	Med. Term	Long Term	
SA / SEA Objectives	Continue with current policy approach under the transitional arrangement i.e. PPS 18 Renewable Energy applied together with the SPPs.			Reconfigure existing policy contained within PPS 18 and the SPPs with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - A minimum separation distance of 500 metres for all wind energy development.			Reconfigure existing policy contained within PPS 18 and the SPPs with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - Policy provision for energy storage and reuse, refurbishment, repair and repowering of turbines. - Integrated Renewable Energy and Passive Solar Design policy removed and incorporated into General Principles policy.					
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely negative effects, particularly in the long term. Of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. There are no landscapes into which a wind turbine/farm will not introduce a new and distinctive feature into the landscape. Continuation of current policy is likely increase the risks of cumulative impacts impact on the Mid Ulster's most sensitive landscapes in the longer term.	-	-	-	Likely negative effects. Of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. There are no landscapes into which a wind turbine/farm will not introduce a new and distinctive feature. The introduction of Areas of Constraint will ensure that those areas that are particularly vulnerable to turbines and high structures will be protected. The stipulated 500 separation distance will also reduce the scope for wind energy development in many parts the district. Notwithstanding, this approach can still have potentially negative impact impacts on local landscape/townscapes.	-	-	-	Likely negative effects. Of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. There are no landscapes into which a wind turbine/farm will not introduce a new and distinctive featureThe introduction of Areas of Constraint will ensure that those areas that are particularly vulnerable to turbines and high structures will be protected. Greater potential for mitigation under this approach as it encourages the 're-use, repair, refurbishment and repowering of existing turbines', reducing the need for new sites. Notwithstanding, this approach can still have potentially negative impact impacts on local landscape/townscapes.
13. To conserve and where appropriate, enhance the historic environment and cultural assets	+	+	+	Impact on this objective is difficult to predict and will depend on a case by case basis. Impacts on built heritage interests will be considered with all renewable energy applications and are unlikely to gain approval if there is a likely adverse impact on historic and cultural assets.	+	+	+	Impact on this objective is difficult to predict and will depend on a case by case basis. It is expected that greater protection to the districts historic and cultural assets, such as Beaghmore Stone Circle ASA, through the introduction of Areas of Constraint and a stipulated 500m separation distance for all wind energy development.	+	+	+	Impact on this objective is difficult to predict and will depend on a case by case basis. It is expected that greater protection will be afforded to the districts historic and cultural assets, such as Beaghmore Stone Circle ASA.
14. To reduce contributions to climate change and reduce vulnerability to climate change	++	++	++	Likely significant positive effects. With less reliance on non-renewable energy, less greenhouse gas emissions will be emitted thereby reducing contributions to climate change and reducing vulnerability to climate change.	+	+	+	Likely positive effect. With less reliance on non-renewable energy, less greenhouse gas emissions will be emitted thereby reducing contributions to climate change and reducing vulnerability to climate change. Potential benefits may be reduced however due the tighter restrictions on separation distances	++	++	++	Likely significant positive effects. With less reliance on non-renewable energy, less greenhouse gas emissions will be emitted thereby reducing contributions to climate change and reducing vulnerability to climate change.
15. To reduce flood risk and the adverse consequences of flooding	++	++	++	Likely significant positive effects. Facilitating the use of renewable energy will reduce emissions of greenhouse gases and consequently alleviate climate change effects and reduce the likelihood of flooding.	+	+	+	Facilitating the use of renewable energy will reduce emissions of greenhouse gases and consequently alleviate climate change effects and reduce the likelihood of flooding. Inclusion of 500m separation distance for all wind energy development however may restrict potential benefits.	++	++	++	Likely significant positive effects. Facilitating the use of renewable energy will reduce emissions of greenhouse gases and consequently alleviate climate change effects and reduce the likelihood of flooding.
16. To minimise the production of waste and use of non-renewable materials	++	++	++	This approach is likely to have significant positive impacts by facilitating the development of renewable energy, reducing reliance on non-renewable sources of electricity generation. Development of AD treatment plants also provide a beneficial means of dealing with biomass wastes that would otherwise go to landfill. Encouragement of Integrated Renewable Energy and Passive Solar Design can also be positive	+	+	+	Likely positive effects through the facilitation of renewable developments such as wind energy and AD treatment plants which is a beneficial means of dealing with biomass wastes that would otherwise go to landfill. Encouragement of Integrated Renewable Energy and Passive Solar Design can also be positive. The introduction of a 500 metre minimum separation distance however may restrict potential benefits.	++	++	++	This approach is likely to have significant positive impacts by facilitating the development of renewable energy, reducing reliance on non-renewable sources of electricity generation. Development of AD treatment plants also provide a beneficial means of dealing with biomass wastes that would otherwise go to landfill. Additional positives from this approach by inclusion of policy provision for energy storage. Although reference to Integrated Renewable Energy and Passive Solar Design has been removed, this is picked up in General Principles policy.
17. To conserve and enhance land quality and soil resources	+	+	+	Likely positive effect, by for example, facilitating the reduction of wastes going to landfill, i.e. via AD facilities, and eventual closure of landfills. Decommissioning and land restoration requirements can mitigate against potential loss of land quality and soil resources, as will restrictions on development on active peatland. Policies promoting renewable energy generation can also help minimise adverse climatic effects on soils in the future.	+	+	+	Likely positive effect, by for example, facilitating the reduction of wastes going to landfill via AD facilities, and eventual closure of landfills. Decommissioning and land restoration requirements can mitigate against potential loss of land quality and soil resources, as will restrictions on development on active peatland. Policies promoting renewable energy generation can also help minimise adverse climatic effects on soils in the future.	+	+	+	Likely positive effect, by for example, facilitating the reduction of wastes going to landfill via AD facilities, and the pending closure of existing landfills. Decommissioning, repowering and land restoration requirements can mitigate against potential loss of land quality and soil resources, as will restrictions on development on active peatland. Policies promoting renewable energy generation can also help minimise adverse climatic effects on soils in the future.
18. To encourage sustainable economic growth	++	++	++	Likely significant positive effects. A vibrant renewable energy industry makes an important contribution to achieving sustainable economic development.	+	+	+	Likely positive effects. A vibrant renewable energy industry makes an important contribution to achieving sustainable economic development. Inclusion of 500m separation distance for all wind energy development however will restrict potential benefits.	++	++	++	Likely significant positive effects. A vibrant renewable energy industry makes an important contribution to achieving sustainable economic development.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Potential positive effect. Renewable energy generation will help facilitate job creation within the district.	+	+	+	Potential positive effect. Renewable energy generation will help facilitate job creation within the district. Inclusion of 500m separation distance for all wind energy development however may restrict potential benefits.	+	+	+	Potential positive effect. Renewable energy generation will help facilitate job creation within the district.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	The overall impact on the disparities of economic performance and regeneration will be negligible.	0	0	0	The overall impact on the disparities of economic performance and regeneration will be negligible.	0	0	0	The overall impact on the disparities of economic performance and regeneration will be negligible.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Continue with current policy approach under the transitional arrangement i.e. PPS 18 Renewable Energy applied together with the SPPS.				Reconfigure existing policy contained within PPS 18 and the SPPS with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - A minimum separation distance of 500 metres for all wind energy development.				Reconfigure existing policy contained within PPS 18 and the SPPS with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - Policy provision for energy storage and reuse, refurbishment, repair and repowering of turbines. - Integrated Renewable Energy and Passive Solar Design policy removed and incorporated into General Principles policy.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
21. To encourage and accommodate both indigenous and inward investment	+	+	+	Potential positive effect. Renewable energy generation will help facilitate job creation within the district.	0	0	0	It is anticipated that overall impact on opportunities for renewable generation by the introduction of Areas of Constraint will be minimal given their suggested location and extent. Inclusion of 500m separation distance for all wind energy development however will restrict potential benefits.	+	+	+	Potential positive effect. Renewable energy generation will help facilitate job creation within the district. It is anticipated that overall impact on opportunities for renewable generation by the introduction of Areas of Constraint will be minimal given their suggested location and extent.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	Any impact on movement patterns is likely to be negligible.	0	0	0	Any impact on movement patterns is likely to be negligible.	0	0	0	Any impact on movement patterns is likely to be negligible.



	Option 1.			Option 2.			Option 3.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	
SA / SEA Objectives	Continue with current policy approach under the transitional arrangement i.e. PPS 18 Renewable Energy applied together with the SPPS.			Reconfigure existing policy contained within PPS 18 and the SPPS with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - A minimum separation distance of 500 metres for all wind energy development.	Reconfigure existing policy contained within PPS 18 and the SPPS with the following amendments; - Introduction of Areas of Constraint on Wind Turbines and High Structures - Policy provision for energy storage and reuse, refurbishment, repair and repowering of turbines. - Integrated Renewable Energy and Passive Solar Design policy removed and incorporated into General Principles policy.				
Summary - Policy RNNW 1 - Renewable Energy (Policy RNNW 1)									
Social Effects	No significant negative effects are anticipated from either approach. Employment opportunities associated with the renewable energy industry and less reliance on non-renewable energy can both indirectly and directly improve health and wellbeing. On the flip side, the siting of wind energy development and anaerobic digester plants can be contentious with potentially adverse consequences on health and well-being and this is reflected in the mixed scorings. Although Options 2 and 3 have additional mitigation measures by way of AoC's (options 2 and 3) and tighter separation distances (Option 2) potential negative effects are still likely.								
Environmental Effects	There is a long term risk that a continuation of the current approach may have significant adverse impact on the character and quality of Mid Ulster landscapes. Otherwise, all approaches are likely to have broadly positive impacts on the environment by focusing on renewable energies that can help reduce and alleviate the impact of climate change effects and contribute towards the targets in the Climate Change Act and the draft PIG. Approach 2 and 3 are likely to have major positive environmental effects by affording greater protection to the districts historic, cultural and landscape assets, i.e. by introducing of Areas of Constraint, although benefits in terms of Air quality, Climate Change and may be offset to some degree under Approach 2 given the tighter restrictions on separation distances.								
Economic Effects	No significant negative effects are anticipated from either approach. Both options 1 and 3 are likely have a significant positive effects by encouraging sustainable economic growth. Potential benefits under option 2 may be hindered due to tighter separation distance restrictions. All options can have minor positive effects on providing opportunities for employment and accommodating indigenous and inward investment related to the renewable energy sector, but again approach 2 by comparison scores less due to tighter restrictions on separation distances. It is considered that the impact of introducing AoC's (as per approach 2 and 3) may be negligible in economic terms given their location and extent and the development pressure experienced in these areas in recent years (See LCA Review Paper and Environmental Designation papers.)								
Mitigation and Enhancement	Mitigation of potential significant effects on landscapes (SA/SEA 12) identified under option 1 may be possible through application of criterion based policies (including in particular assessing cumulative impacts) and applying appropriate conditions. Introduction of AoC's under options 2 and 3 will help reduce and avoid the potential adverse impacts on our most sensitive landscapes. The potential adverse impacts on neighbouring amenity from wind energy development and anaerobic digester plants may be mitigated under Option 1 through criterion based policies and appropriate planning conditions, under Option 2 through criterion based policies (including stipulated 500m separation distance), and AoC's and under option 3 through application of criterion based policies (including the 'reuse, repair, refurbishment and repowering of turbines) and AoC's (Option 3).								
Preferred Option	Adopt Option 3 - Introduce Policy RNNW 1 Renewable Energy reconfiguring existing policy.								

Transportation

+	0	?	-	N/A
Positive	Neutral	Uncertain	Negative	No Relationship

Key

SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Current Policy Approach under transitional arrangement i.e. apply existing policy AMP 4 'Protection for New Transport Schemes' in PPS 3 'Access, Movement and Parking' together with the SPPs.								Reconfigure existing plan policy contained in PPS 3 'Access, Movement and Parking' and SPPs without fundamental amendments. (TRAN 1 - 'New Roads and Road Improvement Schemes')
1. To reduce poverty and social exclusion	+	+	+	Likely positive impacts be safeguarding agreed transportation schemes and therefore improving connectivity and alleviating social isolation	+	+	+	Likely positive impacts be safeguarding agreed transportation schemes and therefore improving connectivity and alleviating social isolation.
2. To improve the health and wellbeing of the population	+	+	+	Likely positive impacts by safeguarding agreed transportation schemes and therefore potentially improving connectivity and alleviating social isolation	+	+	+	Likely positive impacts by safeguarding agreed transportation schemes and therefore potentially improving connectivity and alleviating social isolation
3. To improve the education and skills of the population	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
6. To encourage a sense of community and promote a more equal and inclusive society	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
7. To improve accessibility to key services, especially for those most in need	+	+	+	Likely positive effects although this will depend on the nature of the transportation scheme agreed, for example, a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Improved connectivity however is likely to be the overall outcome.	+	+	+	Likely positive effects although this will depend on the nature of the transportation scheme agreed, for example a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Improved connectivity however is likely to be the overall outcome.
8. To reduce the effect of traffic on the environment	+	+	+	Likely positive effects although this will depend on the nature of the transportation scheme, for example a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Additionally, whilst roads bypasses can help reduce traffic congestion in town centres and reduce journey times, ultimately they will facilitate greater volumes of traffic on our roads in the long term.	+	+	+	Likely positive effects although this will depend on the nature of the transportation scheme, for example a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Additionally, whilst roads bypasses can help reduce traffic congestion in town centres and reduce journey times, ultimately they will facilitate greater volumes of traffic on our roads in the long term.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	0	0	0	Likely to have a minimal impact on water quality and water resources.	0	0	0	Likely to have a minimal impact on water quality and water resources.
10. To improve air quality	+	+	+	Likely positive effects by reducing travel times and reducing congestion although this will largely depend on the nature of the transportation scheme agreed. For example, a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Additionally, whilst roads bypasses may reduce traffic congestion in town centres and reduce journey times, ultimately they will facilitate greater volume of traffic on our roads and therefore increased emissions.	+	+	+	Likely positive effects by reducing travel times and reducing congestion although this will largely depend on the nature of the transportation scheme agreed. For example, a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Additionally, whilst roads bypasses may reduce traffic congestion in town centres and reduce journey times, ultimately they will facilitate greater volumes of traffic on our roads and therefore increased emissions.
11. To conserve and enhance biodiversity	-	-	-	Likely negative effects although the scale of impact will depend on the location and route of agreed schemes.	-	-	-	Likely to negative effects although the scale of impact will depend on the location and route of agreed schemes.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	Likely to negative effects although the scale of impact will depend on the nature, location and route of agreed schemes.	-	-	-	Likely to negative effects although the scale of impact will depend on the nature, location and route of agreed schemes.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effects will ultimately depend on the nature, location and route of agreed schemes.	?	?	?	Likely effects will ultimately depend on the nature, location and route of agreed schemes.

Key	Positive	Negative	Neutral	Uncertain	Minor Positive	Minor Negative	No Relationship
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SA / SEA Objectives	Option 1.				Option 2.			
	Current Policy Approach under transitional arrangement i.e. apply existing policy AMP 4 'Protection for New Transport Schemes' in PPS 3 'Access, Movement and Parking' together with the SPPs.				Reconfigure existing plan policy contained in PPS 3 'Access, Movement and Parking' and SPPs without fundamental amendments. (TRAN 1 - 'New Roads and Road Improvement Schemes')			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	+	+	+	Likely positive effects by reducing travel times and reducing congestion although this will largely depend on the nature of the transportation scheme agreed. For example, a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Additionally, whilst roads bypasses may reduce traffic congestion in town centres and reduce journey times, ultimately they will facilitate greater volume of traffic on our roads and therefore increased emissions.	+	+	+	Likely positive effects by reducing travel times and reducing congestion although this will largely depend on the nature of the transportation scheme agreed. For example, a road improvement scheme versus a cycle/pedestrian scheme would have different impacts. Additionally, whilst roads bypasses may reduce traffic congestion in town centres and reduce journey times, ultimately they will facilitate greater volume of traffic on our roads and therefore increased emissions.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	Likely to have a minimal impact on this objective, although ultimately will depend on the location and route of agreed schemes.	0	0	0	Likely to have a minimal impact on this objective, although ultimately will depend on the location and route of agreed schemes.
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No Relationship	N/R	N/R	N/R	No Relationship
17. To conserve and enhance land quality and soil resources	-	-	-	Likely to have a minimal impact on this objective, although ultimately will depend on the location and route of agreed schemes.	-	-	-	Likely to have a minimal impact on this objective, although ultimately will depend on the location and route of agreed schemes.
18. To encourage sustainable economic growth	+	+	+	Likely positive impacts by ensuring that that new transport schemes approved DFI/Central government will be afforded adequate protection from development that is likely to jeopardise its implementation.	+	+	+	Likely positive impacts by ensuring that that new transport schemes approved DFI Central government will be afforded adequate protection from development that is likely to jeopardise its implementation.
19. To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	Likely positive impacts by ensuring that new transport schemes approved DFI Central government will be afforded adequate protection from development likely to jeopardise its implementation.	+	+	+	Likely positive impacts by ensuring that new transport schemes approved DFI Central government will be afforded adequate protection from development likely to jeopardise its implementation.
20. To reduce disparities in economic performance and promote sustainable regeneration	+	+	+	This option may facilitate the protection of proposed by-pass routes and road schemes. If these schemes are completed it will reduce congestion in the town centres making our town centres more attractive to visitors. This will sustain vibrant town centres and create job opportunities. It can also improve transport links for business and the manufacturing sectors in Mid Ulster by reducing journey times and improving connectivity.	+	+	+	This option may facilitate the protection of proposed by-pass routes and road schemes. If these schemes are completed it will reduce congestion in the town centres making our town centres more attractive to visitors. This will sustain vibrant town centres and create job opportunities. It can also improve transport links for business and the manufacturing sectors in Mid Ulster by reducing journey times and improving connectivity.
21. To encourage and accommodate both indigenous and inward investment				This option may facilitate the protection of proposed by-pass routes and road schemes. If these schemes are completed it will reduce congestion in the town centres making our town centres more attractive to visitors. This will sustain vibrant town centres and create job opportunities. It can also improve transport links for business and the manufacturing sectors in Mid Ulster by reducing journey times and improving connectivity.	+	+	+	This option may facilitate the protection of proposed by-pass routes and road schemes. If these schemes are completed it will reduce congestion in the town centres making our town centres more attractive to visitors. This will sustain vibrant town centres and create job opportunities. It can also improve transport links for business and the manufacturing sectors in Mid Ulster by reducing journey times and improving connectivity.
22. To encourage efficient patterns of movement in support of economic growth	+	+	+	Likely positive effects as it may improve access between key employment areas and key transport interchanges.	+	+	+	Likely positive effects as it may improve access between key employment areas and key transport interchanges.



SA / SEA Objectives	Option 1.		Option 2.	
	Current Policy Approach under transitional arrangement i.e. apply existing policy AMP 4 'Protection for New Transport Schemes' in PPS 3 'Access, Movement and Parking' together with the SPPS.		Reconfigure existing plan policy contained in PPS 3 'Access, Movement and Parking' and SPPS without fundamental amendments. (TRAN 1 - 'New Roads and Road Improvement Schemes')	
	Short Term	Med. Term	Long Term	Comments
Summary - New Roads and Road Improvement Schemes (Policy TRAN1)				
Social Effects	Each approach is likely to have minor positive social impacts including reducing social exclusion, improving the health and well being of the population and improving accessibility to those most in need.			
Environmental Effects	Each approach can be environmentally beneficial in terms of reducing the impacts of traffic and improving air quality although this will depend of the nature of the transportation scheme agreed and protected. Given the policy seeks to ensure transportation schemes are successfully delivered there is likely to be minor negative impact on biodiversity, landscapes/townscapes and soil resources whilst impact on the built environment would be uncertain. Ultimately, impacts will be determined by the nature and location of transportation schemes being safeguarded and eventually delivered.			
Economic Effects	Both approaches are likely to have minor positive impacts on all economic objectives. Each policy seeks to ensure transportation schemes are successfully delivered which can only help improve connectivity and reduce congestion within the district.			
Mitigation and Enhancement	Mitigation measures would be included in consultation with NED and HED to ensure any proposals for a by-pass or transport scheme would not have significant impacts on the built and natural environment. Potential for enhancement through close consultation with Transport NI and an early identification of agreed/planned schemes which can be highlighted in the Local Policies Plan.			
Preferred Option	Adopt Option 2 - reconfiguring and amending existing policy to bring forward Policy TRAN1 New Roads and Road Improvement Schemes.			



SA / SEA Objectives		Option 1.				Option 2.				Option 3.			
		Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
Await the Local Policies Plan to identify and protect disused transport routes													
Apply Blanket Ban on all development on disused transport routes except recreational, nature conservation and tourism uses, until such times as the Local Policies Plan is adopted.													
1. To reduce poverty and social exclusion		N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
2. To improve the health and wellbeing of the population	-			Likely negative effect. This approach fails to give a adequate protection to former disused transport routes which have the potential to be re-used for transportation purposes or for alternative appropriate uses such as recreation, leisure, nature conservation or tourism where there is no reasonable prospect of being re-used.		0	0	0	Likely neutral effect. This approach is potentially positive by placing a blanket ban on development that prejudices the future re-use of a disused transport routes. This approach recognises their importance in encouraging better transport linkages which can improve accessibility to essential services and health care facilities. On the flip side it fails to recognise some routes have no reasonable prospect of coming forward and rules out the possibility of facilitating suitable alternative development such as recreational, leisure, nature conservation or tourism development, all of which could improve the health and well-being of the population.	+	+	+	Likely positive effect. This approach is scored positively as it offers protection to former disused transport routes which have the potential through their re-use either for transportation purposes or for recreation, leisure, nature conservation or tourism.
3. To improve the education and skills of the population		N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
4. To provide everybody with the opportunity to live in a decent home		N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
5. To reduce crime and anti-social activity		N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
6. To encourage a sense of community and promote a more equal and inclusive society		N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
7. To improve accessibility to key services, especially for those most in need	0	0	0	Likely negligible impact. This approach offers protection to former disused transport routes which may have the potential through their re-use for transportation purposes to improve accessibility to key services. It may have a slightly negative impact but not enough to warrant a negative scoring.		0	0	0	This approach is likely to have minimal impact on this objective. That said as it does recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to improve accessibility to key services it may have a slightly positive impact but not enough to warrant a positive scoring.	0	0	0	This approach is likely to have minimal impact on this objective. That said like approach 2 as it does recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to improve accessibility to key services, it may have a slightly positive impact but not enough to warrant a positive scoring.
8. To reduce the effect of traffic on the environment	-			This approach is scored negatively as it fails to recognise and offer protection to former disused transport routes which have the potential through their re-use for transportation purposes to reduce the effect of traffic on the environment by encouraging public transport, a more efficient means of travel.		+	+	+	This approach is scored positively as unlike approach 1 it does recognise and offer protection to former disused transport routes which have the potential through their re-use for transportation purposes to reduce the effect of traffic on the environment by encouraging public transport, a more efficient means of travel.	+	+	+	This approach is scored positively as like approach 2 it recognises and offers protection to former disused transport routes which have the potential through their re-use for transportation purposes to reduce the effect of traffic on the environment by encouraging public transport, a more efficient means of travel. That said it may not score just as positively as approach 2 as the exception it encourages to the re-use of dis-used transport routes for uses other than transportation i.e. for recreation, leisure, nature conservation or tourism may have encourage some level of increased travel.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	N/R	N/R	N/R	No direct relationship		N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
10. To improve air quality	0	0	0	This approach is likely to have minimal impact on this objective. That said as it fails to recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to reduce the effect of traffic on the environment i.e. encouraging public transport which may reduce otherwise potential air pollution, it may have a negative impact but not enough to warrant a negative scoring.		0	0	0	This approach is likely to have minimal impact on this objective. That said as it does recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to reduce the effect of traffic on the environment i.e. encouraging public transport which may reduce otherwise potential air pollution, it may have a positive impact but not enough to warrant a negative scoring.	0	0	0	This approach is likely to have minimal impact on this objective. That said like approach 2 it does recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to reduce the effect of traffic on the environment i.e. through air pollution by encouraging public transport it may have a positive impact but not enough to warrant a negative scoring.
11. To conserve and enhance biodiversity	-			This approach is scored negatively as it fails to recognise the conservation importance of disused transport routes and offer them protection. Out of all three approaches this one may open such sites up to the most forms of development with perhaps the greatest potential to detrimentally impact on the routes and their biodiversity.		+	+	+	This approach is scored positively as offers dis-used transport routes protection by placing a blanket ban on development that would prejudice their re-use and therefore detrimentally impact on biodiversity.	+	+	+	This approach, like approach 2 is scored positively as it does offer dis-used transport routes protection by placing a blanket ban on development that would prejudice their re-use. This approach unlike approach 2 however recognises that some disused routes have no potential to come forward and in recognising their potential for recreation, nature conservation or tourism it may allow for more forms of development, therefore may have the potential to be slightly more negative or positive than approach 2 depending on the type of development.
12. To maintain and enhance the character and quality of landscapes and townscapes	-			This approach is scored negatively as it fails to recognise the importance of disused transport routes to the character and quality of landscapes and townscapes, opening them up to most forms of development with the potential to detrimentally impact upon them.		+	+	+	This approach is scored positively as it offers dis-used transport routes protection by placing a blanket ban on development that would prejudice their re-use and therefore harm to the character and quality of their landscapes and townscapes.	+	+	+	This approach, like approach 2 is scored positively as it does offer dis-used transport routes protection by placing a blanket ban on development that would prejudice their re-use. This approach unlike approach 2 however recognises that some disused routes have no potential to come forward and in recognising their potential for recreation, nature conservation or tourism it may allow for more forms of development, therefore may have the potential to be slightly more negative or positive than approach 2 depending on the type of development.



SA / SEA Objectives	Option 1.				Option 2.				Option 3.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	-	-	-	This approach is scored negatively as it fails to recognise the historical and cultural value of disused transport routes, opening them up to most forms of development with the potential to detrimentally impact upon them.	+	+	+	This approach is scored positively as it does offer dis-used transport routes protection by placing a blanket ban on development that would prejudice their re-use, and potentially avoid causing harm to their historical and cultural value.	+	+	+	This approach, like approach 2 is scored positively as it does offer dis-used transport routes protection by placing a blanket ban on development that would prejudice their re-use. This approach unlike approach 2 however recognises that some disused routes have no potential to come forward and in recognising their potential for recreation, nature conservation or tourism it may allow for more forms of development, therefore may have the potential to be slightly more negative or positive than approach 2 depending on the type of development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	This approach is likely to have minimal impact on this objective. That said as it does recognise and fails to recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to reduce contributions to climate change and vulnerability to climate change by encouraging public transport it may have a negative impact but not enough to warrant a negative scoring.	0	0	0	This approach is likely to have minimal impact on this objective. That said as it does recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to reduce contributions to climate change and vulnerability to climate change by encouraging public transport it may have a positive impact but not enough to warrant a positive scoring.	0	0	0	This approach is likely to have minimal impact on this objective. That said like approach 2 it does recognise and offer protection to former disused transport routes which may have the potential through their re-use for transportation purposes to reduce contributions to climate change and vulnerability to climate change by encouraging public transport it may have a positive impact but not enough to warrant a positive scoring.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
17. To conserve and enhance land quality and soil resources	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
18. To encourage sustainable economic growth	0	0	0	This approach fails to recognise and offer protection to former dis-used transport routes which have the potential through re-use for transportation or tourism etc. to encourage sustainable economic development and therefore as it may lead to piecemeal development it may have potential impact negatively on this objective but not enough to warrant a negative scoring.	+	+	+	This approach is generally positive, placing a blanket ban on development prejudging future re-use of a disused transport routes it recognises their importance in encouraging better transport linkages which can encourage sustainable economic growth. However it may not score just as positively as approach 3 as it fails to recognise some routes have no prospect of coming forward and encourage their potential for alternative development i.e. for recreation, leisure, nature conservation or tourism, all of which could encourage economic growth.	+	+	+	This approach is scored positively as like approach 2 it offers protection to former disused transport routes recognising their importance in encouraging better transport linkages which can encourage sustainable economic growth. This approach unlike approach 2 however recognises that some disused routes have no potential to come forward and in recognising their potential for recreation, nature conservation or tourism it may allow for more forms of development, therefore may have the potential to be slightly more negative or positive than approach 2 depending on the type of development.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
21. To encourage and accommodate both indigenous and inward investment	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
22. To encourage efficient patterns of movement in support of economic growth	0	0	0	This approach fails to recognise and offer protection to former dis-used transport routes which have the potential through their re-use for transportation purposes to encourage more efficient forms of travel in support of economic growth i.e. public transport, walking, cycling, and therefore as it may also lead to piecemeal development it may have the potential to impact negatively on this objective but not enough to warrant a negative scoring.	+	+	+	This approach is generally positive by placing a blanket ban on development prejudging the future re-use of a disused transport routes it recognises their potential through re-use for transportation purposes to encourage more efficient forms of travel in support of economic growth i.e. it may encourage public transport, walking, cycling. However it may not score just as positively as approach 3 as it fails to recognise some routes have no prospect of coming forward and encourage their potential for alternative development i.e. for recreation, leisure, nature conservation or tourism, all of which could encourage economic growth.	+	+	+	This approach is generally positive as like approach 2 it offers protection to former disused transport routes recognising their potential through re-use for transportation purposes their importance in encourage more efficient forms of travel in support of economic growth i.e. it may encourage public transport, walking, cycling. This approach unlike approach 2 however recognises that some disused routes have no potential to come forward and in recognising their potential for recreation, nature conservation or tourism it may allow for more forms of development, therefore may have the potential to be slightly more negative or positive than approach 2 depending on the type of development.



SA / SEA Objectives	Option 1.			Option 2.			Option 3.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Comments
	Await the Local Policies Plan to identify and protect disused transport routes				Apply Blanket Ban on all development on disused transport routes.			Apply blanket ban on all development on disused transport routes except recreational, nature conservation and tourism uses, until such times as the Local Policies Plan is adopted.	
Social Effects	Approach 2 and 3 have broadly positive impacts on health and well-being as they will offer greater protection to disused transport routes which many people use for recreational purposes such as walking or cycling. Both these approaches recognise the protection of disused transport routes for future re-use for transportation purposes may in encourage better transport linkages which can improve accessibility to essential services and health care facilities. In terms of health and well-being perhaps approach 3 could be deemed the most positive as in recognising not all protected routes have the potential to come forward and therefore more actively encourages their potential for alternative development i.e. for recreation, leisure, nature conservation or tourism, all of which could improve the health and well-being of the population.								
Environmental Effects	Approach 1 is broadly negative in terms of its impact on the environment as it fails to recognise the importance of disused transport routes for biodiversity, the character and quality they add to townscapes and landscapes; and their importance as historic and cultural assets and opening them up to most forms of development with the potential to detrimentally impact upon them. Approach 2 on the other hand is largely positive as it does offer disused transport routes protection by placing a blanket ban on development that would prejudice their re-use and out of all three approaches this one leaves them open to the least likelihood of development with the potential to detrimentally impact on them and their environmental quality. Approach 3 is similar to approach 2 in that it offers dis-used routes protection, however recognising both some dis-used routes have no potential to come forward and their potential for recreation, nature conservation or tourism it may allow for more forms of development, which may have the potential to be slightly more negative or positive than approach 2 depending on the type of development.								
Economic Effects	Approach 1 is generally negative as it fails to recognise and offer protection to former disused transport routes which have the potential through re-use for transportation to encourage sustainable economic growth and more efficient patterns of movement in support of economic growth. Approach 2 and 3 are largely positive as they do recognise their importance for re-use however approach 3 unlike approach 2 recognises that some dis-used routes have no potential to come forward and in also recognising their potential for recreation, nature conservation or tourism it may allow for more forms of development, therefore may have the potential to be slightly more negative or positive than approach 2 depending on the type of development.								
Mitigation and Enhancement	There are no significantly positive or negative effects from any options.								
Preferred Option	Adopt Option 3 - Policy TRAN 2 Disused Transport Routes which applies a blanket ban on all development on disused transport routes except recreational, nature conservation and tourism uses, until such times as the Local Policies Plan is adopted.								

Summary - Disused Transport Routes (Policy TRAN 2)



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
2. To improve the health and wellbeing of the population	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. Adequate parking provision can help ensure easy accessibility to essential services and facilities which promote health and well-being. This approach may not offer sufficient protection to car parking within the former District of Magherafelt	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking provision can help ensure easy access to services and facilities which promote health and well-being. This approach is therefore scored positively as it should offer sufficient protection to car parking unlike approach 1 across the District.
3. To improve the education and skills of the population	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
4. To provide everybody with the opportunity to live in a decent home	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
6. To encourage a sense of community and promote a more equal and inclusive society	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. Adequate parking can help ensure accessibility for all, encourage a sense of community and promote a more equal and inclusive society. This approach may not offer sufficient protection to car parking within the former District of Magherafelt.	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking can help ensure accessibility for all, encourage a sense of community and promote a more equal and inclusive society. This approach should offer sufficient protection to car parking across the District (unlike approach 1).
7. To improve accessibility to key services, especially for those most in need	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. As adequate parking can help ensure easy accessibility for to key services, particularly for those most in need, may not offer sufficient protection to car parking within the former District of Magherafelt.	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking can help ensure easy accessibility to key services, particularly for those most in need. This approach should offer sufficient protection to car parking across the District (unlike approach 1)
8. To reduce the effect of traffic on the environment	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. Adequate parking provision can help reduce the effects of traffic and traffic congestion on the environment. This approach may not offer sufficient protection to car parking within the former District of Magherafelt. Insufficient parking may result in unnecessary travel, traffic and congestion i.e. vehicles circling the towns looking for spaces.	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking provision can help reduce the effects of traffic and traffic congestion on the environment. This approach should offer sufficient protection to car parking across the District (unlike approach 1). Sufficient parking may result in less unnecessary travel, traffic and congestion i.e. vehicles circling the towns looking for spaces.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
10. To improve air quality	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. Adequate parking provision can help reduce the effects of traffic and traffic congestion on air quality. This approach is therefore scored negatively as it may not offer sufficient protection to car parking within the former Magherafelt district. Insufficient parking may result in unnecessary travel, traffic and congestion i.e. vehicles circling the towns looking for spaces creating additional air pollution.	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking provision can help reduce the effects of traffic and traffic congestion on air quality. It should offer sufficient protection to car parking (unlike approach 1) across the District. Sufficient parking may result in less unnecessary travel, traffic and congestion i.e. vehicles circling the towns looking for spaces creating additional air pollution.
11. To conserve and enhance biodiversity	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. Adequate parking provision can help maintain the character and quality of townscapes by relieving congestion and illegal on street parking which may reduce the attractiveness of the town centre. This approach may not offer sufficient protection to car parking within the former District of Magherafelt.	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking can help maintain character and quality of townscapes. This approach is therefore scored positively as it should offer sufficient protection to car parking within the former District of Magherafelt. Sufficient parking should result in less on-street car parking and traffic congestion which could reduce the attractiveness of the town centre.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	0	0	0	Likely minimal impact on this objective	0	0	0	Likely minimal impact on this objective



SA / SEA Objectives	Option 1.				Option 2.			
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
14. To reduce contributions to climate change and reduce vulnerability to climate change	0	0	0	This approach is likely to have minimal impact on this objective. That said an inconsistent application of policy offering sufficient protection to car parking across the District may result in less unnecessary travel, traffic congestion and emissions. However this is not likely to be so significant to warrant a positive scoring.	0	0	0	This approach is likely to have minimal impact on this objective. That said an inconsistent application of policy offering sufficient protection to car parking across the District may result in less unnecessary travel, traffic congestion and emissions. However this is not likely to be so significant to warrant a positive scoring.
15. To reduce flood risk and the adverse consequences of flooding	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
16. To minimise the production of waste and use of non-renewable materials	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
17. To conserve and enhance land quality and soil resources	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
18. To encourage sustainable economic growth	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. This approach may not offer sufficient protection to car parking within the former District of Magherafelt and therefore the Mid Ulster District as a whole. Insufficient parking may result in unnecessary travel, traffic and congestion which could discourage sustainable economic growth.	+	+	+	This approach should offer sufficient protection to car parking within the former District of Magherafelt and therefore the Mid Ulster District as a whole. Sufficient parking provision may result in less unnecessary travel, traffic and congestion which could encourage sustainable economic growth.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. Adequate parking provision within town centres can help reduce disparities in economic performance and promote sustainable regeneration. This approach may not offer sufficient protection to car parking within the former District of Magherafelt. Insufficient parking may discourage potential shoppers i.e. no parking / traffic congestion and in turn increase disparities in economic performance.	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking provision can help improve economic performance of town centres and promote sustainable regeneration. This approach should offer sufficient protection to car parking within the former District of Magherafelt and therefore the Mid Ulster District as a whole. Sufficient parking may encourage potential shoppers i.e. available parking / no traffic congestion and in turn reduce disparities in economic performance.
21. To encourage and accommodate both indigenous and inward investment	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. This approach may not offer sufficient protection to car parking within the former District of Magherafelt. Insufficient parking may result in unnecessary travel, traffic and congestion which could discourage both indigenous and inward investment.	+	+	+	This approach may result in the application of a consistent policy across the District. This approach should offer sufficient protection to car parking within the former District of Magherafelt. Sufficient parking may decrease unnecessary travel, traffic and congestion which could encourage both indigenous and inward investment.
22. To encourage efficient patterns of movement in support of economic growth	-	-	-	This approach may result in an inconsistent application of policy, as unlike the other two area plans, the Magherafelt Area Plan did not identify and protect car parking. Adequate parking can help encourage efficient patterns of movement in support of economic growth. This approach it may not offer sufficient protection to car parking within the former District of Magherafelt. Insufficient parking may result in inefficient patterns of movement i.e. unnecessary travel, traffic and congestion.	+	+	+	This approach may result in the application of a consistent policy across the District. Adequate parking provision can help encourage efficient patterns of movement in support of economic growth. This approach should offer sufficient protection to car parking within the former District of Magherafelt.



SA / SEA Objectives	Option 1.			Option 2.		
	Await the Local policies plan to identify and protect car parks within town centres			Introduce policy whereby there is a presumption against the development of Car Parks within Town Centres		
	Short Term	Med. Term	Long Term	Short Term	Med. Term	Long Term
	Comments			Comments		
Summary - Carparking (Policy TRAN 3)						
Social Effects	Through a consistent application of policy protecting car parking across the District approach 2 unlike approach 1, should have broadly positive social impacts, as adequate parking provision can help ensure easier accessibility to essential services and facilities including those promoting health and well-being, especially for those most in need.					
Environmental Effects	Approach 2 with a consistent application of policy protecting car parking across the District unlike approach 1, should have broadly positive environmental impacts, as adequate parking provision can help reduce the effects of traffic and traffic congestion on the environment i.e. in terms of air pollution. Sufficient parking may result in less unnecessary travel, traffic congestion and emissions from for example vehicles circling the towns looking for spaces. Approach 2 may also have a minor positive in that again unlike approach 1 it may result in less need for on-street car parking and traffic congestion which could reduce the attractiveness of the towns features of historical and cultural value and their accessibility. Furthermore the less unnecessary travel, traffic congestion and emissions it encourages may go some way to reduce our carbon footprint in support of reducing climate change although not so far as to warrant a positive scoring.					
Economic Effects	Through a consistent application of policy protecting car parking across the District approach 2 should have broadly positive economic impacts, as adequate parking provision may result in less unnecessary travel, traffic and traffic congestion by encouraging efficient patterns of movement, which may in turn encourage sustainable economic growth by helping to improve the economic performance of town centres and promoting sustainable regeneration.					
Mitigation and Enhancement	There are no mitigation and enhancement measures needed within Car Parks Policy as there are no significant positive or negative impacts.					
Preferred Option	Adopt Option 2 Policy TRAN 3 - Introducing a policy whereby there is a presumption against the development of Car Parks within Town Centres.					

Assessment of Alternatives – TRAN 4 – Access onto Protected Routes and Other Route Ways

KEY



SA / SEA Objectives	Option 1.			Option 2.			Option 3.			Option 4.		
	A more liberal Protected Routes policy			A stricter Protected Routes Policy			Reconfigure existing plan policy contained in PPS 3 'Access, Movement and Parking', SPPs and to include aspects of PSRNI Policy IC 15 Roadside Service Facilities.			Current policy approach under transitional arrangement i.e. apply existing policy AMP 3 Protected Routes & IC 15 Roadside Service Facilities, together with the SPPs.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
1. To reduce poverty and social exclusion	0	0	0	Likely minimal impact on this objective.	0	0	0	Likely minimal impact on this objective.	0	0	0	Likely minimal impact on this objective.
2. To improve the health and wellbeing of the population	-	-	-	Likely negative impact as it may result in the creation of more new accesses and the intensification of existing accesses onto protected routes in the district, potentially reducing free flowing traffic and traffic speed which in turn could result in longer journey times to essential services.	-	-	-	Potentially negative effect by being too restrictive and not permitting accesses where there is a clear need, for example, to serve a new motorway service area or residential development.	+	+	+	Likely positive impact by minimising disruptions/delays on main traffic routes, resulting in shorter journey times to essential services, while at the same time allowing for certain exceptions.
3. To improve the education and skills of the population	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
4. To provide everybody with the opportunity to live in a decent home	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
5. To reduce crime and anti-social activity	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship	N/R	N/R	N/R	No direct relationship
6. To encourage a sense of community and promote a more equal and inclusive society	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
7. To improve accessibility to key services, especially for those most in need	-	-	-	Likely negative impact as it may result in the creation of more new accesses and the intensification of existing accesses onto protected routes in the district, potentially reducing free flowing traffic and traffic speed which in turn could result in longer journey times to essential services.	-	-	-	Potentially negative effect by being too restrictive and not permitting accesses where there is a clear need, for example, to serve a new motorway service area or residential development.	+	+	+	Likely positive impact by minimising disruptions/delays on main traffic routes, resulting in shorter journey times to essential services, while at the same time allowing for certain exceptions.
8. To reduce the effect of traffic on the environment	-	-	-	Likely negative effect by facilitating an increased number of accesses and intensification of existing accesses onto protected routes which could result in more congestion, slowing down and speeding up, impacting on air quality.	+	+	+	Likely positive effect by minimising the creation of new accesses and the intensification of existing accesses onto protected routes which should encourage free flowing traffic, reducing the impacts of congestion on air quality.	0	0	0	Likely minimal impact by controlling the creation of new accesses and the intensification of existing accesses onto protected routes, while at the same time allowing for certain exceptions.
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply				No direct relationship				No direct relationship				No direct relationship
10. To improve air quality	-	-	-	Likely negative effect by facilitating an increased number of accesses and intensification of existing accesses onto protected routes which could result in more congestion, slowing down and speeding up, impacting on air quality.	+	+	+	Likely positive effect by minimising the creation of new accesses and the intensification of existing accesses onto protected routes which should encourage free flowing traffic, reducing the impacts of congestion on air quality.	0	0	0	Likely minimal impact by controlling the creation of new accesses and the intensification of existing accesses onto protected routes, while at the same time allowing for certain exceptions.
11. To conserve and enhance biodiversity	-	-	-	Likely negative impact on this objective. Extent of impact will depend on location and scale of development.	0	0	0	Given the more restrictive nature of this policy, it is less likely that it will cause negative impacts on biodiversity, although ultimately this will depend on the location and scale of development.	0	0	0	Likely negative impact on this objective. Extent of impact will depend on location and scale of development.



SA / SEA Objectives	Option 1.			Option 2.			Option 3.			Option 4.		
	A more liberal Protected Routes policy			A stricter Protected Routes Policy			Reconfigure existing plan policy contained in PPS 3 'Access, Movement and Parking', SPPs and to include aspects of PSRNI Policy IC 15 Roadside Service Facilities.			Current policy approach under transitional arrangement i.e. apply existing policy AMP 3 Protected Routes & IC 15 Roadside Service Facilities, together with the SPPs.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
12. To maintain and enhance the character and quality of landscapes and townscapes	-	-	-	This approach which would allow for more exceptions to protected routes policy may lead more new accesses and the greater intensification of existing accesses onto protected routes but more development in the district in general which may have the potential to negatively impact on character and quality of landscapes and townscapes.	0	0	0	Given the the more restrictive nature of this policy, it is less likely that it will cause negative impacts on the subjective, although ultimately this will depend on the location and scale of development.	0	0	0	Like negative impact on this objective. Extent of impact will depend on location and scale of development.
13. To conserve and, where appropriate, enhance the historic environment and cultural assets	?	?	?	Likely effects will ultimately depend on the scale and location of development.	?	?	?	Likely effects will ultimately depend on the scale and location of development.	?	?	?	Likely effects will ultimately depend on the scale and location of development.
14. To reduce contributions to climate change and reduce vulnerability to climate change	-	-	-	This approach is likely to increase contributions and vulnerability to climate change as it may lead to more accesses, to new destinations, leading to more journeys. More accesses off protected routes may also encourage use of private vehicle hence less efficient travel and more congestion.	+	+	+	This approach is likely to decrease contributions and vulnerability to climate change as it may lead to less accesses and potential development which may make destinations less popular, leading to less journeys. Less accesses off protected routes may also encourage use of public transport hence more efficient travel and less congestion.	0	0	0	This approach is likely to increase contributions and vulnerability to climate change as it may lead to more accesses, to new destinations, leading to more journeys. More accesses off protected routes may also encourage use of private vehicle hence less efficient travel and more congestion.
15. To reduce flood risk and the adverse consequences of flooding	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
16. To minimise the production of waste and use of non-renewable materials	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
17. To conserve and enhance land quality and soil resources	0	0	0	Likely minimal effect on this objective.	0	0	0	Likely minimal effect on this objective.	0	0	0	Likely minimal effect on this objective.
18. To encourage sustainable economic growth	-	-	-	Likely negative impact as it may reduce the effectiveness of protected routes, increase journey times and increase congestion.	+	+	+	Likely positive impact by preventing potential disruptions and delays on protected routes.	+	+	+	Likely positive impact overall by preventing unnecessary disruptions and delays on protected routes, while at the same time facilitating access to/from important economic developments.
19. To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
20. To reduce disparities in economic performance and promote sustainable regeneration	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.	0	0	0	This approach is likely to have minimal impact on this objective.
21. To encourage and accommodate both indigenous and inward investment	-	-	-	Likely negative impact as it may reduce the effectiveness of protected routes, increase journey times and increase congestion.	+	+	+	Likely positive effect by minimising the creation of new accesses and the intensification of existing accesses onto protected routes which should encourage the free flowing and efficient movement of traffic.	+	+	+	Likely positive impact by preventing unnecessary disruptions and delays on protected routes, while at the same time facilitating access to/from important economic developments.



SA / SEA Objectives	Option 1.			Option 2.			Option 3.			Option 4.		
	A more liberal Protected Routes policy			A stricter Protected Routes Policy			Reconfigure existing plan policy contained in PPS 3 'Access, Movement and Parking', SPPs and to include aspects of PSRNI Policy IC 15 Roadside Service Facilities.			Current policy approach under transitional arrangement i.e. apply existing policy AMP 3 Protected Routes & IC 15 Roadside Service Facilities, together with the SPPs.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
22. To encourage efficient patterns of movement in support of economic growth					-	-	-	Likely negative impacts. This approach lacks the flexibility to accommodate important economic developments which may therefore be a deterrent to investment.				
	-	-	-	Likely negative impact as it may reduce the effectiveness of protected routes, increase journey times and increase congestion.	+	+	+	Likely significant positive effect by minimising the creation of new accesses and the intensification of existing accesses onto protected routes which should encourage the free flowing and efficient movement of traffic.	+	+	+	Likely significant positive impact overall by preventing potential disruptions and delays on protected routes, while at the same time facilitating access to/from important economic developments.

Assessment of Alternatives – TRAN 4 – Access onto Protected Routes and Other Route Ways



SA / SEA Objectives	Option 1.			Option 2.			Option 3.			Option 4.		
	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments	Short Term	Med. Term	Long Term	Comments
				A more liberal Protected Routes policy				A stricter Protected Routes Policy				Reconfigure existing plan policy contained in PPS 3 'Access, Movement and Parking', SPPs and to include aspects of PSRNI Policy IC 15 Roadside Service Facilities.
												Current policy approach under transitional arrangement i.e. apply existing policy AMP 3 Protected Routes & IC 15 Roadside Service Facilities, together with the SPPs.

Summary - Access onto Protected Routes and Other Route Ways (Policy TRAN 4)												
Social Effects	No significant negative social effects have identified from either approach. Approach 2, 3 and 4 may have minor positive social impacts particularly in respect of improving health and well being and access to essential services. Minimising disruptions/delays on main traffic routes, could result in shorter journey times to essential services, while at the same time allowing for certain exceptions (approach 3 & 4 only). A more liberal protected routes policy (Approach 1) could adversely effect the free flowing movement of traffic resulting in increased journey times to essential services with negative impact on well being. Approach 2 may also have some minor negative impacts given its inflexible approach, although this would ultimately depend on level of need for new accesses.											
Environmental Effects	No significant negative environmental effects have been identified from either approach. Approach 1, 3 and 4 could have a minor negative impacts upon the environment in terms its biodiversity, air quality and quality of landscapes / townscapes, and vulnerability to climate change. Approach 2 scores more positively environmentally simply because there is less likely to be development permitted under this approach.											
Economic Effects	No significant negative economic effects have been identified from from either approach. Approach 3 & 4 however could potentially have economic benefits. The protected routes policy is essentially an economic policy, so by safeguarding the free and safe flow of traffic on main transport routes while at the same facilitating new accesses for important economic development it can only encourage investment. Given approach 3 facilitates the provisions of motorway service areas, without needing to demonstrate need (as per Approach 4) it is considered that the economic impacts in terms of inward investment may be significantly positive from this approach. Approaches 2, 3 and 4 can all have significant economic benefits by encouraging the efficient movement of traffic in support of economic growth.											
Mitigation and Enhancement	There is potential for mitigation through the careful site selection of potential new access onto protected routes, and through close consultation with TNI and other statutory consultees.											
Preferred Option	Adopt Option 3 – Reconfiguring existing policy to introduce Policy TRAN 4 Access onto Protected Routes and Other Route Ways.											

Appendix 2

Plans and Programmes.

Appendix 2 Relevant Plans and Programmes

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
INTERNATIONAL			
EU Directives			
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	The LDP will take account of the Directive as well as more detailed policies derived from the Directive at the national level.	Requirements of the Directive must be met in Sustainability Appraisals.
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna	The LDP will be subject to Habitats Regulations Assessment in line with the Directive. It should focus on protecting and enhancing natural habitats through an Appropriate Assessment (AA) of SPAs and SACs within and around Mid Ulster.	<p>Include the following Draft SA objectives are proposed;</p> <p>To conserve and enhance biodiversity,</p> <p>To maintain and enhance the quality of the landscapes (and townscapes),</p> <p>To protect and maintain the natural environment and important landscape features'</p> <p>To reduce the effect of traffic on the environment,</p> <p>To improve air quality,</p> <p>To conserve and where appropriate, enhance the historic environment and cultural assets.</p> <p>To reduce contributions of climate change and reduce vulnerability to climate change</p> <p>To minimise the production of waste and use of non-renewable materials,</p> <p>To encourage sustainable economic growth.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
<i>The Birds Directive 2009</i> Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended.	The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures: Creation of protected areas. Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones. Re-establishment of destroyed biotopes/habitats. Creation of biotopes/habitats	The LDP will need to consider the importance of SPA's and the need to avoid pollution or deterioration of habitats or any other disturbances affecting birds.	Include draft SA objective; To conserve and enhance biodiversity To improve air quality.
<i>The Waste Framework Directive 2008</i> Directive 2008/98/EC on waste.	Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	The LDP should make appropriate actions reflecting the need to manage wastes according to this directive.	Include draft SA objective; To minimise the production of waste and use of non-renewable materials.
<i>The Floods Directive 2007</i> Directive 2007/60/EC on the assessment and management of flood risks.	Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the SPPS.	Include draft SA objectives; To reduce contributions of climate change and reduce vulnerability to climate change Include sustainability objective that relate to flood management and reduction of risk?
<i>The Water Framework Directive 2000</i> Directive 2000/60/EC establishing a framework for community action in the field of water policy.	Protection of inland surface waters, transitional waters, coastal waters and ground waters.	Impacts on the water environment will be considered by the plan. The LDP should recognise the need to protect ground and surface water from pollution; and reflect requirements of directive.	Include draft SA objectives; To improve water quality; To conserve water resources and provide for sustainable resources of water supply.
<i>The Landfill Directive 1999</i> Directive 99/31/EC on the landfill of waste.	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	The LDP will take account of the Directive as well as more detailed policies contained in the SPPS.	Include draft SA objective; To minimise the production of waste and use of non-renewables

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control).	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	The implications of the LDP on industrial air pollution will be considered. It will take account of the Directive as well as more detailed policies contained in the SPSS.	Include draft SA objectives; To improve air quality; To minimise the production of waste and use of non-renewables To reduce contributions of climate change and reduce vulnerability to climate change. To encourage sustainable economic growth
<i>Energy Performance of Buildings Directive 2010</i> on the energy performance of buildings 2010/31/EU.	The Directive aims to promote the energy performance of buildings and building units. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	The LDP will take account of the Directive	Include draft SA objective; To reduce contributions to climate change and reduce vulnerability to climate change. Include SA objective relating to the energy performance/efficiency of existing and proposed buildings?
<i>The Air Quality Directive 2008</i> Directive 2008/50/EC on ambient air quality and cleaner air for Europe.	Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.	The LDP will consider the implications of the LDP on air pollution. It will take account of the Directive as well as more detailed policies contained in the SPSS.	Include draft SA objectives; To improve air quality;
<i>4th Daughter Directive on Air Quality</i> 2004/107/EC.	Avoid, prevent or reduce harmful effects of arsenic, cadmium, nickel and polycyclic aromatic hydrocarbons (PAH's) on human health and the environment as a whole	The LDP will consider the implications of the LDP on air pollution. It will take account of the Directive as well as more detailed policies contained in the SPSS	Include draft SA objectives; To improve air quality;
<i>The Drinking Water Directive 1998</i> Directive 98/83/EC on the quality of water intended for human consumption.	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	The LDP will take account of the Directive	Include draft SA objectives; To improve water quality; conserve water resources and provide for sustainable resources of water supply. To minimise the production of waste and use of non-renewables

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
<i>The Packaging and Packaging Waste Directive 1994</i> Directive 94/62/EC on packaging and packaging waste.	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.	The LDP will take account of the Directive.	Include draft SA objective; To minimise the production of waste and use of non-renewables Include sustainability objectives to minimise the environmental impact of waste and promote recycling?
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	The LDP will take account of the Directive. It is cognisant that Northern Ireland has been designated a nitrate vulnerable zone.	Include draft SA objectives; To improve water quality; conserve water resources and provide for sustainable resources of water supply.
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment .	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	The LDP will take account of the Directive.	Include draft SA objectives; To improve water quality; conserve water resources and provide for sustainable resources of water supply Include specific sustainability objective to reduce water pollution?
<i>Freshwater Fishing Directive 1978</i> 78/659/EEC. <i>This directive has been revoked and replaced by The Water Framework Directive 2013 however this new directive offers the same protection to freshwater fish.</i>	Aims to protect or improve designated waters in order to support fish life	The LDP will take account of the Directive.	Include Draft SA objectives; To improve water quality; conserve water resources and provide for sustainable resources of water supply To conserve and enhance biodiversity
<i>Shellfish Water Directive 1979.</i> <i>This directive has been revoked and replaced by The Water Framework Directive 2013 however this new directive offers the same protection to shellfish.</i>	Aims to ensure suitable environment for shellfish growth	The LDP will take account of the Directive.	Include SA objectives; To improve water quality; conserve water resources and provide for sustainable resources of water supply To conserve and enhance biodiversity

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
<i>Bathing Water Directive 2006/7/EC.</i>	It applies to surface waters that can be used for bathing except for swimming pools and spa pools, confined waters subject to treatment or used for therapeutic purposes and confined waters artificially separated from surface water and groundwater. Member States must monitor the bathing waters every year. The waters are classified according to their level of quality: poor, sufficient, good or excellent.	There are no sites within Mid Ulster that are monitored for bathing water quality. The 23 sites monitored by DOE Marine Division are at coastal locations.	To improve water quality; Conserve water resources and provide for sustainable sources of water supply
<i>Renewable energy Directive 2009 2009/28/EC.</i>	Creates a common framework for the use of renewable energy in the EU so as to limit greenhouse gas (GHG) emissions and promote cleaner transport. To do so, it sets targets for all EU countries with the overall aim of making renewable energy sources account for 20 % of EU energy and 10 % of energy specifically in the transport sector by 2020.	The LDP will take account of the Directive.	Include draft SA objectives; To improve air quality; To minimise the production of waste and use of non-renewables To reduce contributions of climate change and reduce vulnerability to climate change. To encourage sustainable economic growth.
<i>The Environmental Liability Directive (2004/35/EC).</i>	This directive aims to establish a framework of environmental liability based on the 'polluter-pays' principle, in order to prevent and remedy environmental damage. The Directive is implemented in Northern Ireland through the Environmental Liability (Prevention and Remediation) Regulations (Northern Ireland) 2009 SR2009/252.	The LDP will take account of this Directive and relevant local legislation.	Include draft objectives; To conserve and enhance biodiversity To reduce the effect of traffic on the environment. To improve air quality To improve water quality; Conserve water resources and provide for sustainable sources of water supply To reduce the effect of traffic on the environment To maintain and enhance the character and quality of landscapes and townscapes To conserve and, where appropriate, enhance the historic environment and cultural assets. To reduce the contributions to climate change and reduce vulnerability to climate change

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
			<p>To minimise the production of waste and non-renewable materials</p> <p>To conserve and enhance land quality and soil resources.</p> <p>To encourage sustainable economic growth</p>
European Eel Regulation 2007 (EC) No 1100/2007.	Aims to establish measures for the recovery of the stock of European Eel and requires member states to prepare and implement eel management plans	The LDP will take account of the Directive	<p>Include SA objectives;</p> <p>To improve water quality;</p> <p>conserve water resources and provide for sustainable resources of water supply</p> <p>To conserve and enhance biodiversity</p>
North Atlantic Salmon Conservation Organisation (NASCO) Commission.	Aims to promote the conservation, restoration, enhancement and rational management of salmon stocks in the North Atlantic Ocean through international co-operation.	The LDP will take account of this. DCAL is the competent authority in NI to take this forward and reports annually to the commission as to status of populations and actions taken to maintain and enhance them. Increased fisheries resource will result in increased angling opportunities in the MUDC area with the economic and social benefits this will bring.	<p>Include SA objectives</p> <p>To improve water quality</p> <p>To conserve and enhance biodiversity.</p> <p>To offer everybody the opportunity for rewarding and satisfying employment.</p>
European Spatial Development Perspective (1999).	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	The LDP should make a contribution towards fulfilling the goals of the ESDP.	<p>Include SA objective;</p> <p>To conserve and enhance biodiversity</p> <p>To conserve and, where appropriate, enhance the historic environment and cultural assets.</p> <p>To conserve and enhance land quality and soil resources</p>
General Union Environmental Action Plan (2020).	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;	The LDP should support the 4 key areas of work set out in the EAP.	<p>To conserve and enhance biodiversity</p> <p>To reduce the effect of traffic on the environment.</p> <p>To improve air quality</p> <p>To improve water quality; Conserve water resources and provide for sustainable sources of water supply</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>(c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing;</p> <p>(d) to maximise the benefits of the Union's environment legislation;</p> <p>(e) to improve the evidence base for environment policy;</p> <p>(f) to secure investment for environment and climate policy and get the prices right;</p> <p>(g) to improve environmental integration and policy coherence;</p> <p>(h) to enhance the sustainability of the Union's cities;</p> <p>(i) to increase the Unions effectiveness in confronting regional and global environmental challenges.</p>		<p>To reduce the effect of traffic on the environment</p> <p>To maintain and enhance the character and quality of landscapes and townscapes</p> <p>To conserve and, where appropriate, enhance the historic environment and cultural assets.</p> <p>To reduce the contributions to climate change and reduce vulnerability to climate change</p> <p>To minimise the production of waste and non-renewable materials</p> <p>To conserve and enhance land quality and soil resources.</p> <p>To encourage sustainable economic growth.</p>
<p>European Landscape Convention (Florence, 2000).</p> <p>*Did not come into force in the UK until 2007*</p>	<p>The convention promotes landscape protection, management and planning.</p>	<p>The LDP should support the aims of the convention, seeking to protect, manage and enhance the landscape.</p>	<p>Include SA objective;</p> <p>To maintain and enhance the character and quality of landscapes and townscapes.</p> <p>To conserve and, where appropriate, enhance the historic environment and cultural assets.</p>
<p>European Convention on the Protection of the Archaeological Heritage (Valletta, 1992).</p> <p><i>Revision of the 1985 Granada Convention</i></p>	<p>Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.</p> <p>Creation of archaeological reserves and conservation of excavated sites.</p>	<p>The LDP will take account of this convention</p>	<p>Include sustainability objectives;</p> <p>To conserve and, where appropriate, enhance the historic environment and cultural assets</p>
<p>EC (2013) Adaptation Strategy.</p>	<p>The overall aim is to enhance the preparedness and capacity to respond to the impacts of climate change at local, regional, national and EU levels, developing a coherent approach and improving coordination e.g. between national adaptation strategies and national risk management plans. Priority will be given to</p>	<p>Climate change is not specifically referenced in the list of LDP objectives. Reference is made however in Paper 6 Utilities to DARD Climate Change Flood Map and the need for the Mid Ulster Plan to be compatible with pending Flood risk Management Plans and the need to</p>	<p>Include sustainability objectives to reduce contributions to climate change and reduce vulnerability to climate change.</p> <p>To encourage sustainable economic growth</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>adaptation flagship projects that address key cross- sectoral, trans-regional and/or cross-border issues. Projects with demonstration and transferability potential will be encouraged, as will green infrastructure and ecosystem-based approaches to adaptation, and projects aiming to promote innovative adaptation technologies.</p>	<p>avoid zoning flood risk land for 'habitable development'. This strategy could inform possible approaches to planning that would produce developments that are adapted to climate change, thereby increasing the resilience of Mid Ulster infrastructure to climate change impacts. In addition, the strategy seeks to address border issues, which may be a factor in the LDP. Overall, these two documents are expected to support each other, though there will be a need to balance objectives at a local level upon implementation of individual developments or projects. Application of planning policy to existing developed resources may be negatively impacted as climate change measures may not necessarily align with objectives for natural heritage, cultural heritage or landscape outcomes.</p>	<p>To reduce the effect of traffic on the environment</p>
<p>EC (2011) Biodiversity Strategy.</p>	<p>Strategy is designed to halt the loss of biodiversity, restore ecosystems so far as feasible, and step up efforts to avert global degradation of ecosystem services in the EU by 2020. It also aims to speed up the EU's transition towards a resource efficient and green economy. These targets can be achieved through a number of strategic objectives including ecosystem based approaches to climate change mitigation and adaptation, conserving and enhancing natural resources using them in a sustainable way, and nature based innovation restoring ecosystems and conserving biodiversity.</p>	<p>The need to 'protect and enhance the natural and built environment and achieve biodiversity' (c) (i), is a key objective of the LDP. This will afford some policy protection to the habitats and species from inappropriate development. Flood risk and renewable development policies will also contribute to environmental and subsequently social well-being.</p>	<p>Draft objective; To conserve and enhance biodiversity</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
<p>EC (2010) Europe 2020 Economic Strategy – A strategy for smart, sustainable and inclusive growth.</p>	<p>Outlines the European Union's ten-year growth strategy and is about addressing the shortcomings of our growth model whilst creating the conditions for a different type of growth that is smarter, more sustainable and more inclusive. Five key targets have been set for the EU to achieve covering employment, education, research and innovation, social inclusion and poverty reduction, and climate/energy. Also it includes seven flagship initiatives providing a framework through which the EU and national authorities mutually reinforce their efforts in areas supporting the Europe 2020 priorities such as innovation, industrial policy and resource efficiency.</p>	<p>The proposed LDP will align with this Strategy due to its focus on economic growth.</p>	<p>Draft SA objectives;</p> <ul style="list-style-type: none"> To encourage sustainable economic growth To offer everybody the opportunity for rewarding and satisfying employment To encourage and accommodate both indigenous and inward investment. To encourage efficient pattern of movement in support of economic growth
<p>EC (2009) Sustainable Development Strategy.</p>	<p>A framework for a long-term vision of sustainability in which economic growth, social cohesion and environmental protection go hand in hand and are mutually supporting. Particular environmental protection objectives include increasing the use of clean energy and natural resources to combat climate change, reducing noise and air pollution through promotion of sustainable transport, and conserving and managing the overall use of water and air.</p>	<p>This Strategy aligns with many of the objectives of the LDP including those related to transport and natural heritage, as well as renewable energy.</p> <p>Will the Strategy and the LDP support each other in the respective delivery? Reference to climate change?</p>	<p>Draft SA objectives;</p> <ul style="list-style-type: none"> To conserve and enhance biodiversity To reduce the effect of traffic on the environment. To improve air quality To improve water quality; Conserve water resources and provide for sustainable sources of water supply To reduce the effect of traffic on the environment To maintain and enhance the character and quality of landscapes and townscapes To conserve and, where appropriate, enhance the historic environment and cultural assets. To reduce the contributions to climate change and reduce vulnerability to climate change To minimise the production of waste and non-renewable materials

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
			To conserve and enhance land quality and soil resources. To encourage sustainable economic growth
The Kyoto Protocol Adopted 1997, came into force in 2005.	The protocol looks at limiting the emission of harmful greenhouses gases. Main target is reducing CO2 emissions by 5% of 1990 levels between 2008-2010.	The LDP plan needs to look at how it can contribute towards meeting the protocol agreement and the Doha Amendment.	Include draft SA objectives; To reduce the contributions to climate change and reduce vulnerability to climate change To reduce the effect of traffic on the environment. To improve air quality
The "Doha Amendment to the Kyoto Protocol" was adopted on 8 December 2012.	Parties committed to reduce GHG emissions by at least 18 percent below 1990 levels in the eight-year period from 2013 to 2020.		
Paris climate conference COP 21- December 2015.	At this conference 125 countries adopted a first-ever universal, legally binding global climate deal to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C. The agreement is due to enter into force in 2020. Governments agreed; - a long-term goal of keeping the increase in global average temperature to well below 2°C above pre-industrial levels; - to aim to limit the increase to 1.5°C, since this would significantly reduce risks and the impacts of climate change	The LDP plan needs to look at how it can contribute towards meeting the protocol agreement.	Include draft SA objectives; To reduce the contributions to climate change and reduce vulnerability to climate change To reduce the effect of traffic on the environment. To improve air quality.
1992 UNCED – Rio Earth Summit – Agenda 21 - Global Programme of Action on Sustainable Development.	Comprehensive plan of action adopted by more than 178 Governments to be taken globally, nationally and locally by organisations of the United Nations System, Governments, and Major Groups in every area in which human impacts on the environment. Agenda 21 sets out the key areas for action and the major groups to be included	The LDP will take account of this plan.	Include draft SA objective; To reduce the effect of traffic on the environment. To improve air quality To improve water quality; Conserve water resources and provide for sustainable sources of water supply To reduce the effect of traffic on the environment

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
			<p>To reduce the contributions to climate change and reduce vulnerability to climate change</p> <p>To minimise the production of waste and non-renewable materials</p> <p>To conserve and enhance land quality and soil resources.</p> <p>To encourage sustainable economic growth</p> <p>To reduce poverty and social exclusion</p>
The Ramsar Convention. The convention of Wetland of International Importance (1971 an amendments).	<p>Protections and conservation of wetlands, particularly those of importance to waterfowl as waterfowl habitat.</p>	<p>The Plan will need to ensure that Ramsar sites are protected and given appropriate consideration.</p>	<p>Include Draft SA objective;</p> <p>To conserve and enhance biodiversity.</p>
Johannesburg Declaration on Sustainable Development (2002).	<p>Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.</p> <p>Renewable energy and energy efficiency.</p> <p>Accelerate shift towards sustainable consumption and production.</p>	<p>Ensure that site allocations and policies take account of the Declaration.</p>	<p>Include draft SA objective;</p> <p>To reduce the effect of traffic on the environment.</p> <p>To improve air quality</p> <p>To improve water quality; Conserve water resources and provide for sustainable sources of water supply</p> <p>To reduce the effect of traffic on the environment</p> <p>To reduce the contributions to climate change and reduce vulnerability to climate change</p> <p>To minimise the production of waste and non-renewable materials</p> <p>To conserve and enhance land quality and soil resources.</p> <p>To encourage sustainable economic growth</p> <p>To reduce poverty and social exclusion</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
Aarhus Convention (1998).	<p>Established a number of rights of the public with regard to the environment. Local authorities should provide for:</p> <p>The right of everyone to receive environmental information.</p> <p>The right to participate from an early stage in environmental decision making</p> <p>The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</p>	The plan will comply with these requirements through the consultation process, as outlined in the Statement of Community Involvement	Ensure that public are involved and consulted at all relevant stages of SA production. This should be reflected in the Statement of the Community Involvement

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
Northern Ireland			
Strategic Planning Policy Statement.	It sets out the strategic direction for new councils to bring forward detailed operational policies within LDP's. It also provides the core planning principles to underpin delivery of the two tier planning system with the aim of furthering sustainable development, mitigating and adapting to climate change, and emphasising the importance of ecosystem services. The core planning principles are;	The LDP has a statutory status as the starting point for decision making.	Sustainability Appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Improving Health and Well-being	The LDP will aim to promote safe and accessible environments with a high quality of life and community cohesion. Provision of Green infrastructure, Recreation and Open space, Quality Residential environments, protection of Natural and Built Assets all contribute to improved health and wellbeing. Objective (a) (i) provision of health services in main hubs and (c) (i) 'to protect and enhance the natural and built environment to achieve biodiversity, quality design, enhanced leisure and economic opportunity and promote health and wellbeing'.	Include SA objective; To improve the health and wellbeing of the population'
	Creating and Enhancing Shared Space	LDP objective (a) (vii) aims 'to accommodate cultural differences between communities whilst promoting 'shared spaces' to bring people together with equality of opportunity.'	Include SA objective; To encourage a sense of community and welfare.
	Supporting Sustainable Economic Growth	Emphasis on Creating jobs and Promoting Prosperity. Although sustainable economic development is not explicitly referred to in the LDP objectives,	Include SA objective; To encourage sustainable economic growth.

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
		emphasis on creation of 'accessible' jobs (b) (i), a 'diversity' in the range of jobs (b) (ii) and on generating 'sustainable and affordable lighting and heating for the population' (b) (v).	
	Supporting Good Design and Positive Place Making	LDP objective (c) (i) recognises the need to achieve quality design. Objective (a) (iv) recognises the need to provide for vital and vibrant communities and (a) (v) recognises the need to accommodate development which allows people to remain within their own communities.	Include SA objectives; 'To provide everybody with the opportunity to live in a decent home', 'To maintain and enhance the character quality of townscapes (and landscapes)'
	Preserving and Improving the Built and Natural Environment	LDP objective (c) (i) aims to protect and enhance the natural and built environment to 'achieve' biodiversity. Objective may need to be reworded?	Include SA objectives To conserve, p and enhance biodiversity. To conserve and, where appropriate, enhance the historic environment and cultural assets'.
DRD (2010) Regional Development Strategy 2035.	This document provides an overarching strategic planning framework influencing spatial development for the Region up to 2035, facilitating and guiding the public and private sectors. Taken into account are key drivers such as population growth and movement, demographic change, increasing number of households, transportation etc. It addresses economic, social and environmental issues aimed at achieving sustainable development and social cohesion.	The LDP will support the RDS as part of the wider Government policy framework and should therefore be closely aligned with its objectives.	See all SA objectives
Section 75 of the Northern Ireland Act 1998, Equality of opportunity.	The council is required to ensure that their local development plans are prepared in accordance with Section 75 statutory obligations. Consequently, a council will have to undertake an Equality Impact Assessment (EQIA) to determine if there will be any potential impacts upon Section 75 groups as a result of the policies and proposals contained in their local development plans.	LDP objective (vii) seeks To accommodate cultural differences between communities whilst promoting "shared spaces" to bring people together with equality of opportunity.	Include SA objective; To reduce poverty and social exclusion

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
Everyone's Involved – Sustainable Development Strategy (May 2010).	<p>Everyone's Involved – Sustainable Development Strategy, aims to put in place economic, social and environmental measures to ensure that we can continue to grow our economy, improve our society and communities and utilise our natural resources in an environmentally sustainable manner. The Strategy also intends to strengthen the framework to address global issues such as climate change and sets out the following six principles:</p> <ul style="list-style-type: none"> • living within environmental limits; • ensuring a strong, healthy, just and equal society; • achieving a sustainable economy; • promoting good governance; • using sound science responsibly; and • promoting opportunity and innovation. 	The LDP's objectives broadly align with the aims of this strategy. No specific reference is made however to impacts of climate change.	<p>Include Draft Objectives;</p> <p>To conserve and enhance biodiversity</p> <p>To reduce the effect of traffic on the environment.</p> <p>To improve air quality</p> <p>To improve water quality; Conserve water resources and provide for sustainable sources of water supply</p> <p>To reduce the effect of traffic on the environment</p> <p>To maintain and enhance the character and quality of landscapes and townscapes</p> <p>To conserve and, where appropriate, enhance the historic environment and cultural assets.</p> <p>To reduce the contributions to climate change and reduce vulnerability climate change</p> <p>To minimise the production of waste and non-renewable materials</p> <p>To conserve and enhance land quality and soil resources.</p> <p>To encourage sustainable economic growth</p>
The revised Northern Ireland Waste Management Strategy "Delivering Resource Efficiency" (October 2013);	This Strategy moves the emphasis of waste management in NI from resource management (with landfill diversion as the key driver) to resource efficiency i.e. using resources in the most effective way while minimising the impact of their use on the environment. Therefore, this Strategy has a renewed focus on waste prevention (including re-use), preparing for re-use and recycling in accordance with the waste hierarchy. Making more efficient use of natural resources and facilitating increased re-use and recycling is expected to have a	LDP objective (c)(ii) recognizes the need to 'accommodate investment in waste management' As stated in Para 6.8 of Paper 8 Utilities, the local development plan (LDP) have regard to the new Waste Management Plan for Mid Ulster (2016). The proposed focus of the LDP is therefore likely to support this strategy, namely with development making sustainable use of available resources and having a sustainable approach to waste designed in. The economic considerations of the LDP will support	<p>Draft objective;</p> <p>To minimise the production of waste and use of non-renewable resources.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	favourable impact on the NI economy and help to promote and support 'green jobs'.	'green jobs' and ensure that the economy will benefit from planning decisions. Improved waste management will be good for the environment.	
Lifetime Opportunities – Government's Anti-Poverty and Social Inclusion Strategy for Northern Ireland (November 2006).	The Strategy sets out goals tailored specifically for various age groups in order to meet the objective of working towards the elimination of poverty and social exclusion by 2020. These include underlining the importance of early intervention as a means of preventing poverty and recognising the priority of removing barriers to people joining or re-joining the labour market.	LDP objective (v) recognises the need of both growing families and carers of the elderly and disabled by accommodating development which allows people to remain within their own communities and does not lead to significant harm to neighbours or the environment.	Include draft objective; To reduce poverty and social exclusion.
Thinking Rural – The Essential Guide to Rural Proofing (March 2011).	The objective is to ensure robust consideration and integration of rural issues at the outset of the policy making process. It should help to ensure fair and equitable treatment for rural areas through the development of policies which are proportionate to need.	Objective (a) (iii) seeks to provide for vital and vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable growth within the countryside proportionate to the extent of existing rural communities	Include draft objective; To encourage a as sense of community identity and welfare. Is there a need for specific objective on rural issues?
'Valuing Nature' A Biodiversity Strategy for Northern Ireland to 2020.(July 2015)	It purpose is to make progress towards halting overall biodiversity loss, establish an ecosystem approach and help business and society in general have a greater understanding of the benefits that nature can bring to everyday life in Northern Ireland.	The Strategy will protect certain sites from development, which will need to be taken into account by the LDP and its policies.	Include draft objective; To conserve and enhance biodiversity
DARD (2012) Rural White Paper Action Plan.	This document sets out the vision for NI's rural areas and the actions which Departments will take in support of achieving that vision and to help ensure the future sustainability of rural areas. The vision includes vibrant and strong rural communities; improved infrastructure, transport and key services; strong community infrastructure which can avail of economic, social and cultural opportunities; and better linkages between rural and urban areas.	The LDP objectives support this. It sets out to support vibrant rural communities, facilitate development of new, accessible, community facilities, and improve connectivity between/within settlements in terms of telecommunications and transport infrastructure in particular. The Plan will promote sustainable development, well-	Include draft objective; To encourage a as sense of community identity and welfare. Is there a need for specific objective on rural issues?

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
		being and economic development which are aligned with the vision for rural areas.	
DARD (2012) Strategic Plan 2012-2020.	Focuses on a number of goals, underlying those actions, which are independent and will address key issues in support of achieving DARD's vision of 'a thriving and sustainable rural economy, community and environment'. Goals include helping the agri-food industry prepare for future market opportunities and economic challenges, improve lives of rural dweller, enhance animal, fish and plant health and animal welfare, help deliver improved sustainable environmental outcomes, and manage the business and deliver services to customers in a cost-effective way.	The LDP will directly support this plan, recognising that rural areas have a key role in supporting economic growth. The strategy aims to achieve appropriate and sustainable patterns of development that supports a vibrant rural community, improves infrastructure and facilitates development.	Include draft objective; To encourage a sense of community identity and welfare. Is there a need for specific objective on rural issues?
DARD (2013) Greenhouse Gas Reduction Strategy and Action Plan.	Overall this promotes and encourages adoption of technical efficiency to improve farm business performance and reduce greenhouse gas emissions. The strategy and action plan identifies a set of measures and actions that can be progressively implemented on-farm to better manage the climate consequences of agri-food production systems i.e. methane and nitrous oxide.	This paper is supported by Paper 6 Utilities (para 10.18) which advocates a retention of existing policy for biomass development as contained within PPS18 Renewable Energy. Similar issues such as transport generation, visual, odour and noise impacts will continue to arise during application processing. Indirect benefits from the push on sustainable development i.e. GHG emissions will be prevented by good siting/design and well integrated developments. Good planning decisions in relation to transport and renewable energy will also indirectly support this plan.	Include draft objectives; To reduce contributions to climate change and reduce vulnerability to climate change. To improve air quality.
DARD (2016) Tackling Rural Poverty and Social Isolation – A new framework.	This framework sets out the goals, objectives, priority action areas and outcomes for the Programme for Government commitment to	The LDP will deliver sustainable, economic and well-being benefits, all of which would be of value to poor, isolated	Include draft objectives; To reduce poverty and social exclusion. To reduce crime and anti-social activity.

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>bring forward a package of measures to help target the root causes of social isolation and help those in poverty in rural areas. In addition it aims to provide the necessary tools to identify the needs of vulnerable people/groups in rural areas, develop programmes/interventions to help alleviate poverty/social isolation and complement/add value to existing governmental strategies intended to tackle these issues.</p>	<p>communities. It recognizes the importance of self-employment and homeworking, particularly in rural locations. It also recognizes the need to improve connectivity between settlements and their rural hinterland and accommodate investment in sustainable modes of transport.</p>	<p>To reduce disparities in economic performance and promote sustainable regeneration</p>
DARD (2010) Renewable Energy Action Plan.	<p>Aims to provide a framework which enables the land based and rural sectors to realise the potential opportunities in the development of renewable energy. Focus is on assisting meeting targets for renewable energy production at a regional, national and EU level in a balanced and sustainable way. Other key objectives of the development include energy security, emissions reductions and wider economic advantages.</p>	<p>Para 10.10 of Paper 6 Utilities recommends adopting a policy similar to existing (PPS18) with greater weight given to development in vulnerable landscapes. As stated above a similar policy for biomass development as contained within PPS18 Renewable energy is also proposed. This approach will directly support the aims of this plan. Also complements LDP objective (b) (v) of which states that 'The need to provide and encourage use of energy both as a means of generating money for the local economy, attracting investment in enterprise and providing sustainable and affordable lighting and heating for the population'.</p> <p>Design and sustainable development policies should encourage renewable energy as part of these developments. Planning decisions will have to balance need for renewables with environmental concerns and it may be that the need for renewable developments is outweighed by environmental protection.</p>	<p>Include Draft objectives To minimise the production of waste and use of non-renewable materials. To reduce contributions to climate change and reduce vulnerability to climate change. To improve air quality</p>
DARD (2007) Flood Mapping Strategy for Northern Ireland.	<p>Sets out a structured programme of fluvial and coastal flood risk mapping (and associated tool development) that is based on current</p>	<p>It is anticipated that the LDP will support this Strategy. Utilities Paper 6 Para 7.21 outlines 5 objectives that complement</p>	<p>Include draft objectives;</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>Knowledge of the mapping requirements of the Planning Policy Statement 15 (PPS15) and the proposed EU Floods Directive. Aims to increase public awareness of flood risk areas, differentiate spatial distribution of risk within the floodplain to support planning and asset management processes.</p>	<p>the aims of this strategy. Reference is made in Paper 6 Utilities to DARD Climate Change Flood Map and the need for the plan to be compatible with pending Flood risk Management Plans (as required by the EU flood directive). Paragraph 13.4 also highlights the need to avoid zoning flood risk land for 'habitable development' and formulation of policy which makes drainage a key element of design and which promotes the use of SUDS. All planning decisions should take account of flood risk as part of all development.</p> <p>There is no specific reference to flood risk or climate change in the LDP objectives.</p>	<p>To reduce contributions to climate change and reduce vulnerability to climate change.</p> <p>To reduce the likelihood of flooding and it's adverse consequences.</p>
<p>The Northern Ireland Strategy for Sport and Physical Recreation 2009-2019.</p>	<p>The Strategy's vision is " a culture of lifelong enjoyment and quality, quantity and access to places for sport is a key development input to the two primary development outcomes of increased participation in sport and physical recreation and improved sporting performances. In particular, the Strategy will ensure that every person in Northern Ireland has access to a range of new, improved and shared world-class and locally available sports facilities.</p>	<p>The LDP will support the aims of this strategy. Paper 7 Open Space, Sport and Outdoor Recreation Paragraph 12.2 & 12.3 outlines several key objectives which will complement this strategy as long as there is no conflict with other objectives e.g. flooding, archaeology in its delivery. LDP objective (a) (i) aims to focus leisure activities in the 3 main hubs i.e.Cookstown, Dungannon and Magherafelt whilst objective (c) (i) recognizes the need to 'promote health and wellbeing.'</p>	<p>Include draft SA objectives;</p> <p>To improve health and wellbeing of the population.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
Defra and DOE (2012) A Climate Change Risk Assessment for Northern Ireland.	<p>The objective of the Climate Change Risk Assessment (CCRA) is to inform adaptation policy by assessing the current and future risks and opportunities posed by the impacts of climate for NI to the year 2100. The main finding is that extreme weather is still predominant among potential risks related to climate change but that other risks, such as water scarcity and species being able to track climate space, are becoming increasingly important. Several sections focussing on socio-economic implications of climate change comprising agriculture & forestry, business, tourism, buildings & infrastructure and health & wellbeing.</p>	<p>It is anticipated that the LDP will support this Strategy. Utilities Paper 6 Para 7.21 outlines 5 objectives that will complement the aims of this strategy. Reference is made to DARD Climate Change Flood Map and the need for the plan to be compatible with pending Flood risk Management Plans (as required by the EU flood directive). Paragraph 13.4 also highlights the need to avoid zoning flood risk land for 'habitable development' and formulation of policy which makes drainage a key element of design and which promotes the use of SUDS. All planning decisions should take account of flood risk as part of all development.</p>	<p>Include draft SA objectives; To minimise the production of waste and use of non-renewable materials. To reduce contributions to climate change and reduce vulnerability to climate change. To improve air quality; To conserve water resources and provide for a sustainable source of water supply. To reduce the likelihood of flooding and its adverse consequences.</p>
DETI (2012) Sustainable Energy Action Plan 2012-2015.	<p>The Action Plan aims to assist with the implementation of the Strategic Energy Framework (2010-2020). DETI set out numerous "main actions for the future" regarding renewables and other aspects of sustainable energy. Of particular relevance are the commitments to:</p> <ul style="list-style-type: none"> • Contribute to the growth of the NI sustainable energy sector (through Invest NI) to 8.9% of NI GVA by 2015. • Work with DfI, developers, planners and those responsible for environmental consents to ensure that the need for renewable energy to address the environmental impacts of climate change is recognised, that good quality applications are made and that clear, consistent and 	<p>LDP objective (b) (v) encourages the use of renewable energy for providing sustainable and affordable lighting and heating. There are no specific objectives regarding Climate Change. Para. 10.10 of Paper 6 Utilities recommends adopting a policy similar to existing (PPS18) with greater weight given to development in vulnerable landscapes, directly supporting this aspect of the action plan. Analysis of cumulative effect of wind energy development has been considered as part of the Development Pressure Analysis Paper (September 2015) an identification of vulnerable landscapes (Landscape Assessment Paper 2015).</p>	<p>Include draft SA objectives; To minimise the production of waste and use of non-renewable materials. To reduce contributions to climate change and reduce vulnerability to climate change. To improve air quality;</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>proportionate procedures are in place for the consenting of renewable installations.</p> <ul style="list-style-type: none"> Undertake “capacity studies” (including landscape capacity study, ecological study and bird migration study, with DfI and others) in order to determine with more accuracy how much development could be accommodated in different locations across Northern Ireland before significant cumulative effects start to emerge. Develop a continuous monitoring framework (with DfI and others) where the key potential cumulative effects identified from the assessment are reviewed on a regular basis in response to growth of the onshore wind industry. <p>There are also a number of socio-economic commitments, such as supporting construction of electricity network or refurbishing schools with renewable technologies for example.</p>		
DETI (2010) Energy: A Strategic Framework for Northern Ireland.	<p>Contains goals and targets, but does not include the detail of how targets could be achieved. It does aim to ensure future access to secure, competitively priced and sustainable energy supplies for all of NI. Also it provides a direction for NI energy policy over the next ten years concentrating on key areas of electricity, natural gas and renewable energy sources.</p>	<p>Renewable and sustainable development policies will indirectly accord with this framework, by providing for renewable development. There may be a conflict between this framework and environmental policies (natural heritage, cultural heritage, flood risk etc.) when it comes to developing gas facilities and electrical networks.</p>	<p>Include draft objectives; To minimise the production of waste and use of non-renewable materials. To reduce contributions to climate change and reduce vulnerability to climate change. To improve air quality</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
<p>DETI (2010) Northern Ireland Tourism Strategy.</p>	<p>The vision is to:</p> <ul style="list-style-type: none"> • create the new NI experience; • get it on everyone's destination wish list; and <p>double the income earned from tourism by 2020.</p>	<p>This Strategy aligns with Population and Growth objective (b) (ii) which seeks to promote a diversity in the range of jobs, recognizing the importance of the leisure and tourism. The sustainable approach to tourism development advocated in Paper 8 on Recreation leisure & Tourism will also directly support development that enables tourism e.g. visitor centres, attractions, services, transport etc. As with any development, environmental considerations will need to be considered.</p>	<p>Include draft objectives; To maintain and enhance the character and quality of landscapes and townscapes. To conserve and where appropriate enhance the historic environment and cultural assets To encourage sustainable economic growth To offer everybody the opportunity for rewarding and satisfying employment. To encourage and accommodate both indigenous and inward investment.</p>
<p>DOE (2013) Prioritised Action Framework for Natura 2000.</p>	<p>The framework identifies key priorities for managing the Natura 2000 network, to achieve the objectives of the EU Biodiversity Strategy 2000 and to provide an overview of how to finance them. Priorities focus on improving habitats and species that are currently in bad status depending on general measures such as agri-environmental schemes, stakeholder involvement and monitoring. This enables successful management planning and implementation of conservation management measures throughout Natura 2000.</p>	<p>LDP Objective (c) (i) identifies the need to 'protect and enhance the natural and built environment to achieve biodiversity'. Positive biodiversity outcomes can be secured through the application of appropriate planning policies and planning decisions.</p>	<p>Include draft objectives; To conserve and enhance biodiversity</p>
<p>Environment and Heritage Service (2006) Aquatic Monitoring Strategy 2006-07 and Water Framework Directive Monitoring Plans.</p>	<p>Document aims to provide an overarching framework and outline the general approach that will be adopted to monitor Northern Ireland's aquatic environment for the years 2006 to 2007 and beyond, highlighting the drivers for the work. The main one is the obligation to meet the monitoring requirements of the EC Water Framework Directive (WFD) (2000/60/EC), covering surface water, groundwater and hydrological</p>	<p>Although the aquatic environment or water management is not mentioned explicitly in the objectives, the need to protect and enhance that natural environment is recognized under LDP objective (c) (i). It is likely that the implementation of these monitoring plans will not be directly affected by the LDP, but rather indirectly by the implementation of local planning policy</p>	<p>Include draft SA objectives; To improve water quality; To conserve water resources and provide for sustainable resources of water supply</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	monitoring proposals	and consented developments.	
DRD (2012) Ensuring a Sustainable Transport Future: A New Approach to Regional Transportation.	<p>The new approach to regional transportation complements the Regional Development Strategy and aims to achieve the transportation vision: <i>“to have a modern, sustainable, safe transportation system which benefits society, the economy and the environment and which actively contributes to social inclusion and everyone’s quality of life”</i></p> <p>The new approach starts with the assumption that the decision to travel has been made. It seeks to provide the infrastructure and services that will ensure that travel and transport are as sustainable as possible.</p>	<p>The LDP will support this Plan. LDP objective (iii) recognizes the need for improved connectivity ‘through accommodating investment in transportation to improve travel time and more sustainable modes of transport’.</p> <p>Objectives laid out in Paper 5 Transport & Infrastructure would also align with this approach. The need for new or improved infrastructure will need to be assessed against environmental policies, though following good design and sustainable development should achieve the best possible solutions to the need.</p>	<p>Include draft SA objective:</p> <p>To improve accessibility to key services especially for those most in need/</p> <p>To encourage efficient patterns of movement in support of economic growth.</p> <p>To reduce the effect of traffic on the environment.</p>
DSD (2013) Urban Regeneration and Community Development Policy Framework.	<p>The Framework sets out four Policy Objectives that will form the basis of any future policy or programme development in urban regeneration and community development:</p> <ol style="list-style-type: none"> 1. To tackle area-based deprivation. 2. To strengthen the competitiveness of our towns and cities. 3. To improve linkages between areas of need and areas of opportunity. 4. To develop more cohesive and engaged communities. <p>It also contains a set of four Supporting Actions:</p> <ol style="list-style-type: none"> 1. We will maximise the potential of regeneration and community development by supporting an evidence-based policy 	<p>The LDP objectives broadly align with this framework, in particular strengthening the hubs, improving connectivity and facilitating community development. The LDP will indirectly support this aim by accommodating development for disadvantaged groups, such as the elderly and disabled, with emphasis on ‘sustainable growth’, facilitating new community facilities and promoting ‘shared spaces’.</p>	<p>Include draft SA objectives:</p> <p>To reduce poverty and social exclusion.</p> <p>To improve education and skills of the population</p> <p>To encourage a sense of community identity and welfare.</p> <p>To improve accessibility to key services especially of for those most in need.</p> <p>To reduce disparities in economic performance and promote sustainable regeneration.</p> <p>To encourage and accommodate both indigenous and inward investment.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>environment.</p> <p>2. We will maximise the resources available to regeneration and community development by supporting an innovative financial environment.</p> <p>3. We will support the development of skilled and knowledgeable practitioners in regeneration and community development.</p> <p>We will promote an effective and efficient voluntary and community sector.</p>		
<p>DSD (2012) Facing the Future: Housing Strategy for Northern Ireland 2012 -2017</p>	<p>Government has three main roles in relation to housing:</p> <ul style="list-style-type: none"> • Helping to create the right conditions for a stable and sustainable housing market that supports economic growth and prosperity; • Providing support for individuals and families to access housing, particularly the most vulnerable in society; and • Setting minimum standards for the quality of new and existing homes and for how rented housing is managed. <p>This strategy sets out how we intend to fulfil these roles over the next five years. The strategy also envisages housing playing a fourth role in driving regeneration within communities, particularly those suffering from</p>	<p>This strategy aligns with a number of aspects of the proposed LDP, namely objective (a) (iv) 'To provide for 10,950 new homes by 2030 via a range of housing to meet the needs of families, the elderly, and disabled'. The strategy may put pressure on the environmental aspects of the LDP such as natural heritage, archaeology, flood risk, etc. Similarly, the LDP may inhibit house building due to environmental or design constraints. A balance will need to be found through considered planning decisions.</p>	<p>Include draft SA objectives;</p> <p>To provide everybody with the opportunity to live in a decent home.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	blight and population decline.		
NIHE Social housing Development Programme (SHDP) - 2015/16 – 2017/18	The 3-Year SHDP is published together with an Unmet Social Housing Need Prospectus. The Prospectus is an integral part of the SHDP formulation process, which recurs on an annual basis. The Prospectus document highlights areas throughout Northern Ireland with the greatest level of un-met housing need and a current shortage of acquired development sites. The Housing Executive would welcome development proposals for these areas.	The LDP will take account of ongoing annual reporting and will be used to inform social housing zonings within the plan area.	Include draft SA objectives; To provide everybody with the opportunity to live in a decent home.
NIEA (2012) Strategic Priorities 2012-2022	The plan outlines the strategic direction over the next ten years to bring together diverse roles and guide corporate business planning, describing the context of the work and how it is delivered, how success will be measured and monitored, and strategic goals and actions under four priority areas: healthy natural environment, people and places, sustainable economic growth and using resources well.	The LDP will generally support this document, though individual developments will need to be considered on a case by case basis. LDP objective (b) (i) outlines aims to 'facilitate creation of 8,500 new jobs by 2030'. Paper 3 Employment and Economic Development Paper points to a pending review of PPS 4 Planning and Economic Development where new objectives will be laid out. It also aligns with LDP objective (c)(i) and the need to enhance leisure opportunities and promote health and well-being.	Include draft objectives; The majority of the Draft SA objectives can be linked to the strategic aims of this document, in particular; To encourage sustainable economic growth To maintain and enhance the character and quality of landscapes and townscapes.
1. Neagh Bann River Basin Management Plan 2015 -2021 (NIEA) 2. North West River Basin Management Plan 2015-2021 (NIEA)	River Basin Management is a key element in implementing the Water Framework Directive (WFD), taking an integrated approach to the protection, improvement and sustainable use of the water environment. It applies to groundwater and to all surface water bodies, including rivers, lakes, transitional (estuarine) and coastal waters out to one nautical mile.	Water management is not listed specifically as a plan objective however the need to 'protect and enhance natural heritage' (Objective (c) (i)) is likely to incorporate aquatic resources. Identifying flood risk is also referred to in Paper 6 Paragraph 7.15, which also influences water	Include draft SA objective; To improve water quality: conserve water resources and provide for sustainable sources of water supply. To conserve and enhance biodiversity. To reduce contributions to climate change and reduce vulnerability to climate change.

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>This plan aims to aim to:</p> <ul style="list-style-type: none"> • provide at least good status for all water bodies; • prevent deterioration in status; • promote sustainable development; • achieve specific standards for protected areas. 	<p>quality. The focus on sustainable and economic development may outweigh environmental concerns to a degree, but any planning decision will weigh each aspect as part of the decision process. Good quality aquatic habitats also enable outdoor recreation and well-being, which aligns with objective (c) (i) and the need to enhance leisure opportunities and promote health and well-being. The LDP will be compatible with the aims of this plan.</p>	<p>To reduce the likelihood of flooding and it's adverse consequences.</p>
<p>1. Neagh Bann River Basin Flood Risk Management Plans 2015 (DARD) 2. North Western River Basin Flood Risk Management Plan 2015 (DARD)</p>	<p>Flood Risk Management Plans (FRMPs) are a key requirement of the Floods Directive and are aimed at reducing the potential adverse consequences of significant floods on human health, economic activity, cultural heritage and the environment. In practice, the FRMPs provide the information and evidence necessary to support risk management decision making. The Plans also help promote greater awareness and understanding of the risks of flooding amongst the public, Government Departments, local authorities and other organizations. This creates the opportunity for a more proactive and co-operative approach to flood risk management.</p>	<p>Water management is not listed specifically as a plan objective however the need to 'protect and enhance natural heritage' (Plan objective (c) (ii)) is likely to incorporate aquatic resources. Identifying flood risk is also referred to in Paper 6 Paragraph 7.15, which also influences water quality. The focus on sustainable and economic development may outweigh environmental concerns to a degree, but any planning decision will weigh each aspect as part of the decision process. Good quality aquatic habitats also enable outdoor recreation and well-being, which aligns with objective (c)(i) and the need to enhance leisure opportunities and promote health and well-being. The LDP will be compatible with the aims of this plan.</p>	<p>Include draft SA objectives; To improve water quality: conserve water resources and provide for sustainable sources of water supply. To conserve and enhance biodiversity. To reduce contributions to climate change and reduce vulnerability to climate change</p>
<p>Northern Ireland Executive (2012) Economy and Jobs Initiative</p>	<p>Ensures that the economic challenges are maximised to sustain the people businesses and regional investment. It focuses on</p>	<p>This initiative will be supported directly by the plans focus on 'Creating Jobs and Promoting prosperity'. Plan objectives (b) (i)-(v) outline the intention</p>	<p>Include draft SA objectives; To encourage sustainable economic growth</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>supporting the local jobs market and accelerating new measures to create and retain jobs. Other key points include completing tourism projects, ensuring higher levels of support to employers for jobs filled by disadvantaged workers and encouraging small businesses (up to 50 employees) by providing skills grants to invest in new skills development etc.</p>	<p>to facilitate the creation of 8,500 jobs by 2030 across a range of employment sectors, including SME's and focusing also on self-employment and home working. Environmental considerations will be a factor in any development and it may be that the balance is in favour of the environment at times, or economic considerations at others.</p>	<p>To offer everybody the opportunity for rewarding and satisfying employment To encourage and accommodate both indigenous and inward investment. To encourage efficient pattern of movement in support of economic growth</p>
Northern Ireland Executive (2011) Programme for Government 2011-15	<p>The document sets out five priorities:</p> <ul style="list-style-type: none"> • Growing a Sustainable Economy and Investing in the Future • Creating Opportunities, Tackling Disadvantage and Improving Health and Well-Being • Protecting Our People, the Environment and Creating Safer Communities • Building a Strong and Shared Community • Delivering High Quality and efficient Public Services It also sets out 82 commitments, the key ones being: • Contribute to rising levels of employment by supporting the promotion of over 25,000 new jobs; • Achieve £1 billion of investment in the Northern Ireland economy which includes £375 million as a result of Foreign Direct Investment; £400 million from indigenous businesses supported by Invest NI and £225 million as a result of the Jobs Fund; 	<p>The five priorities of this programme are generally reflected in the LDP objectives. As with many of the plans, strategies and policies, sustainable and economic development objectives will need to be balanced and well designed to ensure positive environmental outcomes. Where new development takes place, adverse impacts on the environment are likely.</p>	<p>Include draft objectives; The majority of the Draft SA objectives can be linked to the strategic aims of this document, in particular; To reduce poverty and social exclusion To improve health and wellbeing of the population. To improve education and skills of the population. To reduce crime and anti-social activity. To encourage a sense of community identity and welfare. To encourage sustainable economic growth. To encourage and accommodate both indigenous and inward investment.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<ul style="list-style-type: none"> • Increase visitor numbers to 4.2 million and tourist revenue to £676 million by December 2014; • Support young people into employment by providing skills and training; • Reform and modernise the delivery of Health and Social care. • Work towards a reduction in greenhouse gas emissions by at least 35% on 1990 levels by 2025. • Halting the loss of biodiversity 		
Northern Ireland Executive (2008) Investment Strategy for Northern Ireland 2008-2018	Setting out the framework it will help create a sustainable 21 st century infrastructure. It identifies priority areas for investment in the years ahead and is intended to assist government and partners in the private sector plan ahead for the challenge of delivering the largest investment programme.	Developments will be required to comply with the LDP which may influence their location, design and scale.	Include draft SA objectives; To encourage sustainable economic growth To encourage and accommodate both indigenous and inward investment.
Northern Ireland Executive (2010) Sustainable Development Strategy and supplementary guidance	This Document enables structures and policies to be put in place to help move NI towards sustainability. Helps to align the priorities within the Programme for Government and integrate sustainable development thinking throughout their operations.	This Strategy will align with the sustainable development focus of the LDP. Development and planning required in pursuit of the Strategy will be required to address any environmental impacts that may occur.	Include draft SA objectives; To encourage sustainable economic growth.
SNIFER (2007) Preparing for a Changing Climate in Northern Ireland	The report was produced to inform policy experts of potential climate change impacts and recommends that "adaptation is given a higher priority across all sectors and within each of the public bodies identified as being responsible for adaptation". Potential adaptation strategies have been identified; those of most relevance are as follows:	Reference is made in Paper 6 Utilities to DARD Climate Change Flood Map and the need for the plan to be compatible with pending Flood risk Management Plans and the need to avoid zoning flood risk land for 'habitable development'. This report could inform possible approaches to planning that would produce	Include draft SA objectives; To reduce contributions to climate change and reduce vulnerability to climate change. To reduce the likelihood of flooding and its adverse consequences.

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<ul style="list-style-type: none"> • “Education and awareness: particularly focused on the human impact on species and habitats and the scale of the likely impacts of a changing climate”; • “Location and urban design actions: adaptation of infrastructure at risk, reduction of flood risk, use of green spaces and sustainable urban drainage systems”; • “Historic buildings: Improved management and maintenance of current buildings, development of strategies to adapt to changing climatic conditions”. 	<p>developments that are adapted to climate change, thereby increasing the resilience of Mid Ulster’s infrastructure to climate change impacts. Application of planning policy to existing developed resources may be negatively impacted as climate change measures may not necessarily align with objectives for natural heritage, cultural heritage or landscape outcomes. Climate change is not specifically referenced in the list of plan objectives.</p>	
Northern Ireland Regional Landscape Character Assessment 2016.	<p>Seeks to provide a strategic view of the landscape which can complemented by more detailed studies in the future.</p>	<p>Landscapes are not specifically referenced in any of the LDP objectives although may be encompassed under objective (c) (i) which highlights the ‘need to protect and enhance the natural (and built) environment’</p>	<p>Include draft SA objectives; To maintain and enhance the character and quality of landscapes and townscapes</p>
Northern Ireland Landscape Character Assessment (2000)	<p>Provides a comprehensive analysis of all of Northern Ireland Landscapes, including their vulnerability and sensitivity to change</p>	<p>Although landscapes are not specifically referenced in any of the LDP objectives it may be encompassed under objective (c) (i) which highlights the ‘need to protect and enhance the natural (and built environment’.</p> <p>This document has proven to be an important tool for informing local plan designations such as CPA’s LLPA’s and</p>	<p>Include draft SA objectives; To maintain and enhance the character and quality of landscapes and townscapes</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
		Areas of High Scenic Value.	
Closure of NIRO to new onshore wind in 2016 - DETI	Closure of the NIRO to large scale onshore wind from 1 April 2016 with exceptions in the form of grace periods for eligible projects. The NIRO will remain open for the time being to small scale wind until further consultation is completed. The Minister will consult further on closure arrangements for small scale onshore wind, which must now be set in the context of DECC's intention to protect GB consumers if Northern Ireland does not close the NIRO on equivalent terms to GB. The proposed closure to large scale wind will be adopted in a Renewables Obligation Closure Order (Northern Ireland) 2016 which is intended to come into operation in mid-March 2016	This may have both short term and long term impacts on both number of and processing times of onshore wind energy applications.	Include draft SA objectives; To reduce contributions to climate change and reduce vulnerability to climate change.
Sustainable Water - Long Term Water Strategy for Northern Ireland -2015-2040 (DRD)	This contains 4 high level aims to cover key water needs within a catchment. They are; <ul style="list-style-type: none"> - provide a high quality sustainable supplies of drinking water to households, industry and agriculture - manage flood risk and drainage in a sustainable manner - achieve the environmental requirements of the Water Framework Directive in a suitable manner provide sustainable reliable water and sewerage services that meet customer needs.	It is anticipated that the LDP will support this Strategy. LDP objective (c) (i) refers to 'the need accommodate investment in power, water and sewerage infrastructure... in the interests of public health'.	Include draft objectives; To improve water quality; conserve water resources and provide for sustainable sources of water supply To reduce vulnerability to climate change. To reduce the likelihood of flooding and its adverse consequences.
The Social and Economic Impact to Northern Ireland, and areas within the	This report examines the social and economic impact of recreational fishing (coarse, game and sea angling) in (NI) and areas within the	The LDP will take account of this report.	Include draft objectives; To encourage sustainable economic growth.

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
Loughs Agency, of Recreational Fisheries, Angling and Angling Resources - 2007.	Loughs Agency which are in the Republic of Ireland. It seeks to estimate and evaluate the current and potential social and economic impacts of recreational angling and provide recommendations for future development.		To improve water quality, conserve water resources. To reduce the likelihood of flooding and its adverse consequences.
Planning Act (Northern Ireland) 2011	Section 5 of the Planning Act (Northern Ireland) 2011 requires those who exercise any function in relation to local development plans to do so with the objective of furthering sustainable development. Sections 8(6) and 9(7) of the 2011 Act requires an appraisal of sustainability to be carried out for the Plan Strategy and Local Policies Plan, respectively.	The LDP will take account of the Planning Act (Northern Ireland) 2011. This scoping report forms part of the SA process.	See all draft SA objectives
Together building a United Community (OFMDFM)	Its vision is 'a united community, based on equality of opportunity, the desirability of good relations and reconciliation - one which is strengthened by its diversity, where cultural expression is celebrated and embraced and where everyone can live, learn, work and socialise together, free from prejudice, hate and intolerance'	The LDP will take account of this report. LDP objective (vii) aims to accommodate cultural differences in our communities whilst promoting 'shared spaces' to bring people together with equality of opportunity.	To include draft objective; To encourage a sense of community and promote a more equal and inclusive society
Northern Ireland Climate Change Adaptation Programme (NICCAP) 2014 - 2019.	This contains the Government's response to the risks and opportunities identified in the Climate Change Risk Assessment (CCRA) for Northern Ireland, which was published in January 2012 as part of the overall UK CCRA.	Climate change is not specifically referenced in the list of LDP objectives. Reference is made however in Paper 6 Utilities to DARD Climate Change Flood Map and the need for the Mid Ulster Plan to be compatible with Flood risk Management Plans and the need to avoid zoning flood risk land for 'habitable development'. This strategy could inform possible approaches to planning that would produce developments that are adapted to climate change, thereby increasing the resilience of Mid Ulster infrastructure to climate change impacts.	Include sustainability objectives; Reduce contributions to climate change and reduce vulnerability to climate change. To encourage sustainable economic growth To reduce the effect of traffic on the environment

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
		<p>Overall, these two documents are expected to support each other, though there will be a need to balance objectives at a local level upon implementation of individual developments or projects. Application of planning policy to existing developed resources may be negatively impacted as climate change measures may not necessarily align with objectives for natural heritage, cultural heritage or landscape outcomes.</p>	
DOE (2012) Northern Ireland Greenhouse Gas Emissions Reduction Action Plan	<p>This Cross departmental working group on climate change outlines how each Department in the Executive will contribute towards meeting the 2025 emission reduction target i.e. Reduction in greenhouse gas emissions by at least 35% on 1990 levels.</p> <p>Note; problems in accessing 2015/16 DOE GHG Action plan - No link available on DOENI.gov.uk</p>	<p>Implementation of the LDP will indirectly support the Action Plan through encouraging sustainable development, good standards of design, renewable energy and overall sustainability. Paper 6 'Utilities' paragraph 13.4 summarizes the approach to energy supply and renewables. Although a push on economic development could inhibit a reduction in greenhouse gases, the application of sustainability principles in development should lead to more efficient infrastructure.</p> <p>The LDP will take account of this document and any future Climate Change Bill.</p>	<p>Include sustainability objectives; Reduce contributions to climate change and reduce vulnerability to climate change. To encourage sustainable economic growth To reduce the effect of traffic on the environment.</p>
A Discussion Paper – Proposals for Taking Forward NI Climate Change Legislation - Published by the DOE on 1 December 2015	<p>Proposals include:</p> <ul style="list-style-type: none"> - setting a long term target of 80% reduction in GHG emissions by 2050 (compared to 1990 baseline levels) - setting interim targets that are consistent with achieving the 2050 targets - placing a duty to set limits in 5-year carbon budgets on the total amounts of GHG emissions that can be emitted in NI 		<p>Include sustainability objectives; Reduce contributions to climate change and reduce vulnerability to climate change. To encourage sustainable economic growth To reduce the effect of traffic on the environment.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
NI Countryside Survey (2007)	In the late 1980s, a baseline land cover survey was carried out in Northern Ireland (NI) to estimate the area of different types of habitats from a random sample set of quarter kilometre (25ha) grid squares. A monitoring resurvey was carried out in 1998 to determine the extent of change using the same sample grid squares and methods as in the baseline. A third time series of the NICS was carried out in 2007 to survey 287 sample grid squares at a proportional sampling intensity of 0.5% across the NI landscape.	The LDP will take account of this survey.	Include sustainability objectives; To conserve and enhance biodiversity To maintain and enhance the character and quality of landscapes.
PC 15 (NIW's draft expenditure plan 2015-2021).	This sets out NI waters long term strategy for providing water and wastewater services customers throughout Northern Ireland. Over the 6-year PC15 period, its proposals will cost £2.8bn.	The LDP will take account of this strategy.	Include draft objectives; To improve water quality; conserve water resources and provide for sustainable sources of water supply
DOJ NI – Building Safer, shared and confident communities: A Community Safety Strategy for Northern Ireland 2012-2017.	This Strategy provides the overall direction for community safety in Northern Ireland, and will help guide the work of a range of stakeholders including the Executive, local government, the voluntary and community sector and local communities.	The LDP will take account of this Strategy. It aligns with listed LDP objective (a) (vii) to accommodate cultural differences in our communities whilst promoting “shared spaces” to bring people together with equality and opportunity.	Include draft objectives; To reduce poverty and social exclusion To encourage a sense of community and promote a more equal and inclusive society.
NIHE - Race Relations Strategy.	The five Race Relations Policy themes can be summarised as follows; <ul style="list-style-type: none"> • Mainstreaming black and minority ethnic issues in policy development. • Racial harassment and intimidation. • Promoting black and minority ethnic social inclusion. • Community participation and development. • Migrant worker issues. 	This broadly aligns with LDP objective (a) (vii) which ‘seeks to bring people together with equality and opportunity’.	Include draft objectives; To encourage a sense of community and promote a more equal and inclusive society

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
NIHE Good Relations Plan	<p>This plan aims to :</p> <ul style="list-style-type: none"> • Respond quickly and effectively to the needs of people in danger as a result of community conflict • Work in partnership with others to address the complex housing needs of a divided society • Respect the rights of people who choose to live where they wish • Facilitate and encourage mixed housing as far as this is practicable, desirable and safe. 	<p>This plan aligns with LDP objective (a) (vii) to accommodate cultural differences between communities whilst promoting “shared spaces” to bring people together with equality and opportunity.</p>	<p>Include draft objectives;</p> <p>To encourage a sense of community and promote a more equal and inclusive society</p>
<p>NI Executive Strategy Making Life Better – A Whole System Strategic Framework for Public Health 2013-2023 (June 2014)</p>	<p>A ten year public health strategic framework provides direction for policies and actions to improve the health and wellbeing of people in Northern Ireland. The framework builds on the Investing for Health Strategy (2002/12) and retains focus on the broad range of social, economic and environmental factors which influence health and wellbeing. It brings together actions at government level and provides direction for implementation at regional and local level.</p>	<p>The LDP will aim to promote safe and accessible environments with a high quality of life and community cohesion. Provision of Green infrastructure, Recreation and Open space, Quality Residential environments, protection of Natural and Built Assets all contribute to improved health and wellbeing. Objective (a) (i) provision of health services in main hubs and (c) (i) to protect and enhance the natural and built environment to achieve biodiversity, quality design, enhanced leisure and economic opportunity and promote health and wellbeing’.</p>	<p>Include SA objective;</p> <p>To improve the health and wellbeing of the population’</p>
Peace IV Programme	<p>The PEACE IV Programme is a unique initiative of the European Union which has been designed to support peace and reconciliation in the Border Region of Ireland and Northern Ireland. The Programme was initially created in 1995 as a direct result of the EU's desire to</p>	<p>This plan aligns with LDP objective (a) (vii) to accommodate cultural differences between communities whilst promoting “shared spaces” to bring people together with equality and opportunity.</p>	<p>Include draft objective;</p> <p>To encourage a sense of community and promote a more equal and inclusive society</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>make a positive response to the paramilitary ceasefires of 1994.</p> <p>Whilst significant progress has been made since then, there remains a need to improve cross-community relations and where possible further integrate divided communities. The new programming period for 2014-2020 provides opportunity for continued EU assistance to help address the peace and reconciliation needs of the region.</p>		
Study of the Economic Value of Northern Ireland's Historic Environment DOE (May 2012).	<p>This study sets out to;</p> <ol style="list-style-type: none"> 1. Determine the current value of economic activity generated by Northern Ireland's historic environment and its distribution; 2. Gauge the level of historic environment-related employment in Northern Ireland, including indirect employment, the distribution of this employment, and its relative importance compared with other sectors; 3. Conduct a credible analysis of the wider community benefits that Northern Ireland's historical environment provides to the economy using a series of case studies, and 4. Make an assessment of the potential for the use of Northern Ireland's historic environment to aid sustainable growth of the economy and make recommendations as to how this could be realised. 	The LDP will take account of this study.	<p>Include draft objectives;</p> <p>To maintain and enhance the character and quality of landscapes and townscapes.</p> <p>To conserve and where appropriate enhance the historic environment and cultural assets</p> <p>To encourage sustainable economic growth</p> <p>To offer everybody the opportunity for rewarding and satisfying employment.</p> <p>To encourage and accommodate both indigenous and inward investment.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
UK			
Defra, Scottish Government, Welsh Assembly Government and DOE (2010) Air Pollution: Action in a Changing Climate	<p>Further action needed to meet current air quality limits for PM10 and NO2 includes:</p> <ul style="list-style-type: none"> • Accelerating clean technologies – including retrofitting, low emission vehicles, buildings efficiency, euro emission standards etc.; • Encouraging further behavioural changes – including modal shift, traffic management, safer driving, cycling, walking; • Local measures and delivery including parking controls, bus management arrangements, strengthening local air quality delivery; • Strategic options such as Low Emission Zones, local transport planning and very low carbon vehicles. <p>Beyond this, we will be working across the UK Government and with the devolved administrations to ensure that agreed methodologies for assessing the costs and benefits to air quality are built into the evaluation of climate change impacts of policies.</p>	<p>Although 'Air quality' is not mentioned specifically within the listed plan objectives it could feasibly be included under natural heritage (C(i)) and would be indirectly influenced by a focus on renewable energy. The compliance of Mid Ulster and NI with air quality objectives will have an impact on the UK Government, particularly at a European level. Poor emissions in Mid Ulster come from sources such as road traffic and the burning of solid fuels for domestic and manufacturing use. Sustainable development could address these issues through integrated transport systems (objective C iii) and provision of renewable energy (Paper 6, Para 13.4) so there is potential for a positive impact from the LDP. Meeting air quality targets will improve health and well-being for the public thereby also aligning with objective C (i)) and also have environmental benefits as well.</p>	<p>Include draft objectives; To improve air quality To reduce the contributions to climate change and reduce vulnerability to climate change. To reduce the effect of traffic on the environment.</p> <p>To reduce the likelihood of flooding and its adverse consequences</p>
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland Defra, Scottish Executive, Welsh Assembly Government and DOE (2007).	<p>The strategy sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; and identifies potential new national policy measures which</p>	<p>Air quality is not mentioned specifically within the listed objectives, though it could feasibly be included under natural heritage (C(i)) and would be indirectly influenced by a focus on renewable energy. The compliance of Mid Ulster and NI with air quality objectives will</p>	<p>Include draft objectives; To improve air quality To reduce the contributions to climate change and reduce vulnerability to climate change. To reduce the effect of traffic on the environment.</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
	<p>modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.</p>	<p>have an impact on the UK Government, particularly at a European level. Poor emissions in Mid Ulster come from road traffic and the burning of solid fuels for domestic and manufacturing use. PM (Particulate Matter) and PAH (Polycyclic Aromatic Hydrocarbons) from solid fuel burning are potentially an issue. Sustainable development could address these issues through integrated transport systems (objective C iii) and provision of renewable energy (Paper 6, Para 13.4) so there is potential for a positive impact from the LDP. Meeting air quality targets will improve health and well-being for the public thereby aligning with objective C (i) and also have environmental benefits as well.</p>	<p>To reduce the likelihood of flooding and its adverse consequences</p>
<p>HMSO (2005) Sustainable Development Strategy</p>	<p>The strategy for sustainable development aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations. This can be done through producing new priorities in sustainable development for the UK to meet, help others make better informed choices, ensure sustainable consumption and production, confront climate change and energy, protect natural resources and enhance environment etc.</p>	<p>Objectives (a) (iii), (b) (v) and (c) (ii) have a strong sustainable development theme, which aligns with the priorities of this Strategy. Plan objectives make no specific reference to climate change.</p>	<p>Include Draft Objectives; To conserve and enhance biodiversity To reduce the effect of traffic on the environment. To improve air quality To improve water quality; Conserve water resources and provide for sustainable sources of water supply To reduce the effect of traffic on the environment To maintain and enhance the character and quality of landscapes and townscapes To conserve and, where appropriate, enhance the historic environment and Cultural assets. To reduce the contributions to climate change and reduce vulnerability to climate change</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
IHPC (2010) Review of Local Air Quality Management: A report to Defra and the devolved administrations	<p>The report suggests there is scope to enhance action plan delivery by improving the links between air quality and other policy areas, and by communicating clearer messages about what needs to be done and why. In the absence of clarity about what is expected of LAQM, the report suggests a 'proactive' model where local authorities additionally have a decisive part to play alongside central government in driving through measures to secure compliance with national and EU target levels.</p> <p>Most urban centres in the UK contain a number of locations experiencing levels of pollution which are above objective levels, and many of the 'local' solutions lie in land-use and transport planning measures which need to be applied not just in a small area around the 'hotspot' but across the district/ borough area and beyond. Links with other policy areas also need to be improved, such as health and climate change</p>		<p>To minimise the production of waste and non-renewable materials To conserve and enhance land quality and soil resources. To encourage sustainable economic growth.</p>
	<p>Air quality is not mentioned specifically within the listed objectives, though it could feasibly be included under the natural heritage topic (C(i)) and would be indirectly influenced by a focus on renewable energy. The compliance of Mid Ulster and NI with air quality objectives will have an impact on the UK Government, particularly at a European level. Poor emissions in Mid Ulster come from road traffic and the burning of solid fuels for domestic and manufacturing use. Sustainable development could address these issues through integrated transport systems (Objective C iii) and provision of renewable energy (Paper 6, Para 13.4) so there is potential for a positive impact from the LDP. Meeting air quality targets will improve health and well-being for the public thereby also aligning with objective C (i)) and also have environmental benefits as well.</p>	<p>Include draft objectives; To improve air quality To reduce the effect of traffic on the environment. To reduce the likelihood of flooding and its adverse consequences</p>	
Sustainable Rural Communities - Full Policy framework – Public consultation January 2016 (NIHE)	<p>Stated vision 'Housing services working in partnership to enable and support vibrant, shared and sustainable rural communities and provide economic, social and environmental benefits in rural areas'</p>	<p>The LDP will support this. It sets out to support vibrant rural communities, facilitate development of new, accessible, community facilities, and improve connectivity between/within settlements in terms of telecommunications and transport infrastructure in particular. It aims to provide for 10,950 new homes by 2030</p>	<p>Include draft objective; To encourage a as sense of community identity and welfare. To reduce poverty and social exclusion To improve health and well-being of population. To provide everybody with opportunity to live in a decent home. To reduce crime and anti-social activity</p>

Relevant Plan and Programmes	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA)	Implications for the LDP	Implications for SA
		in a range of housing capable of meeting the needs of families, the elderly disabled and single people at accessible locations. It recognizes the needs of both growing families and carers of the elderly and disabled.	
Climate Change Act 2008	Covering England, Scotland, Wales and Northern Ireland established a legislative framework to enable the <i>reduction of UK GHG emissions by 80% from 1990 levels by 2050 and by 34% by 2020</i> . It also introduced legally binding five-year carbon budgets, which set a ceiling on the levels of GHGs the UK can emit on course to the longer-term target. The Climate Change Act 2008 covers all of the UK with targets set at the UK level. The Act sets no individual targets for Northern Ireland, England, Scotland or Wales. Section 60 requires the production of NI Climate Change Adaptation Programmes addressing risks in UK Climate Change Risk Assessment (CCRA).	The LDP will take account of this act and related targets e.g. PFG targets.	Include draft SA objectives; To reduce the contributions to climate change and reduce vulnerability to climate change To reduce the effect of traffic on the environment. To improve air quality. To reduce the likelihood of flooding and its adverse consequences
Immigration Act 2014	Among its provisions, this act covers new powers to regulate migrants access to services. In general, landlords will be liable to a civil penalty if they rent out premises to migrants who are not lawfully present in the UK.	The LDP will take account of this act	Include draft objectives; To encourage a sense of community and promote a more equal and inclusive society

Relevant Plans and Programmes (Local Plans)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for Mid Ulster LDP	Implications for SA
Mid Ulster Community Plan	Community Planning is a process whereby councils, statutory bodies and communities themselves work together to develop and implement a shared vision for their area. It will involve integrating service and function delivery and producing a community plan that will set out the future direction for development within a council area which promotes community cohesion and improves the quality of life for all of its citizens.	The LDP will take account of the community plan as required by the Local Government Act (NI) 2014. The LDP will provide a spatial expression to the Community Plan and work towards achieving the aims of the community plan. The draft is due out in September 2016.	Include draft objectives; To encourage a sense of community; identity and welfare To improve the health and wellbeing of the population. To reduce poverty and social exclusion. To improve education and skills of the population. To reduce crime and anti-social activity. To improve accessibility to key services
Mid Ulster Biodiversity Plan	This brings together the best available information on the state of our biodiversity within Mid Ulster, with a particular focus on Northern Ireland Priority Habitats and Northern Ireland Priority Species. The implementation of these plans will help towards ensuring the biodiversity of Mid Ulster is maintained and enhanced.	Need to protect habitats and species and to enhance important habitats where possible. Information on priority species and habitats, where available, needs to be part of evidence base for LDP. Need to sieve potential development sites for impact on protected habitats both direct and indirect and identify mitigation or potential measures at early stage.	Include draft objectives; To conserve and enhance biodiversity
Moy, Moneymore, Draperstown, Caledon and Northland Row conservation Areas Design Guide Booklets.	The Planning Act (NI) 2011 (Section 104) provides the Council with the power to designate an area of special architectural or historic interest as a Conservation Area	Need to protect heritage of buildings and areas of special architectural or historic interest.	Include draft objective; To protect, conserve and where appropriate, enhance the historical environment and cultural assets.
Southern Waste Management Partnership (SWAMP 2008) Draft Waste Management Plan.	Both Cookstown and Dungannon councils were members of this waste management group which was responsible for preparing a subregional waste management plan	There is a need to accommodate investment in waste management	Include draft objective; To minimise the production of waste and use of non-renewable materials.

Relevant Plans and Programmes (Local Plans)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for Mid Ulster LDP	Implications for SA
North West Region Waste Management Group – A Review of the Waste Management Plan 2006-2020.	Magherafelt Council was a member of the North Western Waste management group. This plan sets out arrangements for waste management and covers the period from 2012 to 2020.	There is a need to accommodate investment in waste management	Include draft objective; To minimise the production of waste and use of non-renewable materials.
Joint Waste Management Plan for Armagh city Banbridge & Craigavon Borough Council Fermanagh and Omagh Council and Mid Ulster District Council. 2016-2020.	This Joint Waste Management Plan fulfils the councils' obligations under Article 23 of the Waste and Contaminated Land (Northern Ireland) Order 1997. The Plan has been reviewed following the reform of local government. The grouping formally known as SWaMP2008 no longer exists as a body corporate. Consequently the remaining Councils beyond those in the Arc21 and the North West Region have formed a joint interest group for the purposes of waste management planning.	There is a need to accommodate investment in waste management.	Include draft objective; To minimise the production of waste and use of non-renewable materials.
Lough Neagh Biodiversity Action plan	This includes an audit of the state of biodiversity in and around Lough Neagh. The implementation of these plans will help towards ensuring the biodiversity of Lough Neagh is maintained and enhanced.	Need to protect habitats and species and to enhance important habitats where possible. Information on priority species and habitats, where available, needs to be part of evidence base for LDP. Need to sieve potential development sites for impact on protected habitats both direct and indirect and identify mitigation or potential measures at early stage.	Include draft objectives; To conserve and enhance biodiversity
Lough Neagh Management Area Action plan	This Lough Neagh Local Management Area (LMA) Action Plan is one of a series of action plans that are being developed for the 26 LMAs across the Neagh Bann, North Western and North Eastern River Basin Districts. The action plan details local measures identified to improve the water environment.	LDP will take account of this plan	Include draft objectives; To conserve and enhance biodiversity To improve water quality; conserve water resources and provide for sustainable sources of water supply.

Relevant Plans and Programmes (Local Plans)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for Mid Ulster LDP	Implications for SA
Inland Fisheries Group Lough Neagh Management Plan (draft DCAL document) 2015.	Its aim is to provide a strategic approach to the sustainable management of these underutilised resources. The FMP's set out how DCAL will seek to manage the fisheries and what will be required to inform this process. The plans take into account and complement existing initiatives such as the EU Eel Management Plans and the NASCO Salmon Management plans and other statutory and regulatory requirements such as the Water Framework Directive.	LDP will take account of this plan.	Include draft objectives; To conserve and enhance biodiversity To improve water quality, conserve water resources and provide for sustainable sources of water supply.
Mid Ulster Economic Development Strategy	This strategy sets out Mid Ulster District Council's key priorities for growing the local economy over the next five years and explains how we aim to achieve them.	This initiative will be supported directly by the plans focus on 'Creating Jobs and Promoting prosperity'. Objectives (b) (i)-(v) outline the intention to facilitate the creation of 8,500 jobs by 2030 across a range of employment sectors, including SME's and focusing also on self-employment and home working.	Include draft objectives To encourage sustainable economic growth To encourage and accommodate both indigenous and inward investment.
Mid Ulster housing Investment plan 2015-2019 (NIHE)	This document aims to initiate discussion on improved housing outcomes for Mid Ulster. It aims are (1) Identify and meet housing need and demand; (2) Improving peoples' homes; (3) Transforming peoples' lives; (4) Enabling sustainable neighbourhoods; (5) Delivering quality services.	This strategy aligns with a number of aspects of the proposed LDP, namely objective (a) (iv) 'To provide for 10,950 new homes by 2030 via a range of housing to meet the needs of families, the elderly, and disabled'. The strategy may put pressure on the environmental aspects of the LDP such as natural heritage, archaeology, flood risk, etc. Similarly, the LDP may inhibit house building due to environmental or design constraints. A balance will need to be found through considered planning decisions.	Include draft SA objectives; To provide everybody with the opportunity to live in a decent home.

Relevant Plans and Programmes (Local Plans)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for Mid Ulster LDP	Implications for SA
Mid Ulster District Council (MUDC) Good Relations Plan 2015 – 2016	This plan outlines a vision of a united community, based on equality of opportunity, the desirability of good relations and reconciliation - one which is strengthened by its diversity, where cultural expression is celebrated and embraced and where everyone can live, learn, work and socialise together, free from prejudice, hate and intolerance	This plan aligns with the LDP objectives.	Include draft objectives; To encourage a sense of community and promote a more equal and inclusive society
<p>MUDC Air Quality Review and Assessment Report Mid Ulster Air Quality Action Plans for Mid Ulster, including; Dungannon and South Tyrone Action plan 2010.</p> <p>Air Quality Progress report for Dungannon and South Tyrone April 2014</p> <p>Air quality progress report for Magherafelt 2013.</p> <p>Air quality progress report for Cookstown 2013.</p>	<p>The principal aim of Air Quality Action Plans is to minimise the effects of air pollution on human health within the council area using all reasonable measures, within reasonable time frames and by working towards achieving the Air Quality Standards.</p> <p>LAQM requires district councils to review and assess a range of air pollutants against the objectives set by the Air Quality Strategy, using a range of monitoring, modelling and other methods. For locations where objectives are not expected to be met by the relevant target date, district councils are required to declare an Air quality Management Area (AQMA) and to develop an action plan. There are 3 AQMA's declared in Mid Ulster at Moy, Magherafelt and Coalisland.</p>	<p>Air quality is not mentioned specifically within the listed objectives, though it could feasibly be included under natural heritage (C(i)) and would be indirectly influenced by a focus on renewable energy. The compliance of Mid Ulster and NI with air quality objectives will have an impact on the UK Government, particularly at a European level. Poor emissions in Mid Ulster come from road traffic and the burning of solid fuels for domestic and manufacturing use. PM (Particulate Matter) and PAH (Polycyclic Aromatic Hydrocarbons) from solid fuel burning are potentially an issue. Sustainable development could address these issues through integrated transport systems (objective C iii) and provision of renewable energy (Paper 6, Para 13.4) so there is potential for a positive impact from the LDP. Meeting air quality targets will improve health and well-being for the public thereby aligning with objective C (i) and also have environmental benefits as well.</p>	<p>Include draft objectives;</p> <p>To improve air quality</p> <p>To reduce the contributions to climate change and reduce vulnerability to climate change.</p> <p>To reduce the effect of traffic on the environment.</p>

Transboundary Plans and Programmes (Republic of Ireland)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for LDP	Implications for SA
Monaghan County Development Plan 2013-2019	Sets out planning policy for County Monaghan	Impacts on environmental designations set out in the Monaghan development plan will be assessed by the LDP.	<p>Include Draft Objectives;</p> <p>To conserve and enhance biodiversity</p> <p>To reduce the effect of traffic on the environment.</p> <p>To improve air quality</p> <p>To improve water quality; Conserve water resources and provide for sustainable sources of water supply</p> <p>To reduce the effect of traffic on the environment</p> <p>To maintain and enhance the character and quality of landscapes and townscapes</p> <p>To conserve and, where appropriate, enhance the historic environment and cultural assets.</p> <p>To reduce the contributions to climate change and reduce vulnerability to climate change</p> <p>To minimise the production of waste and non-renewable materials</p> <p>To conserve and enhance land quality and soil resources.</p> <p>To encourage sustainable economic growth</p>
Border Regional Authority (2010) Regional Planning Guidelines 2010-2022	The key aim of the Guidelines is to provide a good quality of life for the Region's population, through ensuring high quality residential, recreational and working environments, and improving water quality.	The benefits to the Border Region of Mid Ulster would be indirect. It is envisaged that positive cross-border outcomes will be sought through the implementation of both plans i.e. the Mid Ulster LDP and the Monaghan County Development Plan. It is therefore anticipated that there will be some synergy between these two documents. However, where there may be differing priorities between the two regions, policies may be conflicted.	<p>Include Draft Objectives;</p> <p>To improve the health and well-being of the population.</p> <p>To provide everybody with the opportunity to live in a decent home.</p> <p>To offer everybody the opportunity for rewarding and satisfying employment.</p> <p>To improve water quality; Conserve water resources and provide for sustainable sources of water supply</p> <p>To maintain and enhance the character and quality of landscapes and townscapes.</p> <p>To conserve and, where appropriate, enhance the historic environment and</p>

Transboundary Plans and Programmes (Republic of Ireland)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for LDP	Implications for SA
			cultural assets.
DAHG - A National Landscape Strategy for Ireland 2015-2025	<p>The Strategy sets out six high level objectives, of most relevance being:</p> <ul style="list-style-type: none"> To increase public awareness about landscapes, including the links between the land's resources, the layout of the landscape and the physical, economic and psychological health of its people. To facilitate the development of Landscape planning And landscape management guidance and facilitate tools for use with Strategic Environmental Impact Assessment, Environmental Impact Assessment and Appropriate Assessment to improve land-use policies, and forward planning and development management practices. <p>To accommodate landscape considerations in cultural, environmental, agricultural, social, health, education, recreation, tourism, economic and transport policies and all relevant sectors of public administration</p>	<p>Landscape is not specifically stated in the list of objectives for the MUP although would be incorporated under 'the need to protect and enhance the natural environment' and the need for enhanced leisure and promotion of health and well-being' stated under objective (c) (i) of Paper 1.</p> <p>Cross-border outcomes may be sought through the LDP, in which case it will support this Strategy indirectly. Any development will have environmental impacts and it is feasible that a consented project in NI may have an impact across the border.</p>	<p>Include Draft SA objective; To maintain and enhance the character and quality of landscapes and townscapes.</p>
DCENR (2014) NEEAP 3 - Ireland's third National Energy Efficiency Action Plan to 2020.	<p>Provides a progress report on delivery of the national energy saving targets implemented under current EU requirements as well as energy efficiency policy priorities up to 2020. It reaffirms Ireland's commitment to a 20% energy savings target in 2020 identifying actions across six areas: public sector, residential, business, transport, energy supply and cross-sectoral – contains 97 actions.</p>	<p>Delivery of renewable energy in Mid Ulster may benefit cross border areas if energy generated was supplied there. However, it may be at variance with the well-being aspect of the Mid Ulster LDP for impacts from renewable energy and other energy development to be borne within the district whilst the benefits are exported elsewhere. However, there</p>	<p>Include draft objective; To reduce the contributions to climate change and reduce vulnerability to climate change To minimise the production of waste and non-renewable materials</p>

Transboundary Plans and Programmes (Republic of Ireland)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for LDP	Implications for SA
DCENR (2012) Strategy for Renewable Energy: 2012-2020	<p>The strategy outlines how it is planned that sustainable power, when developed, is maximised as it is returned to the State. Five strategic goals are set out in the document, these include increasing on and offshore wind, building a sustainable bioenergy sector, fostering R&D in renewables, growing sustainable transport and building out robust and efficient networks.</p>	<p>would certainly be an economic benefit, aligning with objective (b) (v) 'the need to encourage and use of renewable energy as a means of generating money for the local economy'.</p> <p>The value of renewable energy (wind and biomass development) is emphasized in Utilities Paper 6. Although renewable energy generation and networks are likely to focus on use within Mid Ulster whether cross-border outcomes may also be sought. With any renewable development, environmental considerations will be part of the planning process and this would apply to renewable developments in the Republic that may have cross-border impacts. The LDP could therefore indirectly benefit or be a constraint to this Strategy</p>	<p>Include draft objective; To reduce the contributions to climate change and reduce vulnerability to climate change To minimise the production of waste an non-renewable materials</p>
DECLG (2012) National Climate Change Adaptation Framework: Building Resilience to Climate Change	<p>This framework is a first step in a longer-term process which will evolve and strengthen over time as the knowledge base evolves and as the policy response matures. The objectives are:</p> <ul style="list-style-type: none"> • providing the policy context for a strategic national adaptation response to climate change; • promoting dialogue and understanding of adaptation issues; • identifying and promoting adaptation solutions; and <p>Committing to actions to support the adaptation process.</p>	<p>Climate change will have cross-border impacts, so it is likely there will be some influence of the two policies on each other, in so far as it relates to avoiding development in flood risk areas. This is considered to be beneficial in that they will support each other in achieving climate change adaption and providing solutions. However, any development will have environmental or social impacts and these effects may be experienced cross-borders.</p>	<p>Include draft objective; To reduce the contributions to climate change and reduce vulnerability to climate change To minimise the production of waste an non-renewable materials</p>

Transboundary Plans and Programmes (Republic of Ireland)	Key objectives relevant to Local Development Plan (LDP) and Sustainability Appraisal (SA).	Implications for LDP	Implications for SA
NPWS – National Biodiversity Action Plan 2017-2021.	<p>This plan outlines the measures Ireland will take in preparing for pressures and losses in the level of biodiversity, and they are presented as 102 actions under a series of 7 strategic objectives. The objectives cover the conservation of biodiversity in the wider countryside and in the marine environment (within and outside protected areas), mainstreaming of biodiversity across the decision making process, the strengthening of the knowledge base on biodiversity, and increasing public awareness and participation.</p>	<p>Biodiversity is a cross-border objective. Developments either side of the border will have cross-border impacts. In addition, nature conservation species, in particular, will not necessarily respect this border. Therefore, the LDP will have an impact on the implementation of this plan although this will be limited given the extent of the shared border region. This may be positive or negative depending on how the LDP is implemented locally and the nature of any developments consented under relevant policy.</p>	<p>Include draft objective; To conserve and enhance biodiversity To reduce the effect of traffic on the environment. To improve air quality To improve water quality; Conserve water resources and provide for sustainable sources of water supply To reduce the effect of traffic on the environment</p>

Current Area Plans	Summary of objectives	Implication for Mid Ulster LDP/SA
Magherafelt Area Plan 2015 (DOE 2015)	Contains policy provision for Magherafelt District Council Area	The LDP will take account of local area planning designations and policy contained within the 3 current development plans that apply to Mid Ulster
Cookstown Area Plan 2010 (DOE 2004)	Contains policy provision for Cookstown District Council Area	
Dungannon South Tyrone Area Plan 2010 (DOE 2005)	Contains policy provision for Cookstown District Council Area	
Northern Area Plan (2016)	Contains policy provision for Causeway Coast and Glens (Limavady, Colerraine, Ballymoney and Moyle) District Council Areas.	The LDP will take account of existing local area planning designations and policy contained within current development plans of neighbouring districts.
Antrim Area plan (1989)	Contains policy provision for Cookstown District Council Area	
BNMAP	Contains policy Provision for Belfast north Down, Lisburn, Castlereagh, Carrickfergus and Newtownabbey Council Areas	
Ballymena Area Plan 1986-2001 (DOE 2009)	Contains policy provision for Ballymena District Council Area	
Lisburn Area plan	Contains policy provision for Lisburn District Council Area	
Ballymoney Town Centre Plan 1991-2002 (DOE 1993)	Contains Policy Provision for Ballymoney Town Centre.	
Antrim Area Plan 1984-2001 (DOE 1989)	Contains policy provision for Antrim District Council Area	
Craigavon Area Plan 2010 (DOE 2004)	Contains policy provision for Craigavon District Council Area	
Craigavon Town Centre Boundaries & Retail Designation Plan (2010) DOE 2008	Contains policy provision for 3 town centres of Portadown Craigavon and Lurgan.	
Armagh Area Plan 2004 (DOE 1995)	Contains policy Provision for Armagh District	

Current Area Plans	Summary of objectives	Implication for Mid Ulster LDP/SA
Armagh Area plan 2004 (Alterations No. 1: Armagh Countryside Proposals (DOE 2001)	Alteration to Armagh Development plan	
Armagh Area Plan 2018 Issues Paper (DOE 2004)	Sets out a broad planning framework for physical development to Armagh District Council.	
Banbridge Newry and Mourne Plan 2015 (DOE 2013)	Contains Policy Provision for Banbridge Newry and Mourne District Council Areas	
Fermanagh Area Plan 2007 (DOE 1997)	Contains policy Provision for Fermanagh District Council Area	
Omagh Area plan 1987-2002 (DOE 1992)	Contains policy Provision for Omagh District Council Area	
Strabane Area plan 1986 - 2001 (DOE 1991)	Contains policy Provision for Omagh District Council Area.	
Derry Area Plan 2011(DOE 2010)	Contains policy Provision for Omagh District Council Area.	
West Tyrone Area Plan 2019 Issues Paper (Omagh and Strabane)	Pre-issues Stage	
Omagh Fermanagh LDP	Each new council area will prepare an LDP as provided for by Part 2 of the Planning Act (Northern Ireland) 2011. These will replace the current development plans produced by the DOE. They will set the strategic direction for the new council and bring forward detailed operational policies.	
Derry/Strabane LDP		
Causeway coasts and Glen LDP		
Mid and East Antrim LDP		
Antrim and Newtownabbey LDP		
		Mid Ulster Council abuts 6 other councils. Plan making within these councils are likely to be at a similar stage to the Mid Ulster Plan. The Mid Ulster LDP will take account of the policies and designations contained within emerging plans in neighbouring districts.

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Current Area Plans	Summary of objectives	Implication for Mid Ulster LDP/SA
Armagh Banbridge Craigavon LDP		

Planning Policy Statements (PPS's) and other DOE Publications	Summary of objectives	Implications for Mid Ulster LDP
A Planning Strategy for Rural Northern Ireland	The purpose of the Planning Strategy is to contribute to the quality of life in Northern Ireland. The Strategy is an attempt to meet rural society's development needs and aspirations to protect the environment and to encourage sustainable development.	The LDP will take account of the of policy provisions of those documents retained under the transitional arrangements. When the Plan Strategy is adopted, these policies shall cease to have effect and shall not be material from that date. (SEE Page 7 of SPPS)
PPS 2 - Planning and Nature Conservation (DOE, June 1997)	Sets out land-use planning policies for the conservation of natural heritage. Ensures for the protection of the environment in Northern Ireland.	
PPS 3 – Access, Movement and Parking(DOE, February 2005) and PPS 3 (Clarification): Access, Movement and Parking (DOE, 2006)	Sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking. Requires provision of a modern, safe, sustainable transport system and the promotion of healthier living and improved road safety.	
PPS 4 – Planning and Economic Development (DOE 2010)	Sets out planning policies for economic development uses and indicates how growth associated with such uses can be accommodated and promoted in development plans. It seeks to facilitate and accommodate economic growth in ways compatible with social and environmental objectives and sustainable development.	
PPS 6 - Planning, Archaeology and Built Heritage (DOE, March 1999) and PPS 6(Addendum): Areas of Townscape Character (DOE, 2005).	Sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.	

Planning Policy Statements (PPS's) and other DOE Publications	Summary of objectives	Implications for Mid Ulster LDP
PPS 6 (Addendum) Areas of Townscape Character	Sets out additional planning policies relating specifically to Areas of Townscape Character, for demolition of buildings, new development and the control of advertisements	
PPS 7 Quality Residential	Sets out planning policies for achieving quality in new residential development and advises on the treatment of this issue in development plans. It embodies the Government's commitment to sustainable development and the Quality Initiative.	
PPS 7 (Addendum) Residential Extensions	Sets out planning policies regarding Residential extensions	
PPS 7 (Addendum) Safeguarding the Character of Established Residential Areas	Sets out policies provides additional planning policy provisions on the protection of local character, environmental quality and residential amenity within established residential areas, villages, and smaller settlements.	
PPS 8 -Open Space, Sport and Outdoor Recreation (DOE, 2004)	Sets out planning policies for the protection of open space, in association with residential development and the use of land for sport and outdoor recreation.	
PPS 10 Telecommunications	Sets out planning policies for Telecommunications development.	
PPS 11- Planning and Waste Management (DOE, 2002)	Sets out planning policies for the development of waste management facilities.	
PPS 12 Housing in Settlements	This document assists in the implementation of the Regional Development Strategy to guide the future pattern on housing by managing future housing growth and distribution, support urban renaissance and achieve balanced communities	
PPS 12 Policy HS 3 (amended) 'Travellers accommodation'	Sets out planning policies for traveller accommodation outside of settlements	

Planning Policy Statements (PPS's) and other DOE Publications	Summary of objectives	Implications for Mid Ulster LDP
PPS 13 – Transportation and Land Use (DRD, February 2005);	This PPS has been prepared to assist in the implementation of the Regional Development Strategy to guide the integration of transportation and land use.	
PPS 15- Planning Policy and Flood Risk(DOE, June 2006)	Sets out planning policies to minimise flood risk to people, property and the environment. Requires prevention of future development that may be at risk from flooding or that may increase the risk of flooding elsewhere	
PPS 16 Tourism	Sets out planning policies for tourism developments and safeguarding of tourism assets.	
PPs 17 Control of Outdoor Advertisements	Sets out the planning policy and guidance for the display of outdoor advertisements.	
PPS 18– Renewable Energy (August ,2009);	Sets out the planning policy for development that generates energy from renewable resources. Promotes the development of renewable energy sources.	
PPS 18 Renewable Energy Best Practice Guidance (August 2009); Supplementary Planning Guidance to accompany PPS 18 -Renewable Energy (DOE February2008);	This guide provides background information on the various renewable energy technologies that may come forward in Northern Ireland and is designed to contribute to the development management process. This SPG reports the findings of landscape sensitivity and capacity analysis carried out in respect of the 130 Landscape Character Areas identified in the Northern Ireland Landscape Character Assessment 2000, and contains advice to assist in identifying appropriate locations for wind energy development. Promotes the development of renewable energy sources.	
PPS 21- Sustainable Development in the Countryside (DOE, 2010); (Relevant Provisions) AND Supplementary Guidance	Sets out Planning Policies for Development in the Countryside. Objectives; to manage growth in the countryside to achieve appropriate and sustainable patterns of development that meet the essential needs of a vibrant rural community; to conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution;	

Planning Policy Statements (PPS's) and other DOE Publications	Summary of objectives	Implications for Mid Ulster LDP
'Building on Tradition' a sustainable Design Guide for Northern Ireland	<p>to facilitate development necessary to achieve a sustainable rural economy; including appropriate farm diversification and other economic activity; and to promote high standards in the design, siting and landscaping of development in the countryside</p> <p>Requires conservation of the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of Pollution.</p>	
PPS 23 Enabling Development for the Conservation of Significant Places	Sets out planning policy for assessing proposals for Enabling Development in support of the re-use, restoration or refurbishment of heritage assets such as historic buildings, scheduled monuments, industrial heritage and historic parks, gardens and demesnes	
PPS 1 – General Principles (DOE March 2008)	Set out the general principles that the Department observes in formulating planning policies, making development plans and exercising control of development	These Publications have been cancelled following the introduction of the SPPS in September 2015.
PPS 5 Retailing and Town Centres (DOE June 1996)	Set out the Department's policy for town centres and retail developments for all of Northern Ireland.	
PPS 9 Enforcement of Planning Control	Set out the general policy approach to be followed in taking enforcement action against unauthorised development in Northern Ireland.	

Appendix 3

State of the Environment

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Environmental Issues					
AIR QUALITY https://www.daera-ni.gov.uk/publications/north-ireland-environmental-statistics-report-2017	Within Mid Ulster 5 Air Quality Management Sites have been designated. These are 2 in Dungannon, The Moy, Coalisland and Magherafelt. The pollutant source for all 5 of these AQMA's is road traffic (NO ²).	Across NI Ammonia (NH ₃) emissions only reached levels that were lower than 1990 estimates from 2007 onwards but has increased again since 2010.	Emissions from livestock have increased by 2.8% from 2001. This compares with a 9.4% decrease for the UK as a whole.	There are particular pressures on sensitive habitats in areas of intensive livestock production due to elevated ammonia concentrations.	Air
AIR QUALITY (www.airqualityni.co.uk)	No Mid Ulster specific data for ammonia emissions	The agriculture sector accounted for the majority (93%) of ammonia emissions and only 7% from the application of fertilisers containing nitrogen in Northern Ireland in 2016. Source : https://www.dae-ra-ni.gov.uk/publicat	Air quality continues to improve, with a long-term reduction in the number of days of moderate or worse air quality. Sulphur Dioxide: Annual mean concentrations of sulphur dioxide at long-running sites in Northern Ireland are decreasing (1990-2011). A significant downward trend in annual mean sulphur dioxide concentrations has	Ammonia emissions from livestock have increased in NI by 7.4% since 2001 (from 25.8kt to 27.7kt in 2016). This compares with a 2.9% decrease for the UK as a whole over the same period. The marked reduction in sulphur dioxide emissions is linked to the expansion of the mains natural gas network in Northern Ireland.	
https://www.daera-ni.gov.uk/publications/north-ireland-environmental-statistics-report-2018					
https://uk-air.defra.gov.uk/assets/documents/reports/cat09/1810160958 DA Air Pollutant					

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		concentration of PM10 across urban areas in Northern Ireland was 17µg/m3 in 2016 and the annual mean for the Lough Navar rural background monitoring site was 7µg/m3.	been more variable, increasing from 35.1 µg/m3 in 2011 to a high of 40.6 µg/m3 in 2012. Since then, nitrogen dioxide levels have fallen to 33.0 µg/m3 in 2016. Source : https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018		
Strategic Environmental Issues. http://www.apis.ac.uk/indicative-critical-load-values To be Removed?				Upland blanket bog and raised bogs are exceeding their critical load for nitrogen and ammonia	<i>Air, soil</i>
NOISE COMPLAINTS https://www.daera-ni.gov.uk/sites/default/files/publications/daera/Noise%20complaint%20statistics%20report%202015-16.pdf (2013/14, 2014/15, 2015/16)	2013/14 - Total Noise Complaints (as per legacy councils Magherafelt, Cookstown, Dungannon)	2013/14 - Total Noise Complaints for NI = 11865	In Northern Ireland the total number of noise complaints has remained fairly constant over the previous 10 years,	Cookstown District Council's number of complaints is increasing at the highest rate of all the 26 councils	<i>Air</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
https://www.daera-ni.gov.uk/sites/default/files/publications/daera/Noise%20Complaint%20Statistics%20for%20Northern%20Ireland%202016-2017.pdf	<p>= 390</p> <p>2014/15 - Total No. of noise complaints 2014/15 (as per legacy councils Magherafelt, Cookstown, Dungannon) = 349</p> <p>2015/2016 - Total Noise Complaints received in Mid Ulster Council = 345</p> <p>2016/2017 - Total Noise Complaints received in Mid Ulster Council = 438</p>	<p>2014/15 Total No. of noise complaints = 11951</p> <p>2015/2016 - Total Noise Complaints received Northern Ireland = 10754</p> <p>2016/2017 - Total Noise Complaints received Northern Ireland = 12105</p>	<p>varying between 11,099 and 12,193. However a 10% reduction has been experienced this year from 11,951 to 10,754. This is the lowest number of complaints recorded since 2005.</p> <p>In 2016/2017 there was a 13% increase in noise complaints from the previous year. Source : https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018</p>		
<p>Car dependency (Source: Census 2001 & 2011)</p> <p>http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=7848&lh=73&yn=2013</p>	<p>In 2013-2015 within Mid Ulster 86% of households had access to 1 or more cars. 14 % of households had no access to a car or van.</p>	<p>Over three-quarters of households (77%) had access to a car or van in 2011, up from 74% in</p>	<p>NI continues to reflect the UK wide trend of increasing numbers of private transport and ownership of second car within households.</p>		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
2015&sk=10&sn=People%20and%20Places&yearfilter=		<p>2001. Over the same period, the proportion of households with access to two or more cars or vans increased from 29% to 36%. In NI in 2015-17 70% of all journeys were by car which is a decrease of 72% in 2012-2014. Between 2015-2017 5647 miles is the average distance travelled per person per year. Car travel accounted for the majority of the total distance travelled at 82% while walking accounted for just 3%. 56% of primary school children travel to</p>			

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		ra-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	renewable sources. This is higher than the corresponding figure for the same month one year ago (22.5% in March 2016) and is the fourth highest monthly proportion on record.	generated in Northern Ireland. Northern Ireland Renewables Obligation, which is the main policy mechanism for promoting the generation of electricity from renewable sources, closed in 2016.	
GREENHOUSE GAS EMISSIONS (www.daera-ni.gov.uk/publications/proposals-taking-forward-ni-climate-change-legislation) https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2017		The largest sources of emissions in 2015 were agriculture (29%), transport (21%), and energy supply (19%). Source: https://www.dae-ra-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	The latest projection forecasts a 33.3% reduction in emissions in Northern Ireland by 2025. Most sectors showed a decreasing trend since the base year, the largest decreases were in energy supply, residential and waste sectors. However transport emissions increased by 30% from the base year due to growth in demand for transport. There	There is a predicted shortfall in achieving the Executive's Programme for Government (PfG) target of working towards a 35% reduction in greenhouse gas emissions by 2025, from a 1990 baseline. In NI there was a reduction of 17.8% which is less than the UK as a whole which saw a decrease of 38.2% compared to the base year. Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	<i>Air, Climatic Factors</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
			<p>was also an increase in agriculture emissions from increased numbers of livestock. Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018</p>		

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Environmental Issues					
See also Position Paper on Environmental Assets @ www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan					
PROTECTED HABITATS Designated Sites (All data sourced from; 1. www.daera-ni.gov.uk/topics/biodiversity , 2. www2.habitas.org.uk/records/home (CEDAR) 3. Mid Ulster Biodiversity Audit 4. Mid Ulster District Council)	<ul style="list-style-type: none"> 4 Ramsar sites Ballynahone Bog: Black Bog: Lough Neagh & Lough Beg: Slieve Beagh. 2 Special Protection Areas (SPA) Lough Neagh & Lough Beg: Slieve Beagh - Mullaghfad – Lisnaskea. 10 Special Areas of Conservation (SAC) Ballynahone Bog: Carn/Glenshane Pass: Curran Bog: Dead Island Bog: Owenkillew River: Slieve Beagh: Teal Lough: Upper Ballinderry River: Wolf Island Bog: Black bog. 48 Areas of Special Scientific Interest 	<ul style="list-style-type: none"> 20 Ramsars 16 SPAs 57 SACs 387 ASSIs (As of March 	<p>The number of designated sites has been increasing in Northern Ireland and Mid Ulster. For example: 20 ASSIs in MU prior to 2000, with an additional 28 designated from 2000 to 2015.</p> <p>Information to establish trends on the condition of ASSI features in Mid Ulster</p>	<p>Although the number of sites and total area protected through designations has been increasing, the habitat condition within some of these is unfavourable.</p> <p>Of the 43 features assessed for the Natura 2000 sites within Mid Ulster: 58% are in favourable condition; 5% unfavourable recovering; and 37% unfavourable. Broken into habitats and species - Habitats: 56% favourable; 13% unfavourable recovering; 31% unfavourable. Species: 59% favourable; 41% unfavourable.</p> <p>Of the 124 ASSI features assessed</p>	Biodiversity

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	(ASSI) Ballyknock: Ballymacombs More: Ballynahone Bog: Ballysudden: Bardahessiagh: Benburb: Benburb- Milltown: Black Bog: Black Lough: Brookend: Caledon & Tynan: Carn/Genshane Pass: Cavan: Cloghcor Lough: Crockaghole Wood: Cullentra Lough: Curran Bog: Dead Island Bog: Derrycloony Lough: Drumbally Hill: Drumcrow Fen: Drummond Quarry: Fardross Stream: Fymore Lough: Glenmore Wood: Knockadoo Wood: Knocknacloy: Limehill Farm: Little River: Lough Beg: Lough Doo: Lough McCall: Lough Na Blaney Bane: Lough Neagh and Lough Beg:	2016)	is not available for all features. However, 30 of the 138 features have been assessed more than once, enabling trends to be evaluated. While 100% of Earth Science features are in and remain in favourable condition, there has been a 29% decline in habitat features in favourable condition.	within the 48 ASSIs in Mid Ulster 66% are in favourable condition. While 100% of Earth Science features are in favourable condition, and 76% of species features in favourable condition, only 26% of habitat features are classified as being in favourable condition (with a further 6% as unfavourable: recovering). The main issue concerning our protected natural habitats is habitat degradation through inappropriate management or direct destruction. Lough Neagh and Lough Beg SPA and Ramsar, including 1.5km around the Lough is home to a number of whooper swans for feeding and their flight path. Source: Mid Ulster Draft Habitats Regulations Assessments Baseline Report 2017 Slieve Beagh-Mullaghfad- Lisnaskea SPA has hen harriers. Source: Mid Ulster Draft Habitats	

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	<p>Lurgylea: Moneystaghan Bog: Owenkillew River: Rehaghy Wood: Roeveagh: Round Lough & Lough Fadda: Slieve Beagh: Sruhanleanantawey Burn: Tanderagee: Teal Lough & Slaghtfreeden Bogs: Teal Lough (Part II): Toome: Upper Ballinderry River: Wolf Island Bog.</p> <ul style="list-style-type: none"> • 1 National Nature Reserve (NNR) Ballynahone Bog. • 2 Nature Reserves (NR) <p>Bookend: Lough Neagh Islands.</p> <ul style="list-style-type: none"> • 1 Area of Outstanding Natural Beauty (AONB) Sperrin AONB • 3 Local Nature Reserves (LNR) (Council 	<ul style="list-style-type: none"> • 7 NNRs • 41 NRs • 8 AONBs 		<p>Regulations Assessments Baseline Report 2017</p> <p>The following list are potential development impacts that could affect European sites as a result of implementation of the Local Development Plan :</p> <ul style="list-style-type: none"> • Loss, fragmentation and damage to habitats • Disturbance, noise, lighting • Biological disturbance, invasive species • Contamination of land • Emissions by air • Emissions by water and changes to hydrology <p>Source: Mid Ulster Draft Habitats Regulations Assessments Baseline Report 2017</p>	

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	Designations) Ballyronan Wood: Traad: Washing bay.				
THREATENED HABITATS	<p>21 NI Priority Habitats identified in Mid Ulster District</p> <ul style="list-style-type: none"> • Arable Field Margins • Lowland Dry Acid Grassland • Lowland Meadow • Purple Moor Grass and Rush Pasture • Blanket Bog • Lowland Raised Bog • Upland Heathland • Open Mosaic Habitats on Previously Developed Land • Floodplain Grazing Marsh • Lowland Fens • Reedbeds • Eutrophic Standing Waters 	51 NI Priority Habitats of which 30 non-marine	<p>During the preparation of the NI Biodiversity Strategy in 2002 a list of 42 Priority Habitats was identified which require conservation action because of their rarity, decline, and importance in an all-Ireland and UK context. The latest list published in 2010 currently stands at 51. It is intended that this list</p>	<p>Threatened habitats do not necessarily have protection through relevant designation. This leaves such habitats at greater risk of loss through a number of methods.</p> <ul style="list-style-type: none"> ○ Direct destruction, both large and small scale ○ Fragmentation associated directly with individual developments and cumulative loss. ○ Destruction through mining/extraction of natural resources ○ Water level changes can impact the natural state of the habitat through increased or decreased water levels. ○ Nutrient enrichment affects water quality which impacts on the natural habitat. ○ Terrestrial habitats can become polluted through 	

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	<ul style="list-style-type: none"> • Mesotrophic Lakes • Oligotrophic and Dystrophic Lakes • Ponds • Rivers • Mixed Ashwood • Oakwood • Parkland • Wet Woodland • Hedgerows 		will be subject to regular reviews.	<p>contamination via fly tipping and illegal dumping.</p> <ul style="list-style-type: none"> ○ Atmospheric nitrogen deposition represents a major threat to biodiversity with nitrogen compounds leading to eutrophication of ecosystems. ○ Pollution including: sewage, industrial waste, agricultural run-off and litter. Serious incidents show obvious impacts. However, there are sources which work together over time and over a wide area to impact on our habitats. ○ Invasive species are highly adaptable and strong competitors impacting on biodiversity with loss to value of habitat. ○ Climate change is having an impact on our native habitats. 	
PROTECTED SPECIES European Protected Species	25 Species of European Community Interest have been recorded in	46 species in Annexes II, IV and V thought to exist		Although both European and local legislation exists to protect a number of species, there are	

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
<p>NI Protected Species</p> <ul style="list-style-type: none"> • Birds <p>All birds are protected at all times under the Wildlife (NI) Order 1985 apart from 25 species listed in Schedule 2 which may be killed or taken at certain times or by authorised persons.</p> <p>Schedule 1 species are protected by special penalties.</p> <p>All birds nests (while being built or in use) and their eggs are protected.</p> <p>The nests of 6 species in Schedule A1 are protected at all times.</p>	<p>Mid Ulster District.</p> <p>69 Schedule 1 bird species recorded in Mid Ulster District.</p> <p>All 6 Schedule A1 species have been recorded in Mid Ulster, although only 2 of these have been recorded breeding.</p>	<p>in Northern Ireland and territorial waters. (30 non-marine species)</p> <p>79 bird species protected under Schedule 1 of Wildlife (NI) Order.</p>	<p>19 species added to, and 4 removed from, Schedule 1.</p>	<p>issues over public knowledge and perception of wildlife legislation and issues relating to the enforcement of such legislation.</p> <p>A range of species are protected through the Wildlife (NI) Order 1985.</p> <p>A number of amendments were made to the Schedules through the WANE (NI) Act 2011.</p>	

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
<ul style="list-style-type: none"> Animals 	30 animal species protected under Schedules 5,6 and 7 recorded in Mid Ulster.	44 animal species protected under Wildlife (NI) Order. (33 non-marine species)	10 species added to Schedules 5 & 6, with 1 species removed from Schedule 7.		
<ul style="list-style-type: none"> Plants 	26 plant species protected under Schedule 8 recorded in Mid Ulster District	81 plant species protected under Wildlife (NI) Order. (75 non-marine species)	34 species added to and 9 species removed from Schedule 8.		
THREATENED SPECIES Northern Ireland Priority Species	192 Northern Ireland Priority Species have been recorded in Mid Ulster District	481 species listed as Northern Ireland Priority Species. (388 non-marine)	Through the NI Biodiversity Strategy the NI Priority Species list was published in 2004 containing 271 species. The most recent list was published in 2010 and stands at 481.	Threatened species do not necessarily have protection through relevant designation. Although there is some overlap, many threatened species have no legal protection, leaving such species at greater risk of persecution. Many threatened species rely on specific natural habitats, and as such, any impact on these habitats (see above) will have a direct impact on the species associated with them. In certain	

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
			<p>These species require conservation action because of their rarity, decline, and importance in an all-Ireland and UK context. Some groups have yet to be fully up-dated with new information continually being gathered, requiring the list to be updated as information becomes available.</p>	<p>cases it could result in the extinction of species from the Mid Ulster area.</p> <p>Issues impacting on threatened species include:</p> <ul style="list-style-type: none"> ○ Habitat destruction ○ Habitat fragmentation including cumulative loss ○ Loss of wildlife corridors/links ○ Agricultural intensification ○ Inappropriate habitat management ○ Invasive species impact through competition, herbivory, predation, alteration of food webs, and dilution of native gene pools. ○ Climate change results in the movement of species to higher altitudes and more northerly areas. This will result in the loss of some species to the Mid Ulster area. ○ Disturbance to species can occur directly , or through disruption to movements between living, feeding and breeding areas. 	

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INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Environmental Issues					
See also Position Paper on Environmental Assets @ www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan					
NUMBER OF STATE CARE MONUMENTS (www.daera-ni.gov.uk/publications/state-environment-report-2013)	Mid Ulster 39 Mid Ulster 2017 40 (Source HED Dec 2017 Shapefiles) (State Care and State Care and Scheduled)	NI 190 in 2012 NI 2017 205 (Source HED Dec 2017 Shapefiles) (State Care and State Care and Scheduled)	Mid Ulster contains approx. 20% and 9% of NI's State Care Monuments and Scheduled Monuments respectively. There is an increasing trend in the no. of scheduled historic monuments in NI which has rose by 32% from 1,513 in 2001/02 to 1,992 in 2016/2017 reflecting ongoing survey, designation and assessment. Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	The protection of state care, scheduled and unscheduled monuments need to be taken into account within LDP objectives.	<i>Cultural Heritage</i>
NUMBER OF SCHEDULED MONUMENTS Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	Mid Ulster 173 Mid Ulster 2017 173 (Source HED Dec 2017 Shapefiles) (Scheduled)	NI 1,977 in 2015/2016 NI 1992 in 2016/2017 NI 2017 1934 (Source HED Dec 2017 Shapefiles)	NI's archaeological resource remains at risk from agricultural land use practices such as ploughing and tree planting and from development in urban areas. Surveying of historic monuments is being reprioritised to target areas most likely to be affected by climate change (www.daera-ni.gov.uk/publications/state-environment-report-2013).		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		(Scheduled)	There were 15 monuments newly scheduled during 2016/2017, an increase from 5 in 2015/2016.		
NUMBER OF UNSCHEDULED MONUMENTS	Mid Ulster 1312		DoC, HED produce datasets for Defence and Industrial Heritage Sites . In accordance with their most recent datasets (March 2016) Mid Ulster have 18 known Defence Sites and 987 known Industrial Sites (Source: HED Datasets March 2016)		
NUMBER OF SCHEDULED MONUMENT CONSENT APPLICATIONS	Mid Ulster No data	NI No data	The CAMSAR report published in 2009 by NIEA was a random sample inspection survey of the condition and management of the archaeological resource in NI. Some 1500 approx. 10% of the total recorded in the NISMR (Northern Ireland Sites and Monuments Record) at the time. (Source: SPPS, SEA Scoping Report October 2013)		
		NI 2001/02 - 17 2002/03 - 24 2003/04 - 23 2004/05 - 36 2005/06 - 39 2006/07 - 50 2007/08 - 49 2008/09 - 68 2009/10 - 50 2010/11 - 45 2011/12 - 46	Archaeology and built heritage resources in rural areas are most susceptible to impacts associated with agriculture, particularly cultivation, but also stock density and machinery. As such since the 1980s strong policies on environmental protection largely administered through the Department of Agriculture and Rural Development have brought protection to all known		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		2012/13 - 50 2013/14 - 54 2014/15 – 58 2015/16 – 68 2016/17 - 49 Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	archaeological sites and much incentivised good management. However NI's archaeological resource still remains at risk from arable practices with the CAMSAR report identifying prehistoric monuments in arable and improved grassland as most vulnerable and recommending statutory protection through scheduling should be targeted at these areas. (Source:SoE Report 2013) Scheduled Monument Consent must be sought for proposed works which may alter or disturb the fabric of a scheduled historic monument, or its ground surface. The overall application numbers received have been reasonably steady since 2006, though it is notable that numbers peaked at 68 at the beginning of the economic downturn in 2008/09 and then dropped quite dramatically in the middle of the downturn in 2010/11 (to 45). Since then the number of consents have increased year on year to 58 in 2014/15. The lowest number of applications can be seen in 2001/02 at 17. However this year 2016/17 the number has fallen to 49.		
NUMBER OF AREAS OF ARCHAEOLOGICAL INTEREST	Mid Ulster 1	NI 10	Historic landscapes and townscapes may be designated in their own right as Areas of Significant Archaeological Interest, Conservation Areas, Areas of Townscape	The protection of areas of archaeological interest and areas of	<i>Cultural Heritage</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
(Source: Department for Communities) NUMBER OF AREAS OF SPECIAL ARCHAEOLOGICAL INTEREST (Source: Department for Communities)	Mid Ulster 2017 1 (Source HED Dec 2017 Shapefiles)	NI 2017 9 (Source HED Dec 2017 Shapefiles)	Character or Local Landscape Policy Areas. These reflect the importance of group value and the historic character of an area because of history, archaeological potential, setting, association, integrity or uniqueness. Scale ranges from large landscapes to city and town centres, villages, small parks and individual streets. (Source:SoE Report, 2013)	archaeological potential need to be taken into account within LDP objectives	
NUMBER OF AREAS OF ARCHAEOLOGICAL POTENTIAL (Source: Department for Communities)	Mid Ulster 2017 25 Mid Ulster 2017 20 (Source HED Dec 2017 Shapefiles)	NI 2017 125 NI 2017 117 (Source HED Dec 2017 Shapefiles)			
NUMBER OF WORLD HERITAGE SITES.	Mid Ulster 0	NI 2	The Giant's Causeway and the Marble Arch Caves are the only 2 World Heritage Site (WHS) in NI. The Giant's Causeway was inscribed by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in 1986 and the Marble Arch Caves recognised as recently as this year, 2015.	Although none currently designated within Mid Ulster, the protection of world heritage sites needs to be taken into account within LDP objectives	<i>Cultural Heritage</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NUMBER OF HISTORIC PARKS, GARDENS AND DEMESNES (www.communities-ni.gov.uk/publications/register-parks-gardens-and-demesnes-special-historic-interest)	Mid Ulster 19 Registered 9 supplementary	NI 154 registered 150 supplementary (Register of Historic Parks, Gardens and Demesnes of Special Historic Interest, and associated Supplementary list. Published January 2007)	Mid Ulster contains approx. 12% of NI's registered Historic Parks, Gardens and Demesnes. And 6% of NI's Historic Parks, Gardens and Demesnes on the supplementary list.	The protection of historic parks, gardens and demesnes need to be taken into account within LDP objectives	<i>Cultural Heritage</i>
	Mid Ulster 2017 29 (Source HED Dec 2017 Shapefiles)	NI 2017 242 (Source HED Dec 2017 Shapefiles)			
NUMBER OF LISTED BUILDINGS (Source Department of Communities)	Mid Ulster Grade A - 29 Grade B+ - 160 Grade B - 268 Grade B1 - 434 Grade B2 - 335 Total - 1,226	NI 2015/2016 Grade A - 214 Grade B+ - 641 Grade B – 1,245 Grade B1 - 3,352 Grade B2 - 2,322 Total - 8,909 recorded in 2016/2017	Mid Ulster contains approx. 14% of NI's total number of Listed Buildings. All of Northern Ireland was surveyed between 1970 and 1995 and suitable buildings were protected by listing. Such structures can range from large stately homes to small gate screens but all must meet the test of Article 42(1) of the Planning Order in that they must be of 'special architectural or historic interest'.	The protection of listed buildings need to be taken into account within LDP objectives	<i>Cultural Heritage</i>
NUMBER OF LISTED BUILDINGS (cont.)					

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NUMBER OF LISTED BUILDINGS AND MONUMENTS AT RISK	(Source: NIEA data sets 29/Sep/2014) Mid Ulster 2017 953 Source HED Dec 2017 Shapefiles)	compared with 8191 in 2003/2004. NI 2017 10,568 (Source HED Dec 2017 Shapefiles)	NI has seen a modest increase in the no. of buildings listed in recent years with a total of 8,909 statutory listings in 2016/2017, compared to 8,191 in 2003/04. As some listings include multiple buildings, the total number is actually slightly higher. Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018		
	Mid Ulster No data at present	NI 500 recorded by NIEA in 2016/2017 and 8 buildings were removed in the last year. Source: https://www.dae-ra-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	A second, area based survey of all historic buildings (The Second Survey) has been underway since 1997 and is largely responsible for the increase. However it should be noted that a significant number of buildings have also been found which no longer meet the legislative test and have therefore been removed. There are expected to be changes to the number of listed buildings as a result of the on-going Second Survey which is expected to be completed by the year 2020. This will identify buildings which may be added to or removed from the 'List', as well as clarifying the Department of the Environment's understanding of the special Architectural and Historic interest of buildings remaining on the		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NUMBER OF LISTED BUILDINGS AND MONUMENTS AT RISK (cont.)			<p>'List'. (Source Northern Ireland Environmental Statistics Report - March 2014).</p> <p>Grade A and B+ listings (properties recognised as being of outstanding or exceptional merit) comprised 9% of NI's total no. of listed buildings recorded by NIEA for 2012/13. (Source; Northern Ireland Environmental Statistics Report - March 2014)</p> <p>Development pressures in the last five years may have had both positive and negative impacts on our historic environment. At the time of the first State of the Environment report, there were high numbers of planning applications and requests from the public to protect unlisted historic buildings threatened with removal. New powers were used to temporarily list buildings where it appeared that the building was of special architectural or historic interest and under a clear threat. The number of such notices rose to a peak of 20 in 2009/10 but declined rapidly after that as pressure for development declined.</p> <p>The economic downturn has also led to a reduction in schemes to conserve historic buildings including those at risk. In 2012, an increase in grant assistance from 35% to 45% for repair work to most listed buildings resulted in a 20% increase in applications.</p>		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NUMBER OF LISTED BUILDINGS AND MONUMENTS AT RISK (cont.)			<p>Increased demand for road improvements exposed previously unknown archaeological sites.</p> <p>A further pressure from the economic downturn included the increased frequency of fires at listed buildings. In the three month period from April to June 2011, the number of fires increased from around one or two per year to eleven. The upsurge in arson attacks against Listed Buildings has resulted in damage ranging from minor scorching to the complete loss of interiors. The worst of these was the fire at Herdman's Mill in Sion Mills, County Tyrone in 2011. This led to a series of Heritage Crime Summits and the development of a 12 point action plan. A key action has included funding to enable the issue of urgent works notices and warning letters. This has resulted in a significant drop in the incidence of fires. (Source:SOE 2013)</p> <p>The Built Heritage at Risk in Northern Ireland (BHARNI) register provides an indicator of changes in the number of buildings judged to be at risk. In 2015/16, there were 487 buildings and structures on the BHARNI database.</p>		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NUMBER OF LISTED BUILDINGS AND MONUMENTS AT RISK (cont.)			<p>There are 57 buildings and structures on the BHARNI database within Mid Ulster (Source: UAHS, March 2016)</p> <p>The number of buildings on the register can be expected to rise as more detailed information is made available through surveys. The number peaked at 499 in 2010/11 but has declined in recent years due to success in the removal of existing buildings at risk, combined with a reduction in survey work during this period.</p> <p>An increase in Building Preservation Notices in the last decade may be a result of increased development pressures. A sudden increase in fires in listed buildings since 2011 reflects the increased need to address threats from heritage crime (Source: SoE Report 2013)</p> <p>The NI Sustainable Development Strategy sets a target of removing 200 buildings from the BHARNI register (based on 2006 figure) by 2016. There were 8 buildings removed in 2015/16. Since 2006, 192 buildings have been removed against the target of 200. (Source: Northern Ireland Environmental Statistics Report - March 2017).</p>		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NUMBER OF LISTED BUILDINGS AND MONUMENTS AT RISK (cont.)			<p>Between 2007/08 - 2012/13 there was generally a steady increase in the number of buildings in receipt of grant funding rising steadily from 79 to 159 respectively. (Source: Northern Ireland Environmental Statistics Report - March 2014).</p> <p>During 2016/17, the number of buildings which benefitted from the receipt of grants (13) was significantly less than in the previous nine years. This compares to 136 buildings in 2014/2015. Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018</p> <p>There is no statutory requirement for owners of listed buildings to maintain their properties in a good condition. While owners can be prosecuted for deliberately damaging or destroying listed buildings, they cannot be prosecuted for allowing them to fall into disrepair. In order to encourage building conservation activities, NIEA offers repair grant aid to owners of listed buildings.</p> <p>The rate of grant payable is intended to reflect the higher costs of approved repairs to listed buildings relative to more modern buildings, in order to conserve their special architectural features.</p>		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NUMBER OF LISTED BUILDINGS AND MONUMENTS AT RISK (cont.)			During 2015/2016, 52.5% of the total grant funding was spent in the two most important grades A and B+. In contrast during 2014/15, 34.9% of the total grant funding was spent in the two most important grades, A and B+. These two grades received 37.8 of the funding in 2013/14. Over this nine year period, the largest number of buildings (166) benefited from the receipt of grants during 2013/14. Because of the availability of NIEA Listed Buildings Grant Aid, the numbers are steadily increasing as more Listed Building owners avail of the Grant. (Source: Northern Ireland SOE Report 2013 and Environmental Statistics Report 2017)		
NUMBER OF CONSERVATION AREAS (Source: DOE Area Plans)	Mid Ulster 5	NI 60		The protection of conservation areas need to be taken into account within LDP objectives	<i>Cultural Heritage</i>
NUMBER OF NON DESIGNATED HERITAGE ASSETS SUCH AS VERNACULAR BUILDINGS OR HISTORIC BUILDINGS OF	Mid Ulster Not Quantifiable	NI Not Quantifiable	A trend to replace historic rural buildings, many of which were very small, has developed over the last thirty years. The 1998 publication on rural buildings 'A Sense of Loss, the survival of rural traditional buildings in Northern Ireland,' noted that 49% of buildings indicated on the 1909 map had gone by that time.	The protection of non designated heritage assets need to be taken into account within LDP objectives	<i>Cultural Heritage</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
LOCAL IMPORTANCE (Source: State of the Environment Report 2013)			Further losses have continued in the 21st century. (Source: SOE 2013)		
INDUSTRIAL HERITAGE	Mid Ulster 2017 993 (Source HED Dec 2017 Shapefiles)	NI 2017 9236 (Source HED Dec 2017 Shapefiles)			
NUMBER OF AREAS OF TOWNSCAPE CHARACTER (ATC) (Source: DOE Area Plans)	Mid Ulster 26	NI 172		The protection of areas of townscape character and village character need to be taken into account within LDP objectives	<i>Cultural Heritage</i>
NUMBER OF AREAS OF VILLAGE CHARACTER (ATC) (Source: DOE Area Plans)	Mid Ulster 0	NI 31			
NUMBER OF LOCAL LANDSCAPE POLICY AREAS (LLPA'S)	Mid Ulster 118	NI 1229		The protection of local landscape policy areas need to be taken into	<i>Cultural Heritage</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
(Source: DOE Area Plans)				account within LDP objectives	

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Social Issues					
LIFE EXPECTANCY (Source: NISRA) http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=6967&lh=73&yn=2000-2013&sk=74&sn=Population&yearfilter=	Mid Ulster 2011-2013 Male 78.9 Female 83.5	NI 2011 – 2013 Male 78.1 Female 82.4 NI 2013-2015 Male 78.3 Female 82.3 Source : https://www.health-ni.gov.uk/sites/default/files/publications/health-hscims-life-expectancy-decomposition-2017.pdf	Life expectancy for both Male and females has steadily increased over the last 10 years. Life expectancy has grown steadily since 1980-82, increasing by around 9 years for males and 7 years for females over the period. This has meant that, although female life expectancy has remained consistently higher than that for males, the	Both male and female life expectancy are marginally higher than NI average potentially leading to greater demand being placed on health services.	Human Health

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
			gap between the genders has narrowed. Source : https://www.health-ni.gov.uk/sites/default/files/publications/health-hscims-life-expectancy-decomposition-2017.pdf		
LIMITING LONG TERM ILLNESS (Source: Census 2001 & 2011) http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=6967&lh=73&vn=2000-2013&sk=74&sn=Population&yearfilter=	Mid Ulster 2001 20.51% Mid Ulster 2011 19.39%	NI 2001 20.4% NI 2011 20.69%	Mid Ulsters long term illness figures show a small decline since 2001		Human Health
GOOD GENERAL HEALTH (Source: Census 2001 & 2011) http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=6967&lh=73&vn=2000-	Mid Ulster 2001 69.94% Mid Ulster 2011 80.43%	NI 2001 70.0% NI 2011 79.51%	General health of Mid Ulster residents shows marked improvement	Mid Ulster appears to have good general health compared to NI figures	Human Health

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
2013&sk=74&sn=Population&yearfilter=			over 10 year period		
PEOPLE PROVIDING UNPAID CARE (Source: Census 2001 & 2011) http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=6967&lh=73&vn=2000-2013&sk=74&sn=Population&yearfilter=	Mid Ulster 2001 10.14% Mid Ulster 2011 10.69%	NI 2001 11.0% NI 2011 11.81%	Would appear that overall the level of unpaid care remains relatively constant	More than 1 in 10 of Mid Ulster Residents provide unpaid care.	<i>Human Health</i>
See also Position Papers Health Education & Community Uses www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan					

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Social Issues					
See also MUDC Position Papers on Utilities May 2015, Open space, Recreation and leisure June 2015, Utilities May 2015 @ www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan					
WASTE www.daera-ni.gov.uk/publications/?search= "northern+ireland+municipal+waste+management+statistics"	In 2016/2017 Mid Ulster had one of the largest increases in their LAC municipal waste arisings compared with 2015/2016 with 6.6% increase. The greatest increases in household waste per person compared to last year 2015/2016 was in Mid Ulster with an increase by 4.1% to 509kg per person. This is due to Mid Ulster having the largest average household size in NI. Mid Ulster has the highest household recycling rate in Northern Ireland for the year 2015/16 and 2016/2017.	In NI 44% of LAC municipal waste was sent for recycling during 2016/2017. This is an increase of 2.2% from 41.8% in 2015/2016. The household waste recycling rate was 44.4% in 2016/2017 which was 2.2% higher than the previous year. (Source – NI Waste Management Statistics 2016/2017 annual report) The quantity of LAC municipal waste sent to landfill decreased by 5.8% between 2015/2016 and 2016/2017. A landfill	The proportion of waste sent to landfill in NI has declined from 90% in 2002 to 56.7% in 2011/12, whilst the total amount of local authority collected (LAC) municipal waste arising declined by 7.2% over this period. In NI the longer term trend has been a reduction in LAC municipal waste arisings from 1,064,090 tonnes in 2006/2007 to a low of 913,546 in 2012/2013 a 14.1% decrease. Since then arisings have increased by 7.9% over the last four years. (Source – NI Waste Management Statistics 2016/2017 annual report). The amount of household waste recycled in NI has more than doubled between 2004/05 (18.2%) and 2013/14 (40.6%). The amount of household waste recycled in Mid Ulster has almost doubled between 2004/05 (23.9) and 2013/14 (46.1%).	NI has the lowest recycling rates of Local Authority collected municipal waste in the UK, at 38.4% in 2011/12 (rates for electronics, textiles, plastics and food are particularly low). EU Member States are required to recycle 50% of municipal solid waste by 2020. There is a continued reliance on landfill in NI, with just over 58% of municipal waste in 2011/12 landfilled. The revised Northern Ireland Waste Management Strategy (Delivering Resource Efficiency, 2013) proposes to introduce a 60% recycling target by 2020 for local authority collected municipal waste	Material Assets

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	Provisional figures released for the last 1 April 2015 – 31 March 2016, show that 49.7% of waste collected in the Mid Ulster region was recycled during that period. In 2016/2017 Mid Ulster had the highest recycling rate of 51.6% an increase of 1.9% on 2015/2016. This means that the Council is well on course to meet the target set by the EU where all councils must achieve a 50% recycling rate by 2020.	rate of 37.3% for 2016/2017. Similarly, the landfill rate for household waste was recorded a new low of 36.7% in 2016/2017 and a fall of a high of 72.3% in 2006/2007.	<p>In both Mid Ulster and NI;</p> <ul style="list-style-type: none"> LAC Municipal Waste arising's have been decreasing. The amount of LAC Municipal waste sent to landfill has been decreasing. The rate of recycling has been increasing. 		
Housing					
See Mid Ulster Position Paper Two Housing @ www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan					
Land Zoned for Housing (hectares)	Cookstown Area Plan Cookstown Land zoned phase 1: 70.5 24% of phase 1 zoned housing land has been	NI	The Cookstown and Dungannon plans prepared prior to the publication of the RDS, zoned land for housing to be released in two phases in Cookstown, Dunganon and Coalisland.	In terms of delivering new housing, the new local development plan is required to take into account the number of houses built within the RDS period i.e. from 31 st March 2008	Material Assets

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Land Zoned for Housing (cont)	<p>developed with around 53 hectares remaining. A further 77.5 hectares is zoned as phase 2 housing land in Cookstown. Total Area Zoned: 148</p> <p>Dungannon and South Tyrone Area Plan Dungannon Land zoned phase 1: 109 Coalisland Land zoned phase 1: 80 28% of phase 1 zoned housing land in Dungannon and nearly 23% in Coalisland has been developed with around 77 and 63 hectares respectively remaining. A further 148 and 41 hectares is zoned as phase 2 housing land in Dungannon and Coalisland respectively. Total Area Zoned: 378</p>		<p>Magherafelt plan prepared after the publication of the RDS zoned land for housing in Magherafelt and Maghera, designating a further 52 hectares of Housing Land Use Policy Areas across Districts 4 villages.</p> <p>All 5 towns in Mid Ulster have more than half of the land zoned for housing remaining undeveloped. Particularly notable for Cookstown and Coalisland as their relevant Area Plans have both passed their notional end dates. This lack of activity may reflect the cooling of the economic climate in the last eight years or so.</p>	rather than an examination of zoned housing land uptake since a Plans' adoption.	

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	<p>Magherafelt Area Plan</p> <p>Magherafelt Land zoned: 77</p> <p>Mahera Land zoned: 30.3</p> <p>Only 10% of the housing land in Magherafelt compared to 43% in Maghera has been developed.</p> <p>A further 52 hectares of land designated as Housing Land Use Policy areas in Bellaghy, Castledawson, Draperstown and Tobermore.</p> <p>Total Area Zoned: 378</p>				
<p>Housing Tenure (Sources: Mid Ulster Position Paper Two, Housing, November 2014 & www.nihe.gov.uk/index/c)</p>	<p>Mid Ulster Tenure 2016/2017</p> <p>Total Units 53,230</p>	<p>NI Tenure 2017/2018</p> <p>Owner Occupied 69%</p> <p>Private Rented & Others 14%</p> <p>Housing Executive 12%</p> <p>Housing Association 4%</p>	<p>Between 2001 and 2006 the private rented sector rose, across Mid Ulster, particularly Magherafelt (5.5% to 11.3%) and Dungannon (10.1% to 15.8%). This may reflect houses prices being at their highest and demand for immediate accommodation arising from the influx of nationals from other parts of Europe. In contrast owner occupied houses decreased slightly across Mid Ulster. And in all three districts, the</p>	<p>Planning has a role in providing for a mixture of tenures, housing types and providing access to affordable housing.</p>	<p><i>Material Assets</i></p>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
<p>orporat`e/ho using_resear ch/</p> <p>Housing Tenure (cont.)</p>		<p>https://www.nisra.gov.uk/publications/chs-results</p>	<p>proportion of vacant properties has remained higher than the regional average of 5.7%.</p> <p>The 2011 House Condition Survey indicates owner-occupied housing stock in NI has continued to decline (61.7% compared to 66.5% in 2006) with an increase in private rented properties and others, from 11.5% in 2006 to 16.5% in 2011. The social rented sector accounted for 14.6% of total stock (NIHE: 11.3%, HA: 3.3%). The level of vacant stock has risen (7.2%) in line with growth in the private rented sector. Data from the HCS has not been released at local government level but housing tenure data from the 2001 and 2011 Census mirrors this change in housing tenure in that there has been a slight decline in owner occupation as well as social housing stock with an increase in private rented accommodation. NISRA suggests key drivers in increased demand for private rented accommodation are likely to have been: inward migration from EU accession countries; housing affordability issues assoc. with the mid-2000s upsurge in house prices; and the particularly adverse impact on the housing market of the post-</p>		

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
			2007 economic downturn, which has seen a marked reduction in property values, risk aversion among mortgage lenders and reduced confidence among prospective house purchasers, and, as a result, many households electing to rent rather than buy.		
House Types (Source: NISRA Census 2001, NISRA Census 2011 & Mid Ulster Position Paper Two, Housing, November 2014)	Mid Ulster: Households by Type 2011 Total Households 48,211 Detached 26,790 55.6% Semi Detached 12,277 25.5% Terraced 7,408 15.4% Flats 1,559 3.2% Other* 177 0.4%	NI: Households by Type 2011 Total Households 703,275 Detached 264,307 37.6% Semi Detached 200,577 28.5% Terraced 174,896 24.9% Flats 62,386 8.9% Other* 1,109 0.2%	The types of dwellings across NI and Mid Ulster has remained fairly constant. The number of detached houses rose in both NI as a whole and at district level in Mid Ulster between 2001 and 2011. Notably detached houses in Mid Ulster formed more than half the total house types across the district in 2001 (54.6%) and in 2011 (55.6%). Significantly greater than the Northern Ireland average for detached houses in 2001 and 2011 at 36.8% and 37.6% respectively. This high proportion of detached houses in Mid Ulster is a reflection of the large number of houses in rural areas. The number of semi detached houses also rose in both NI as a whole and at district level in Mid Ulster between 2001 and 2011. Mid Ulster had a slightly lower number of semi detached properties than the NI average.	Planning has a role in providing for a mixture of tenures, housing types and providing access to affordable housing.	Material Assets

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
shared dwelling	<p>Total Households 53,230</p> <p>Detached 28,769</p> <p>Semi Detached 11,696</p> <p>Terraced 10,777</p> <p>Flats 1,988</p> <p>Source: https://www.finance-ni.gov.uk/publications/annual-housing-stock-statistics</p>	<p>Total Households 783,272</p> <p>Detached 279,058</p> <p>Semi Detached 195,026</p> <p>Terraced 225,790</p> <p>Flats 83,398</p> <p>Source: https://www.finance-ni.gov.uk/publications/annual-housing-stock-statistics</p>	<p>The number of terraced houses decreased across both NI as a whole by 2.1% and at district level in Mid Ulster by 1.7%. Mid Ulster in both 2001 and 2011 had a considerably lower percentage of terraced properties than the NI average.</p> <p>The number of flats rose slightly in NI as a whole by 0.9% between 2001 and 2011. At district level Mid Ulster saw only a fraction of the NI wide increase (0.1%). Furthermore Mid Ulster in both 2001 and 2011 had less than half the NI average flats.</p> <p>Mid Ulster in comparison to the NI average saw a great reduction in the number of other house holds which fell from 0.7% in 2001 to 0.4% in 2011, still keeping it 0.2% higher than the NI average.</p>		
Social Housing and affordability (Source: Mid Ulster Position	Mid Ulster (Magherafelt, Cookstown & Dungannon Housing Market Area)	NI (NI Housing Market Area ²)	<p>A gap in market provision can occur if house prices rise beyond that which is affordable. Affordability is determined by price, average incomes and access to borrowing and it remains an issue for first time buyers.</p>	<p>Planning has a role in providing for a mixture of tenures, housing types and providing access to affordable housing.</p>	Material Assets

² NI Housing Market Area, afford gap and % Unafford is the average taken for the combination of Ards & North Down, Armagh & Craigavon, Antrim & Newtownabbey, Belfast, Carrick & Larne, Derry, Strabane & Limavady, Fermanagh & Omagh, Newry, Down & Banbridge, Lisburn & Castlereagh, Magherafelt, Cookstown & Dungannon, Moyle, Ballymena, Ballymoney & Coleraine which was taken from the NI Housing Market Review & Perspectives 2014-2017, pg 54, table 6.1.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Paper Two, Housing, Housing Market Review & Perspective 2014-2017 and NIHE Housing Plan & Local Housing Strategies 2014 / 2015 www.nihe.gov.uk/housing_market_review	Repayment Affordability 2010 Afford Gap: 17,667 % Unafford: 51 2011 Afford Gap: 26,101 % Unafford: 62 2012 Afford Gap: 19,461 % Unafford: 58	Repayment Affordability 2010 Afford Gap: 16,003 % Unafford: 60 2011 Afford Gap: 22,847 % Unafford: 59% 2012 Afford Gap: 23,465 % Unafford: 57%	Emerging findings from the NI Housing Market Review & Perspectives 2014-2017 indicated that affordability over the period 2010-2012 has improved significantly across NI as a whole and individually across most housing market areas, particularly Armagh / Craigavon and Fermanagh / Omagh, where the percentage of affordable homes improved in both areas by 19% leaving the former area however with 42% affordable homes less than the NI average but the latter area with 73% affordable homes in 2012 some 16% than the NI average. In stark contrast Magherafelt /Cookstown / Dungannon housing market area was one of only two areas (Ards / North Down was the other) which saw an appreciable reduction in affordability between 2010-2012, from 49% - 42% respectively. That said at 42% it sits just 1% below the NI average for affordable homes. (NI average may be skewed by wide geographical differences in levels of affordability eg. In 2012 Belfast had lowest levels of affordability (27%) and Carrick/Larne had the highest (75%).	It is important to note that planning cannot control house prices which are primarily influenced by factors such as interest rates and the availability of lending. However, the provision of social housing in both urban and rural areas, can address the concerns of affordability, in particular for migrant workers, single parents and the needs of young people and the elderly. None of the existing area plans made provision for social housing need (no zoned sites) and therefore this is currently addressed through the development management process. While there has been a reduction in the proportion of NIHE accommodation across Mid Ulster there is a demand for social housing with single people	
Social Housing and	https://www.nihe.gov.uk/northern_ireland_housing_market_perspectives_2015-2018.pdf				
		31st March 2017 NIHE Waiting List			

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
affordability (cont.)	<p>Housing Applicants on District NIHE Waiting Lists in March 2014: Cookstown: 358 Dungannon: 1,117 Magherafelt: 477</p> <p>Number in Housing Stress: Cookstown: 166/46.3% Dungannon: 638/57.1% Magherafelt: 194/40.7%</p> <p>Total Allocations: Cookstown: 166/46.3% Dungannon: 638/57.1% Magherafelt: 194/40.7%</p> <p>2011 Census Social Housing stock (NIHE & Housing Associations) in each District 1,052 dwellings (8.2%) of the total stock in Cookstown, 2,083 (10.3%) of the total stock in Dungannon and South Tyrone, 1,278 (8.5%) in Magherafelt</p>	<p>37,611 households</p> <p>Housing Stress where they have 30 or more points under the Common Selection Scheme. 23,694</p> <p>https://www.communities-ni.gov.uk/sites/default/files/publications/communities/ni-housing-stats-16-17-full-copy.pdf</p>	<p>Despite significant reductions in house prices everywhere since 2007, affordability remains an issue for first time buyers who continue to experience difficulties in securing mortgages. Falling household incomes and an increasing level of unemployment have an impact on the housing market and the ability of first time buyers to enter the market. The private rented sector therefore remains popular.</p> <p>The NIHE waiting list can be utilised to determine the pressure for social housing in an area. In Magherafelt District, 64% of those in “housing stress” were accommodated in 2014, compared to only 34% and 46% in Dungannon & South Tyrone and Cookstown respectively.</p> <p>Social housing need is also met by Housing Associations. The Census 2011 indicated social housing stock (NIHE and housing associations) accounts for 1,052 dwellings (8.2%) of the total stock in Cookstown, 2,083 (10.3%) of the total stock in Dungannon and South Tyrone, and 1,278 (8.5%) in Magherafelt. So, overall the social housing</p>	<p>forming the largest grouping, followed by small families (1 or 2 persons aged 16 or over with 1 – 2 children), and the elderly. Therefore it appears that the demand for social housing is focused on smaller households/dwellings.</p> <p>Mid Ulster’s increase in demand for social housing has far exceeded that of Northern Ireland average. The Dungannon area’</p>	
Social Housing and affordability (cont.)					

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	<p>NIHE Social HNA¹ 2013 – 2018 based on the March 2014 waiting list showed each districts requirements:</p> <p>Cookstown: 94 units. Dungannon and South Tyrone: 441 units Magherafelt: 102 units</p> <p>Mid Ulster Social Rented Sector Waiting List – 1,780</p> <p>Source: https://www.communitites-ni.gov.uk/publications/northern-ireland-housing-statistics-2016-17</p>		uptake across mid Ulster is considerably less than the Northern Ireland figure of 14.9%.		
Special Housing Need				Planning has a role in providing for a mixture of tenures, housing types and providing access to affordable housing.	Material Assets

¹ HNA is abbreviation of Housing Needs Assessment

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Vacancy and Unfitness Levels Source: https://www.nihe.gov.uk/nihcs_2016_preliminary_report.pdf		Unfitness by Tenure 2016 16,000 Owner Occupied 5660 1.1% Private Rented & Others 2180 1.6% Social Housing <1.0% Vacant 8530		Planning has a role in providing for a mixture of tenures, housing types and providing access to affordable housing.	Material Assets
Cycleways / Greenways					
National Cycle Networks			The National Cycle Network (NCN) is around 1,600km but around 85% of it is on-road. The rest is on quiet roads. The NCN includes regional routes which are often themed for the area they traverse (e.g. the Inis Eoghain Cycleway and the Kingfisher Trail). Transferring most of the NCN to traffic-free routes has the potential to greatly increase its use.	³ Zonings for future needs should take into account the importance of protecting linear open spaces such as pedestrian and cycle routes, community greenways, former railway lines and river and canal corridors many of which are valuable in linking larger areas of open space and providing important wildlife corridors/ecological networks.	Material Assets

³ Strategic Planning Policy Statement for Northern Ireland - Planning for Sustainable Development, September 2015, page 88 paragraph 6.210.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
The Ulster Way www.walkni.com/	Mid Ulster Contains 21.2km of the 'Quality Section' of the Ulster Way	NI Contains the The Ulster Way which is 1000km in total.	The Ulster Way is predominantly off road and part is also well known greenway sections of the National Cycle Network passes through the west of the Mid Ulster District, off road for 13km, entering at the Glenelly Valley, via Crockbrack, Crockmore, Moneyneaney and exiting via Moydamlagh Forest to Glenshane Forest. This is classed as a Quality Section by the Ulster Way. Another 'Quality Section' of the Ulster Way, Slieve Beagh Way, leaves Aughnacloy and is in two parts along the southern boundary. This section is 8.2km in length. Along the southern boundary of the Mid Ulster District, a 'Link Section' is located from Caledon to Aughnacloy.	Zonings for future needs should take into account the importance of protecting linear open spaces such as pedestrian and cycle routes, community greenways, former railway lines and river and canal corridors many of which are valuable in linking larger areas of open space and providing important wildlife corridors/ecological networks.	Material Assets
Other Trails Cycling Walking Canoeing (Source: MU DC Recreational Audit 2015)	Mid Ulster 109.5km 128.2 km 22 km			Zonings for future needs should take into account the importance of protecting linear open spaces such as pedestrian and cycle routes, community greenways, former railway lines and river and canal corridors many of which are valuable in linking larger areas of open space and providing important wildlife corridors/ecological networks.	Material Assets
Safer routes to schools				Zonings for future needs should take into account the importance of protecting linear open spaces	Material Assets

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
				such as pedestrian and cycle routes, community greenways, former railway lines and river and canal corridors many of which are valuable in linking larger areas of open space and providing important wildlife corridors/ecological networks.	
Public Rights of Way Mid Ulster Council Outdoor Recreation Report Nov 2014??, ACTIVE PLACES RESEARCH REPORT 2009 http://www.sportni.net/research/recent-research ,	⁴ Mid Ulster Cookstown, one of the former Councils asserted the following PROW's: Old Chapel Road, Warwicks Way Drum Road Loop, Dunnamore Loughry Estate, Dungannon Road Loup Road to Ballyeglish Old Grave Yard Mullan Road Gort Moss Innevall	⁵ NI Total Size in SQM: 5,500 Miles of PROW: 123 Length of PROW per SQM: 0.02 England Total Size in SQM: 50,000 Miles of PROW: 118,000 Length of PROW per SQM: 2.36 Wales	⁶ In relation to the amount of land available, Northern Ireland has a considerably smaller PROW network of only 0.02 miles per square mile in comparison to England and Wales.	⁷ NI does not provide the same level of access as legislation in other parts of the UK: Scotland has the "Freedom to roam" and "right to responsible access" under the Land Reform Act 2003. England and Wales have the Countryside Rights of Way Act 2000, and more recently the Marine Coastal Access Act, all of which give greater levels of public access to most land. In 1999 the DOE undertook an access consultation which included the question of whether a right to roam policy should be established in Northern Ireland.	Material Assets

⁴ Mid Ulster Council Outdoor Recreation Report November 2014??

⁵ ACTIVE PLACES RESEARCH REPORT 2009 Bridging the Gap <http://www.sportni.net/research/recent-research>

⁶ NI Assembly Research and Information Service Briefing Paper: Access to the countryside in Northern Ireland -occupiers' liability Dec 2012??

⁷ NI Assembly Research and Information Service Briefing Paper: Access to the countryside in Northern Ireland -occupiers' liability Dec 2012??

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
NI Assembly Research and Information Service Briefing Paper: Access to the countryside in Northern Ireland - occupiers' liability Dec 2012		<p>Total Size in SQM: 8,000 Miles of PROW: 20,625 Length of PROW per SQM: 2.58</p> <p>*The availability of PROW in Scotland is more complex and cannot be easily compared.</p>		<p>There was strong opposition to this proposal, due to widespread concern amongst landowners that with increased access comes increased liability, and for this reason the DOE discounted the proposal.</p> <p>⁸In 2007 a case was made for a legislative review by the CNCC in a position paper which included 12 recommendations. However, to date the NI Executive has not introduced any new access legislation.</p> <p>Sport NI's Countryside Recreation Strategy Review in 2009 concluded that, "There is clearly an identified need for continued advocacy for increased access to the countryside for outdoor recreation".</p>	

⁸ National Assembly for Wales Research paper Countryside access in the UK: a review of associated legislation and policy April 2014

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INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Economic / Social Issues					
See also Position Papers 1 Population and Growth, Paper 2 Housing, Paper 3 employment and Economic Development, Paper 16 Health, Education and Community Uses @ www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan					
Age structure and composition (NISRA 2016)	Mid Ulster 2011 Male 50.05% Female 49.95% Mid Ulster 2016 Male 50.2% Female 49.8%	NI population 2017 49.2% Male 50.8% Female Source: https://www.nisra.gov.uk/sites/nisra.gov.uk/files/publications/MYE17-Bulletin.pdf			Population
% of population under 16 years (NISRA 2016)	Mid Ulster 2016 23.1% Mid Ulster 2017 23.2%	NI 2017 20.9% Source: https://www.nisra.gov.uk/sites/nisra.gov.uk/files/publications/MYE17-Bulletin.pdf	Mid Ulster has one of the fastest growing young populations in NI (more than double that of NI average)	Mid Ulster has a young population compared to NI average and NISRA projections indicate a significant rise to come – placing greater demands on for example creche, nursery and the primary education facilities.	Population
% of working age (16-64 years) based on total population (NISRA 2016)	Mid Ulster 2016 63.1% Mid Ulster 2017	NI 2017 62.9% Source:	Mid Ulsters working age population is in line with the		Population

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	62.8%	https://www.nisra.gov.uk/sites/nisra.gov.uk/files/publications/MYE17-Bulletin.pdf	regional average although this proportion is expected to fall as the elderly proportion increases.		
% of pensioners (65+ years) based on total population (NISRA 2016)	Mid Ulster 2016 13.9% Mid Ulster 2017 14.1%	NI 2017 16.2% Source: https://www.nisra.gov.uk/sites/nisra.gov.uk/files/publications/MYE17-Bulletin.pdf	Whilst Mid Ulster has a smaller percentage of people above 65 yrs of age than the NI average, this figure is on the rise.	Housing units will be required to meet the needs of the elderly, particularly sheltered housing and smaller sized units and nursing/care homes at accessible locations. There will also be an increase in demand for health and community services which will need to be accommodated in the LDP	Population, Human Health
% Of Population In Receipt Of At Least One Disability Related Benefit Population (Source: NISRA 2010)		NI Feb 2014 13.7% (Feb 2013 15.4)	Significant reduction NI wide		Population, Human Health
New Incidences Of Cancer (Excluding Non Melanoma skin cancer) per 100,000 persons. (Source:NISRA)	2015 Dungannon – 233 Cookstown - 152 Magherafelt - 201	NI 2012 – 495 2011 – 489)			Population, Human Health

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Hospital Travel Time to A&E (NISRA)	Excluding Minor Injuries - 20 mins. Including Minor injuries - 14 mins	Excluding Minor Injuries – 13 mins. Including Minor injuries -12 mins	Mid Ulster residents have further to travel on average in order to reach a hospital for both major and minor injuries.		
Unemployment Levels (NISRA, Census 2011)	Mid Ulster unemployment level - 4.68%	NI unemployment level – Nov 2018 4.4 % Source: https://www.nisra.gov.uk/system/files/statistics/labour-market-report-november-2018.pdf	Unemployment in Mid Ulster is in line with regional averages. In July-Sept 2014 the NI unemployment rate was 6.2%.		Population
% Of Working Age Economically Active (NISRA 2016)	Mid Ulster 75.2% Mid Ulster 2017 76.7% Source: https://www.nisra.gov ov.uk/sites/nisra.gov	NI Feb to April 2018 – 69.7% Source: https://www.nisra.gov.uk/statistics/labour-market-and-social-	Mid Ulster on a par with NI		Population

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	.uk/files/publications/LADB-publication-2016.PDF	welfare/labour-force-survey 2018			
% Of Welfare Claimants As Proportion Of Working Age People (NISRA 2016)	3.4% claimant count of population of working age in Mid Ulster	4.6% of working age of NI	Significantly lower than NI average and one of the lowest regions in NI for claimants		Population
Race And Ethnicity (NISRA statistics & 2011 Census)	2011 10.4% Mid Ulster population born outside the region	2011 11.1% NI population born outside the region	Majority of non-indigenous people were born in Europe, reflecting the inward migration of migrant workers		Population
Qualifications - % Of School Leavers Achieving At Least 5 GCSE's Or Equivalent, Including Maths and English (NISRA 2016)	Mid Ulster 2013/2014 61.2% Mid Ulster 2015/2016 66.0%	NI 2013/2014 67.7% NI 2015/2016 67.7%	Modest increase in overall numbers of school leavers achieving at least 5 GCSE's		Population

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Qualifications - % People With Degree Or Higher (NISRA 2016)	Mid Ulster 2016 28.2% of Mid Ulster with degree qualification or higher Source: https://www.nisra.gov.uk/publications/la-bour-force-survey-tables-local-government-districts-2016	29.7% of NI with degree qualification or higher	Significant rise in % of Mid Ulster population with 3 rd level qualification since 2001 figures	Greater demand within Mid Ulster for more skilled jobs	Population
Qualifications - % People With No Or Low Qualifications (NISRA 2016)	22.2% of Mid Ulster with no or low qualifications. Mid Ulster 2016 – 17.7% had no qualifications. Source : https://www.nisra.gov.uk/sites/nisra.gov.uk/files/publications	NI 2016 – 16% with ni qualifications, this was a decrease from 16.5% in 2015. Source : https://www.nisra.gov.uk/sites/nisra.gov.uk/files/publications/LADB-		Mid Ulster has higher than NI average for no or low qualifications	Population

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
	/LADB-publication-2016.PDF	publication-2016.PDF			
% Of Households With Dependent Children (Census 2011)	Mid Ulster 38.99%	NI 33.85%	Although 2011 figure is less than 2001 figures it remains significantly above the NI average		Population
Household Composition (NISRA, Census 2011)	Mid Ulster Average Household Size 2.88 1 Person – 22.95% 2 People – 26.48% 3 People – 16.47% 4 People – 16.81% 5 People – 17.29%	NI Average Household Size 2.54 1 Person – 27.93% 2 People – 30.19% 3 People – 16.80% 4 People – 14.70% 5 People – 10.46%		Mid Ulster generally has larger household size than the NI average.	Population
Proportion Of Children Aged 0-15 Years Living In Low Income Families At August (%)		NI 2012 21.5% 2011 22.2%	National figure show modest decrease		Population, Human Health

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
(NISRA 2010) Proportion Of People Aged 16+ Claiming Housing Benefit (%) (NISRA 2016)	Mid Ulster 2016 16-64 age group 8,160	NI 2014 11.2% 2013 11.4% NI 2016 161,610	National figure show modest decrease		<i>Population</i>

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Environmental Issues					
SOIL QUALITY (www.daera-ni.gov.uk/sites/default/files/publications/doe/ni-environmental-statistics-report-2016)		In the period 2004/05-2008/09 to 2009/10-2013/14 there have been no major changes in soil phosphorus concentration.	In the long term, it is expected that soil-P will decline as a result of the Nitrates Action Programme (NAP) and Phosphorus (P) Regulations.		Soil
Safeguarding our Soils - A Strategy for England - Gov.uk		Soils are an important store of carbon, with those in the UK containing around 10 billion tonnes of carbon, half of which is found in our peat habitats. Losing this store to	As the climate warms and rainfall patterns change, there is a growing risk that	Loss of natural carbon stores through deforestation and peat extraction could exacerbate climate change.	Soil

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		the atmosphere would create emissions that are equivalent to more than 50 times the UK's current annual greenhouse gas emissions.	emissions to the atmosphere from soil will increase, in turn causing further climate change as well as reducing the soil's productive capacity.		
SOIL EROSION www.woodlandtrust.org.uk https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-climate-change-risk-assessment-2017/national-summaries/northern-ireland-2/		There is minimal data available on soil erosion in Northern Ireland but estimates range from 0.02 to 1.27 t ha ⁻¹ yr ⁻¹ for mineral soils and up to 10 t ha ⁻¹ yr ⁻¹ for cultivated arable fields. A significant threat facing our soils is		Mismanaged extraction activities can also result in pressures on landscape and increase likelihood of soil erosion. Wetland habitats such as peat bogs and fens are particularly sensitive to changes in soil moisture regime. Widespread adverse management have resulted in an estimated 88% of peatlands in NI showing signs of degradation in 1990. There are no more up to date studies available.	<i>Soil Landscape</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		from erosion by wind and water. Around 2.2 million tonnes of topsoil is eroded annually in the UK.		The available data suggests that the vulnerability of soils in NI is increasing.	
TREE PLANTING (www.daera-ni.gov.uk/sites/default/files/publications/doe/ni-environmental-statistics-report-2016.pdf) https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2017		In 2016/2017 there were 208 hectares of new grant aided woodland and no state afforestation. This is the same amount supported in 2014/2015 and an increase of 54 hectares in 2015/2016. Most new woodland supported under the Forestry Grant Scheme is small, generally under 2 hectares and the data indicates that applicants prefer broadleaf			<i>Soil, Landscape</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		woodland to coniferous woodland.			
AGRI-ENVIRONMENT SCHEMES www.daera-ni.gov.uk/sites/default/files/publications/doe/ni-environmental-statistics-report-2016.pdf) https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2017		Agri-environment schemes encourage farmers and landowners to manage their land to benefit the environment. At the end of 2015, 305,000 hectares of land in Northern Ireland were under agri-environment scheme agreement (approximately 29% of NI farmland). During 2016, the area of agricultural land managed through these schemes decreased by 85% to 46,000 hectares. This was due to the expiration in 2016 of those remaining	The new Environmental Farming Scheme (EFS) opened for applications on 27 February 2017. The current target is to have up to 6,200 EFS agreements in place by 2020. From 1 st January 2018 233 EFS Higher Level Agreements commenced. Source: https://www.daera-ni.gov.uk/put		<i>Soil, Landscape</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		10 year agreements from the older agri- environment schemes (CMS and ESAS).	blications/no rthern- ireland- environment al-statistics- report-2018		

“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”.

INDICATOR AND SOURCE	QUANTIFIED DATA (MID UISTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Environmental Issues					
See also MUDC Settlement Evaluation Position Paper July 2015 @ www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan					
RIVERS https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2017	The main watercourses are: <ul style="list-style-type: none"> • Lower Bann • Blackwater • Ballinderry • Moyola River • Owenkillew 	In 2015 just under one third (32.7%) of monitored river waterbodies are of at least a good standard, classified as ‘high’ or ‘good quality.	In the period 2000 to 2011 over 99% of rivers monitored for nitrate had an annual mean concentration of less than 25mg NO ³ /l.	Rivers of European importance that are highly sensitive to water pollution and sedimentation Many water bodies in the area failing WFD objectives due to both nutrient enrichment, and its subsequent effects. Impacts of proliferation of no-mains sewage treatment systems (septic tanks) and overloading of NIW treatment facilities should be considered. More than 10% of river water bodies in the Neagh Bann RBD have	Water

INDICATOR AND SOURCE	QUANTIFIED DATA (MID UISTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
				failures in fish either individually or in combination with other elements. Also more than 35% of Neagh Bann river bodies have failures in invertebrates. This would indicate pressures from agriculture, WWTWs, septic tanks and industrial discharges. Source : Final Lough Neagh Shoreline Management Plan 2016.	
LAKES https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2017		Of the 21 lakes monitored 5 achieved a 'good' standard in 2015 and 16 lakes had a less than 'good' status. Lough Neagh at 412 km ² is the largest fresh water lake in the British Isles.		Lough Neagh has high levels of nitrate and phosphate nutrients coming mainly from human and animal waste, together with farm fertilisers. High levels of these compounds can end up in watercourses. This can result in large quantities of algae which can have a	<i>Water</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
				negative ecological impact on the condition of a lake. Source : Final Lough Neagh Shoreline Management Plan 2016.	
GROUND WATER https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018		In 2016, 52 groundwater sites across NI had an average concentration of 4.1 mg NO3/l. Groundwater nitrate concentrations across Northern Ireland are generally low with 51 of the 52 stations below 25 mg NO3/l in 2015.			<i>Water</i>
EFFLUENT DISCHARGES (Source: NI Water and MUDC Settlements Appraisal Position Paper www.midulstercouncil.org/Planning/Mid-Ulster-Development-Plan/Development-Plan/)	The following settlements do not have WWTW capacity during the plan period: <ul style="list-style-type: none"> • Ballymaguigan • Ballynese • Desertmartin • Gracefield • Knockloughrim • The Woods 	Compliance for private sewage was 76% in 2017 which is below the high of 88% recorded in 2010. For trade effluent compliance there has been an increase from 76% in 2001 to 95% in 2015. Source: https://www.daera-ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018	The larger WWTWs generally have good capacity though the smaller works have constraints. Source: Mid Ulster Draft Habitats		<i>Water</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID ULSTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
		ni.gov.uk/publications/northern-ireland-environmental-statistics-report-2018 Compliance of WWTWs against the Water order has continued to improve since 2007 – reaching 93% in 2011 and 2012 and 92% in 2013.	Regulations Assessments Baseline Report 2017		
FLOODING (See also Appendix 3 – Flood Risk Map) https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-climate-change-risk-assessment-2017/national-summaries/northern-ireland-2/ http://riversagency.maps.arcgis.com/apps/webappviewer/index.html?id=fd6c0a01b07840269a50a2f596b3daf6	Areas within Historic Cookstown District which have a 1% chance of flooding in any given calendar year: <ul style="list-style-type: none"> • Cookstown – 4 key areas identified • Ballinderry • Ballyronan • Coagh • Desertcreat • Drapersfield • Drumullan • Dunnamore • Dunman 	Flood Maps NI show have the following settlements have significant flood risk areas: <ul style="list-style-type: none"> • Antrim • Ballymena • Banbridge • Bangor • Belfast • Carrickfergus • Coleraine • Downpatrick • Dundonald • Glengormley and Mallusk • Lisburn • Londonderry 	Multiple Flood Risk areas identified within and adjacent to settlements within Mid Ulster	A number of sites previously zoned for Housing have been identified as being liable to flooding. In general terms the effects of climatic change and the increased risk of flooding across the district could result in property damage and direct risks to the population. Warmer, wetter winters and drier summers in the future could affect soil	<i>Water, Climatic Factors</i>

INDICATOR AND SOURCE	QUANTIFIED DATA (MID UISTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Flooding (cont.)	<ul style="list-style-type: none"> Gortaclady Kileenan Moneymore – 9 key areas identified Orritor Pomeroy The Rock 	<ul style="list-style-type: none"> Lurgan Newry Newtownabbey Newtownards Omagh Portadown Strabane Warrenpoint 		<p>weathering and increase soil erosion. This could in turn increase peak flows and hence fluvial and groundwater flood risk.</p> <p>Agricultural land accounts for over 75% of Northern Ireland's land area which means that the way in which it is managed can have a profound effect on the wider impacts of flooding.</p>	
	<p>Areas within Historic Magherafelt District which have a 1% chance of flooding in any given calendar year:</p> <ul style="list-style-type: none"> Magherafelt – 10 key areas identified Ballynease Bellaghy Castledawson Clady Creagh Culnady Curran Desertmartin Draperstown Glen 				

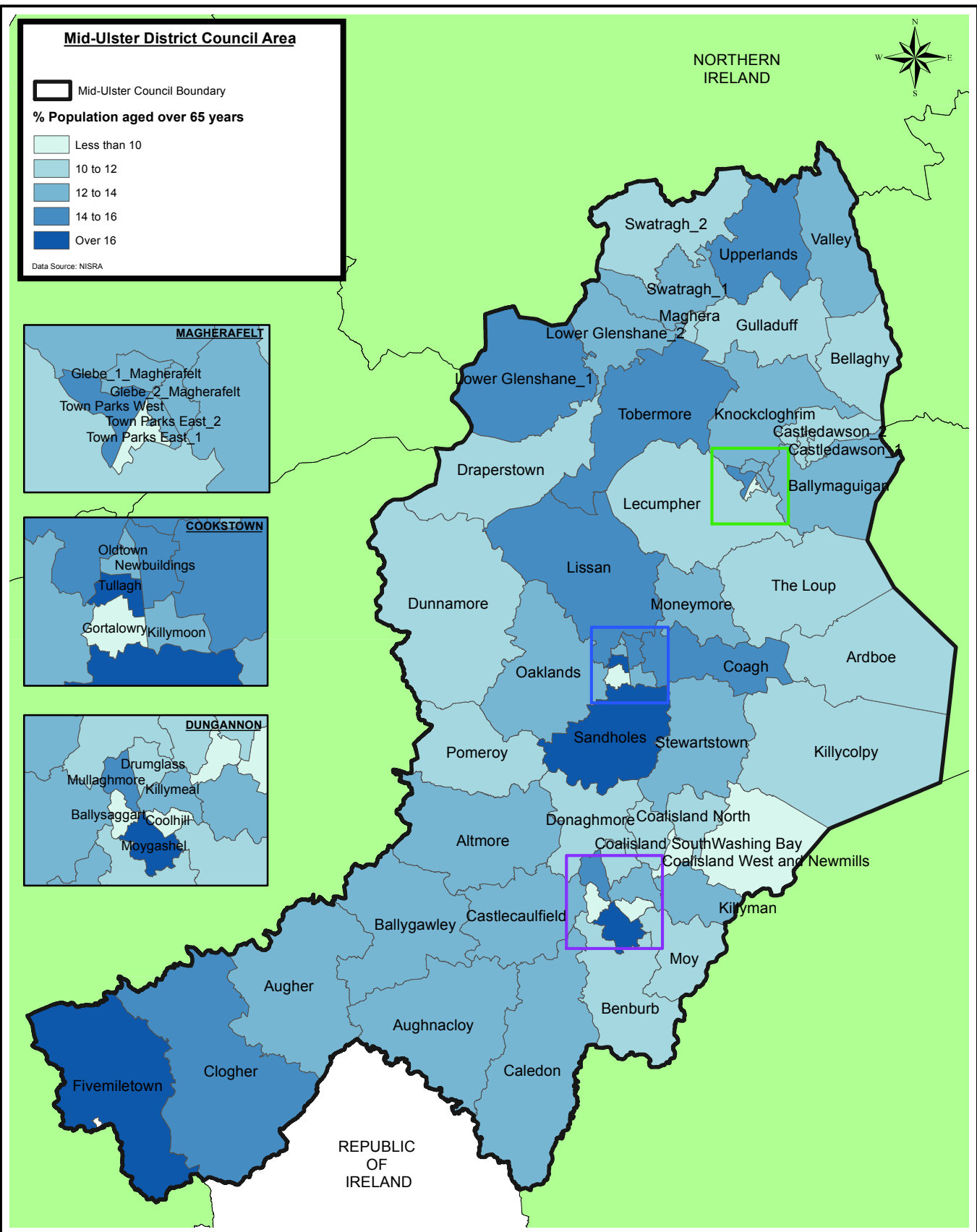
INDICATOR AND SOURCE	QUANTIFIED DATA (MID UISTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Flooding (cont.)	<ul style="list-style-type: none"> • Glenone • Inishrush • Longfield • Maghera – 6 key areas identified • Moneyneaney • Straw • Swatragh • Tobermore – 6 key sites identified • Upperlands <p>Areas within Historic Dungannon District which have a 1% chance of flooding in any given calendar year:</p> <ul style="list-style-type: none"> • Dungannon – 4 key areas identified • Aghaginduff / Cabragh • Annaghmore • Augher • Aghnacloy 				

INDICATOR AND SOURCE	QUANTIFIED DATA (MID UISTER)	COMPARATIVE DATA (NI)	TRENDS	ISSUES IDENTIFIED	SEA TOPIC
Flooding (cont.)	<ul style="list-style-type: none"> • Ballygawley • Brockagh / Mountjoy • Carland • Castlecaufield • Clogher – 3 key sites identified • Coalisland – 5 key sites identified • Dernagh / Clonoe • Donaghmore – 3 key sites identified • Dyan • Eglisish – 3 key sites identified • Granville • Killyman • Moy – 2 key sites identified • Newmills • Tamnamore 				

Appendix 4

Further Baseline Data
including maps

Map 2 - Percentage of Population aged over 65 years



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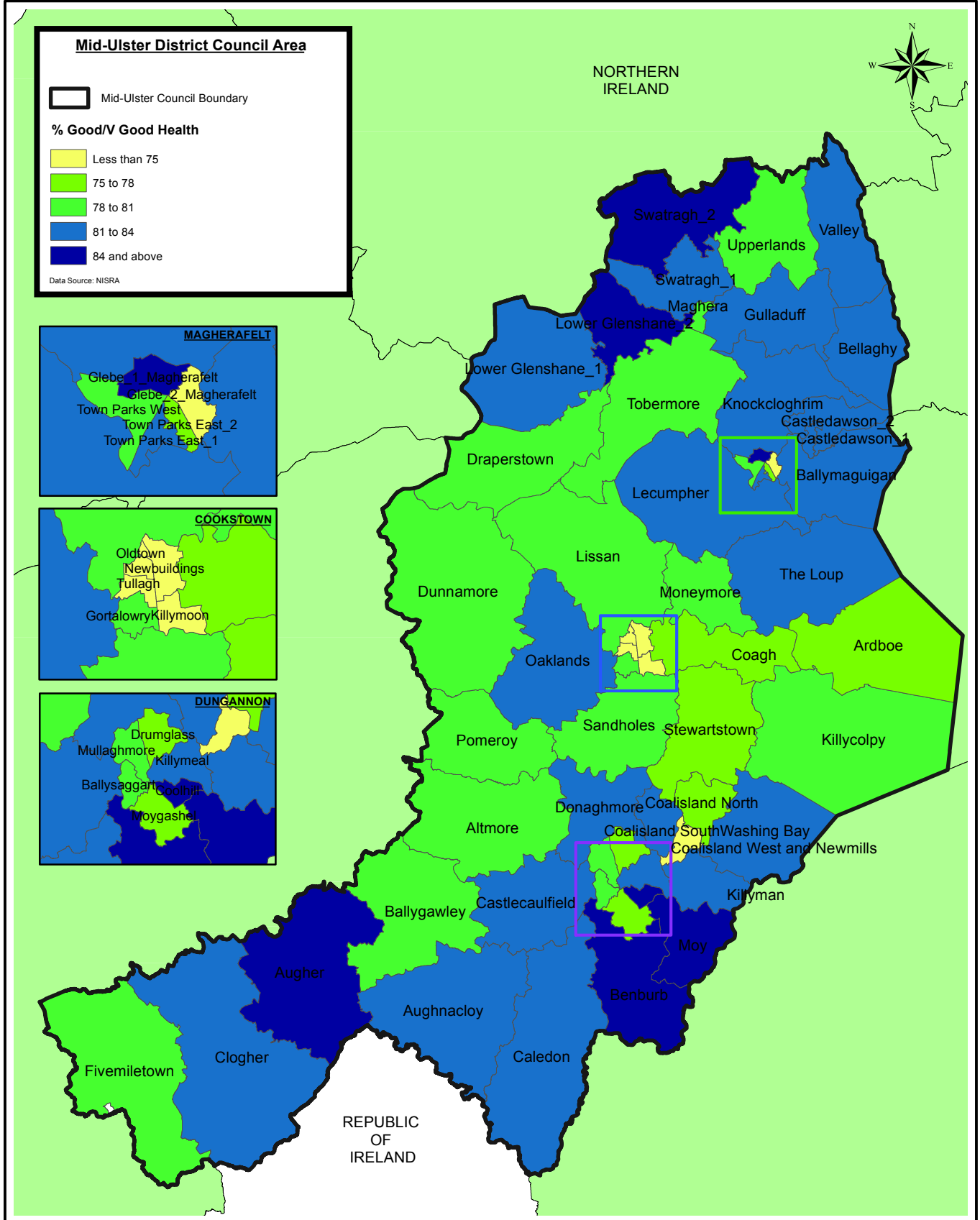
Author: John Paul Devlin

Date: 01/12/2015

Dept: Planning

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Map 3 Percentage of Good/Very Good Health



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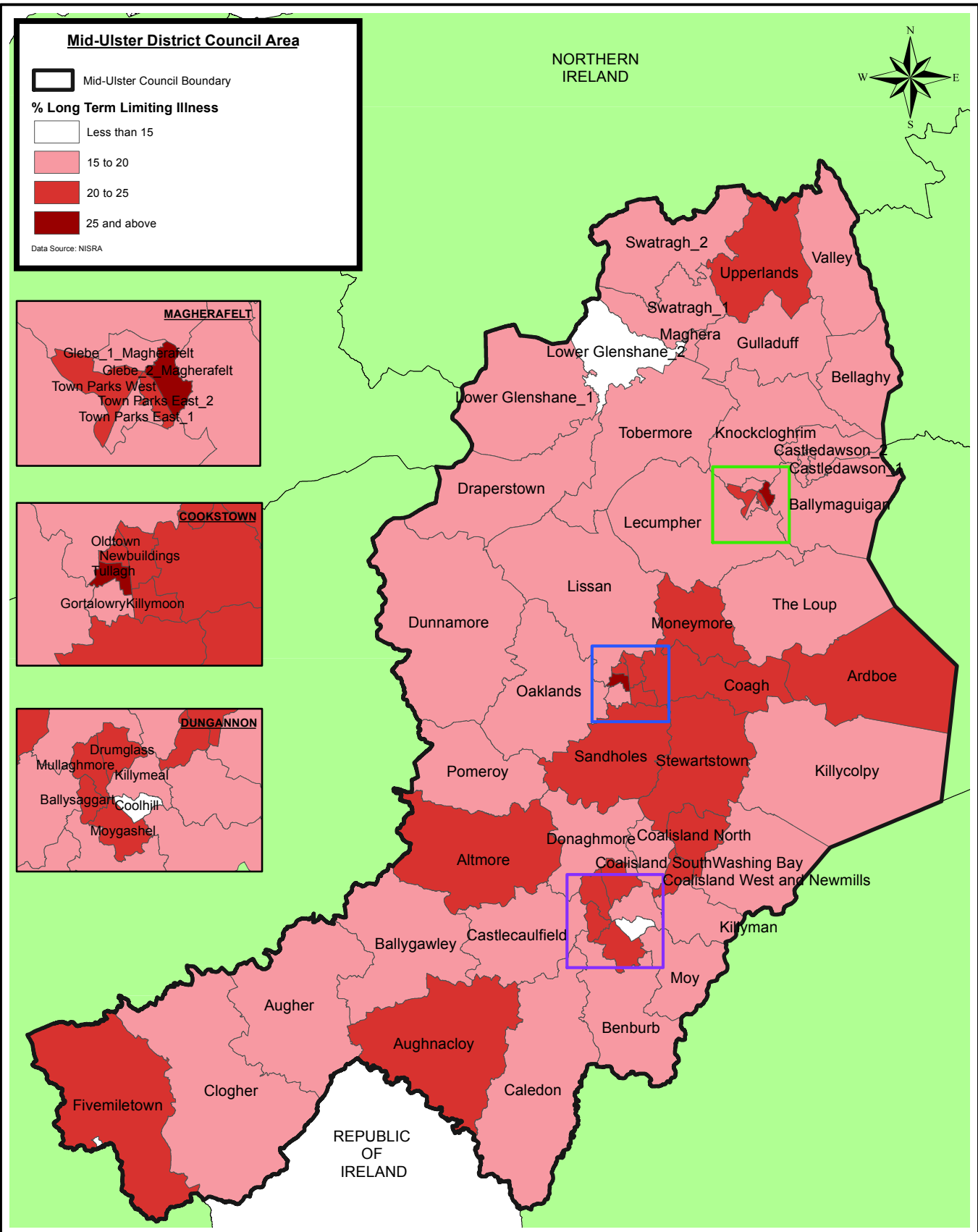
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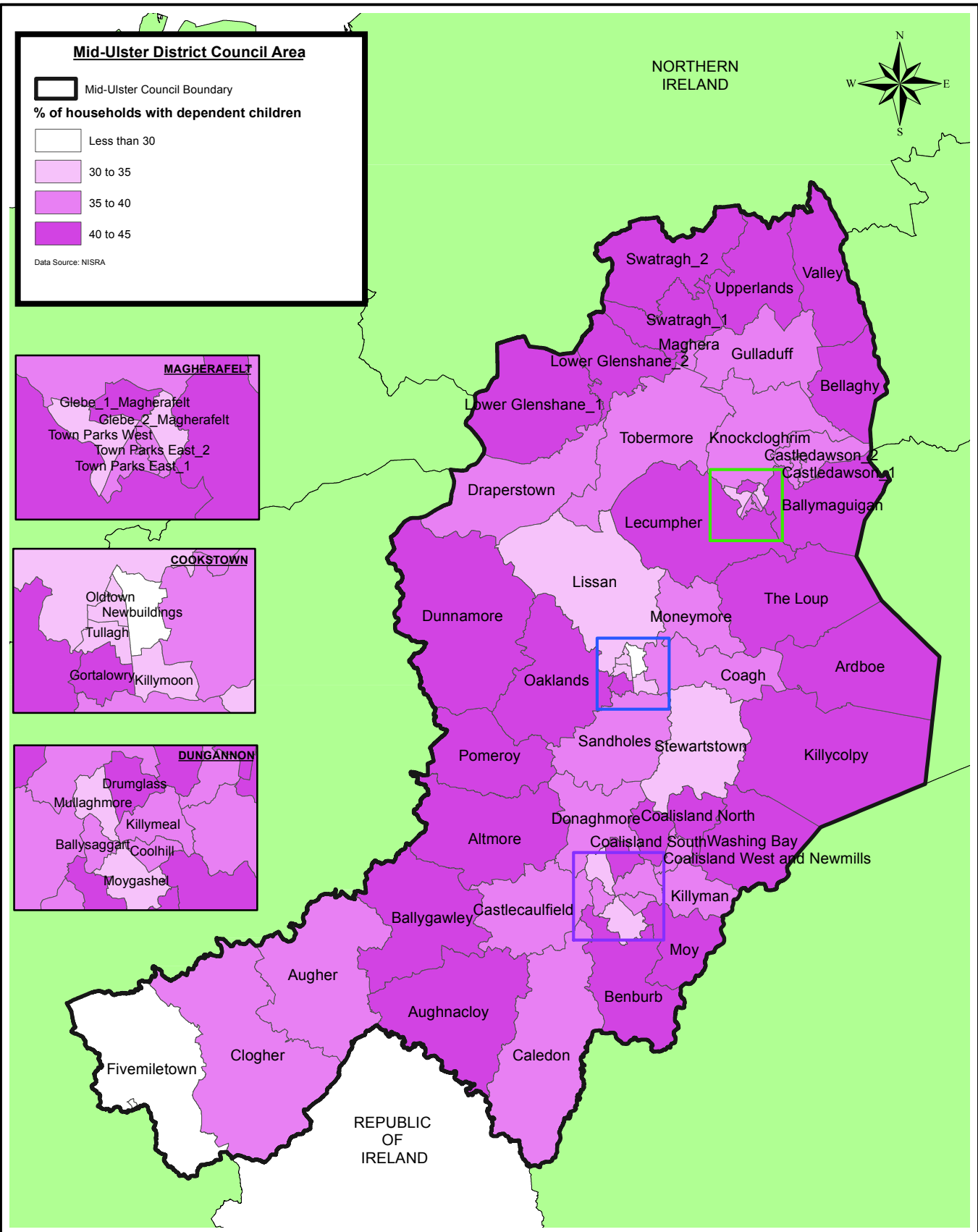
Map 4 - Percentage of Long Term Limiting Illness



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Map 5 - Percentage of households with dependant children



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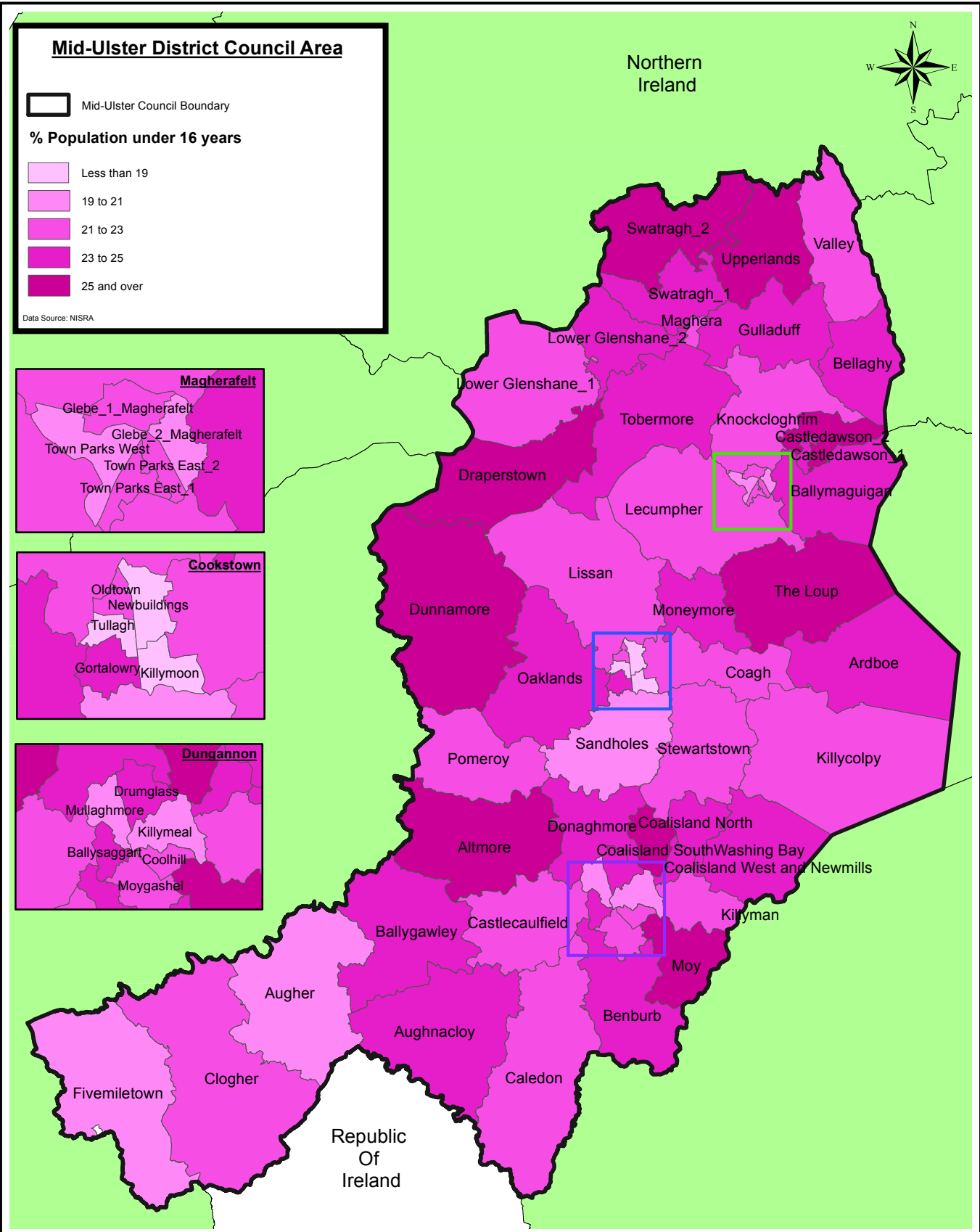
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Map 1 - Percentage of Population under 16 years



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Map 8 Mid Ulster Climate Change Floodmap



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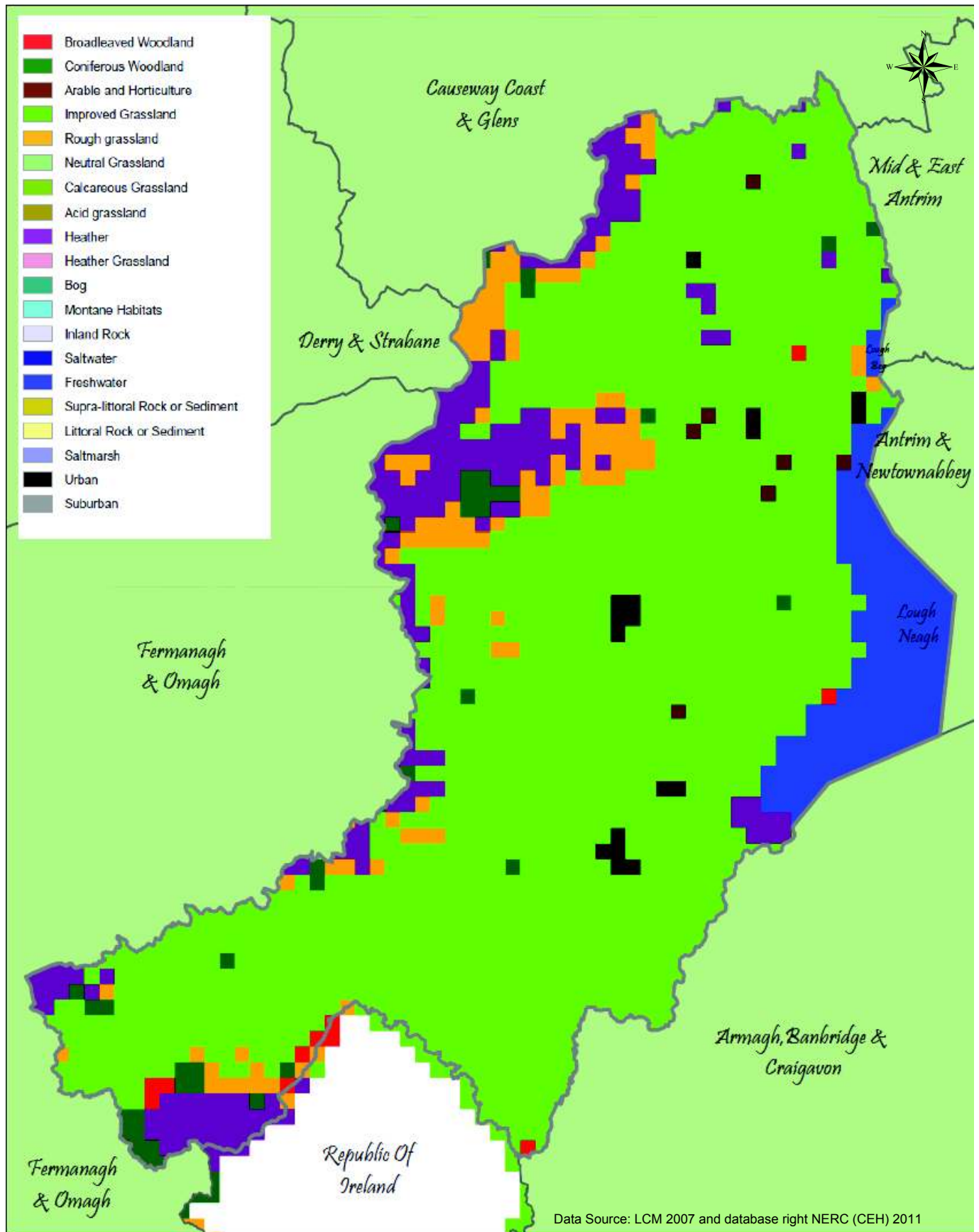
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Map 9 Mid Ulster Land Cover Map



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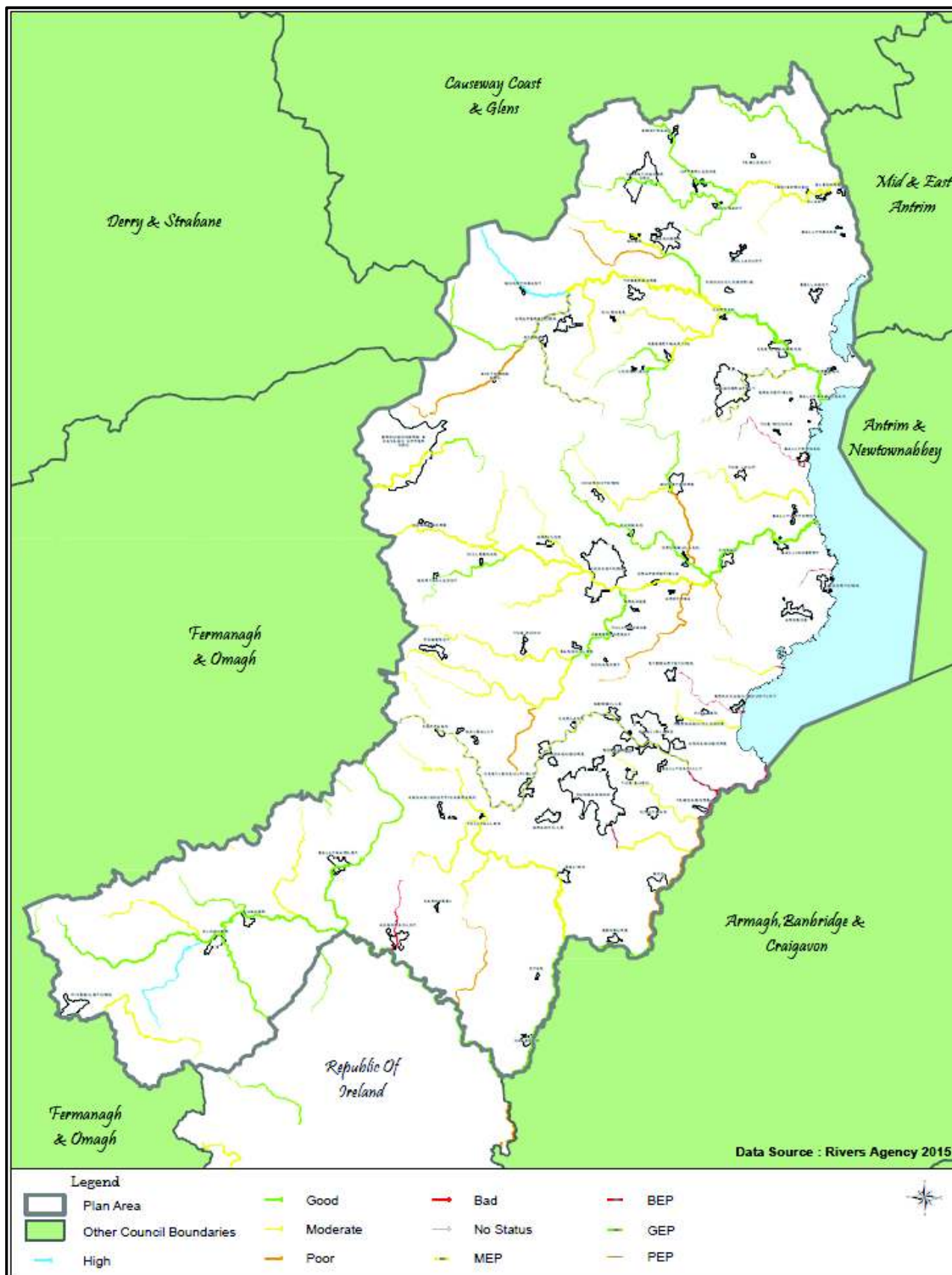
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Map 10 Mid Ulster River Quality



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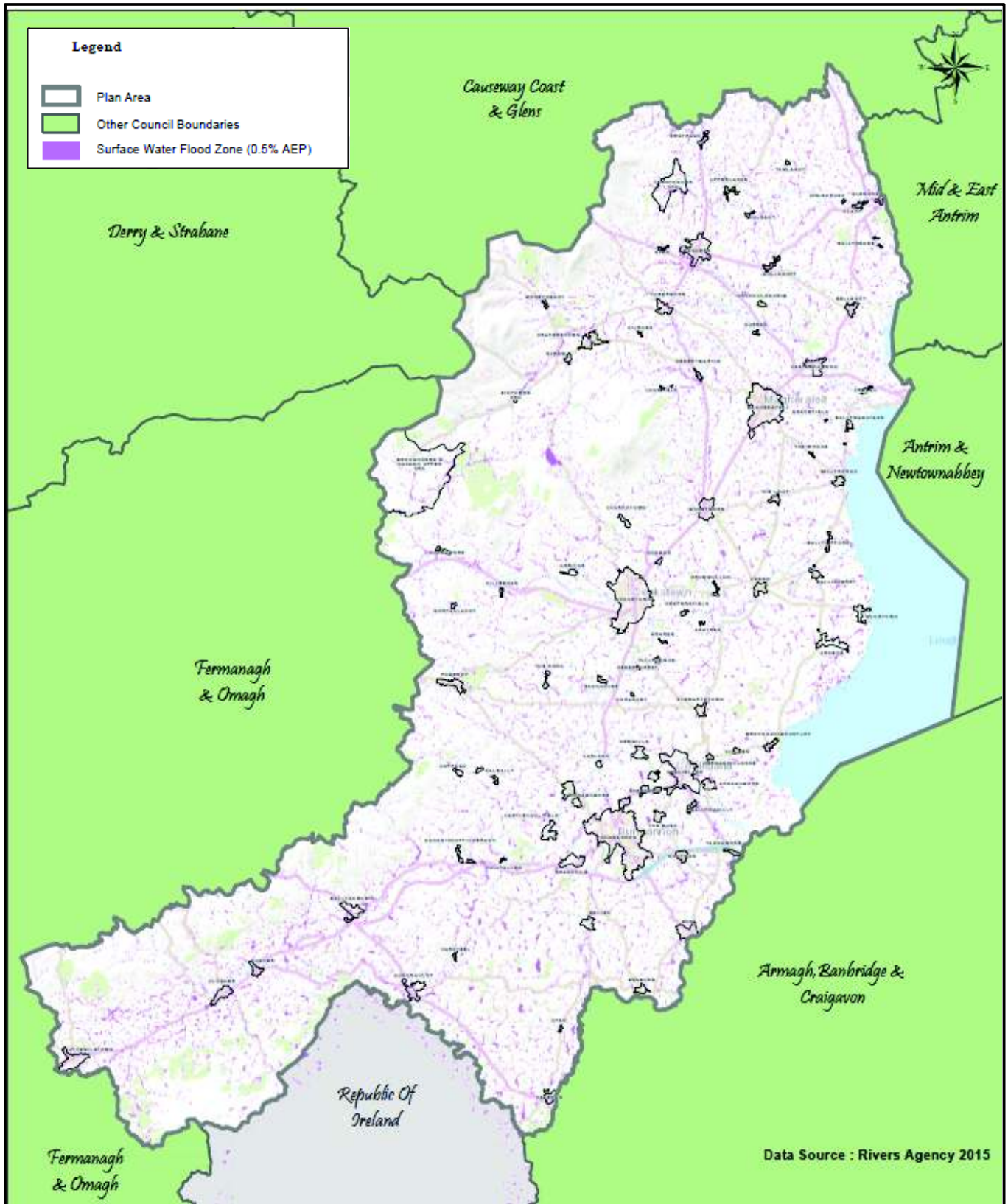
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Map 11 Mid Ulster Surface Water Flooding



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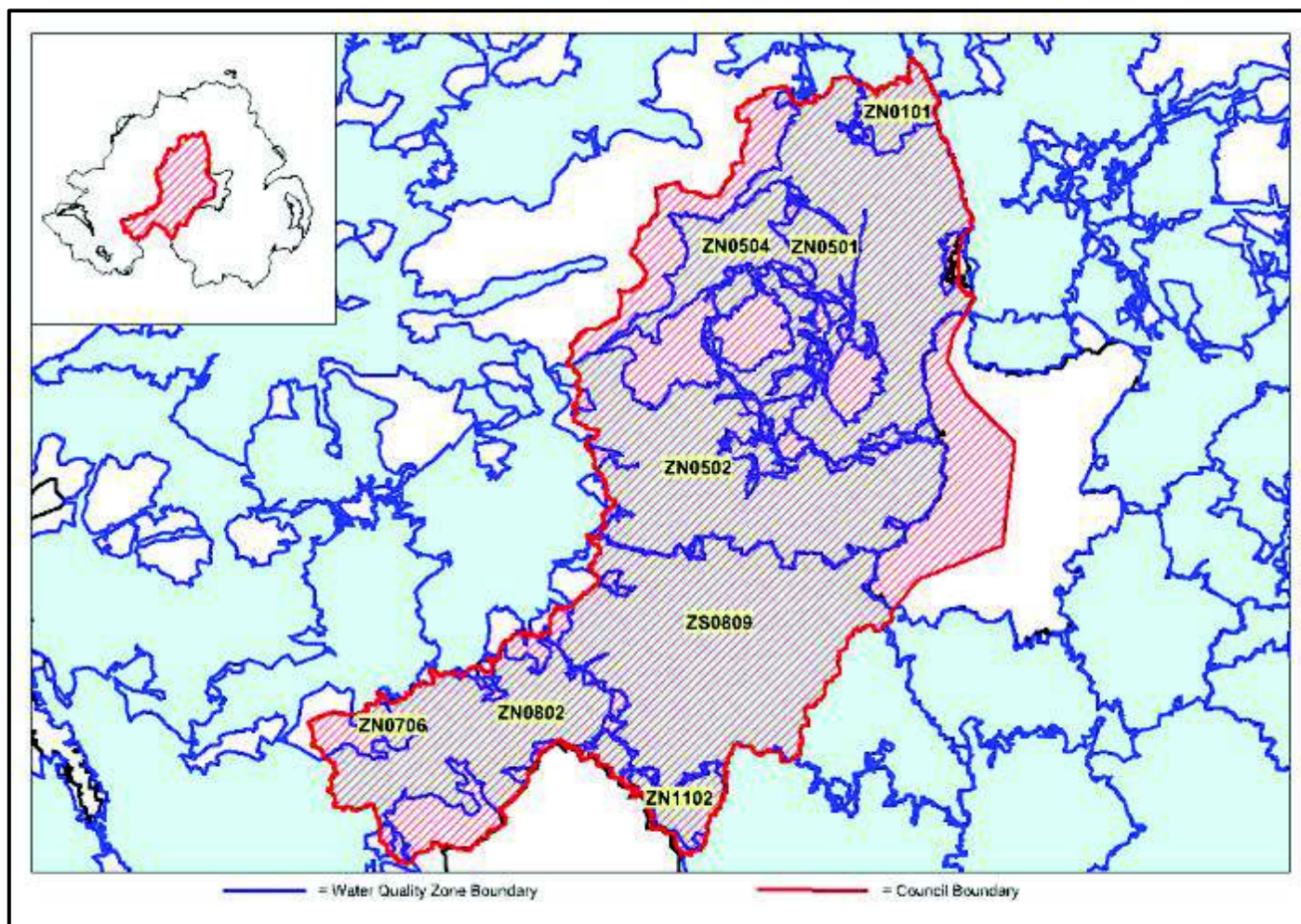
Author: John Paul Devlin

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Mid-Ulster District Council



% Compliance at Customer Tap (including Supply Points)

	Target	2013	2014	2015
Overall Northern Ireland Compliance	99.7%	99.7%	99.8%	99.7%
Mid-Ulster Compliance	99.7%	99.9%	99.7%	99.8%

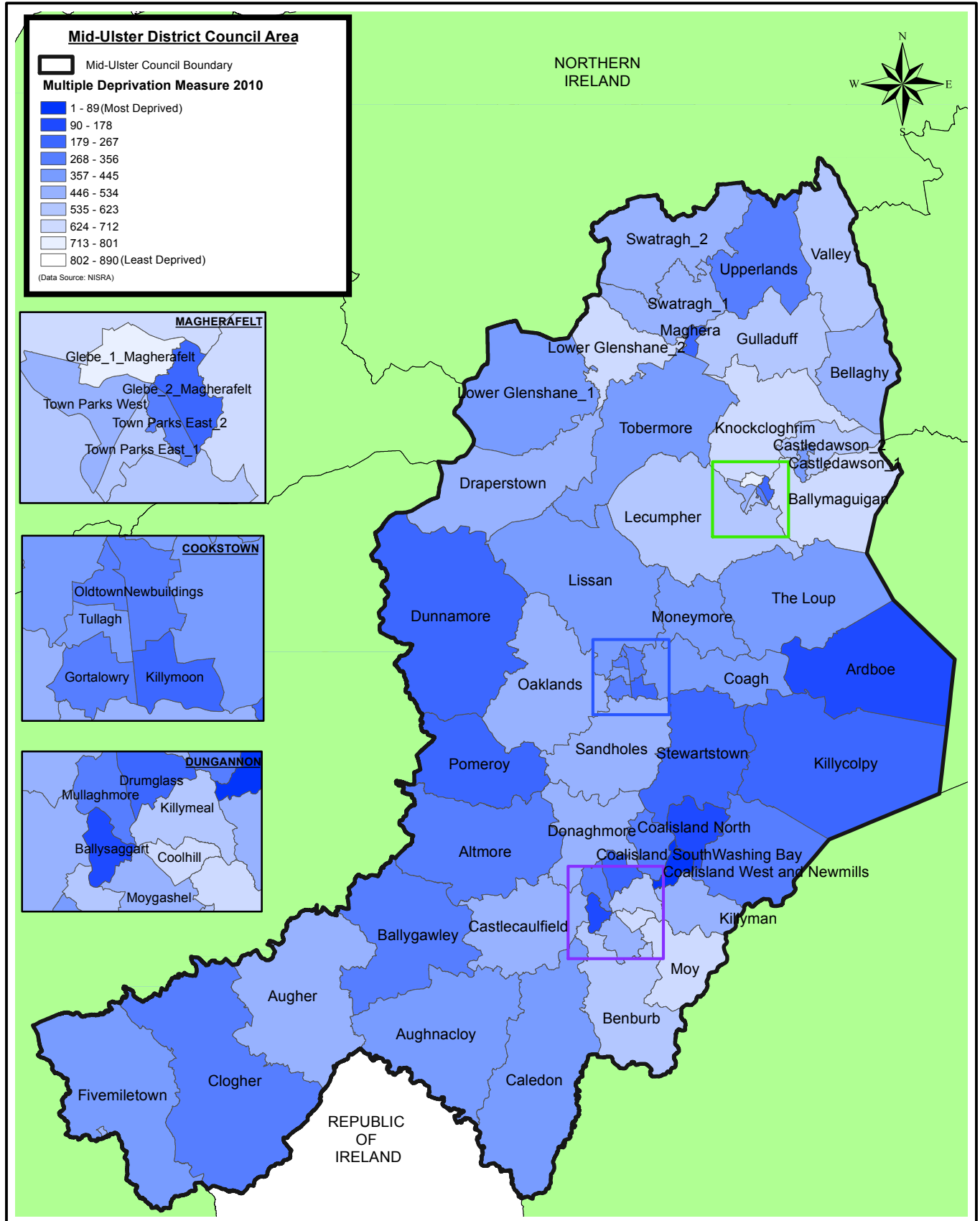
2015 water supply zones wholly or partially within the council area:

Zone Code	Zone Name	Zone Code	Zone Name
ZN0101	Ballinrees Coleraine	ZN0706	Lough Macrory Killyclogher
ZN0501	Moyola Magherafelt	ZN0802	Killyhevin Enniskillen
ZN0502	Lough Fea Cookstown	ZN1102	Seagahan Armagh
ZN0504	Moyola Unagh Morneal	ZS0809	Castor Bay Dungannon
ZN0705	Lough Macrory Beragh		

2015 water quality Capital Works Programmes affecting the council area:

A31 Magherafelt By-Pass, Watermains Diversions
 Altmore Phase 2 Watermains Rehabilitation
 Carland to Cookstown Strategic Trunk Main
 Castor Bay to Dungannon Strategic Trunk Mains
 Cookstown Phase 2 Watermains Improvements
 Cookstown Phase 3 Watermains Improvements
 Granville Dungannon Invest NI Watermains Extension
 Hydraulic Model Rebuilds and Project Management 2015-2016
 MIMP West (Major Incident Mitigation Project West Region) Freeze Thaw Improvements

Map 6- Multiple Deprivation Measure 2010



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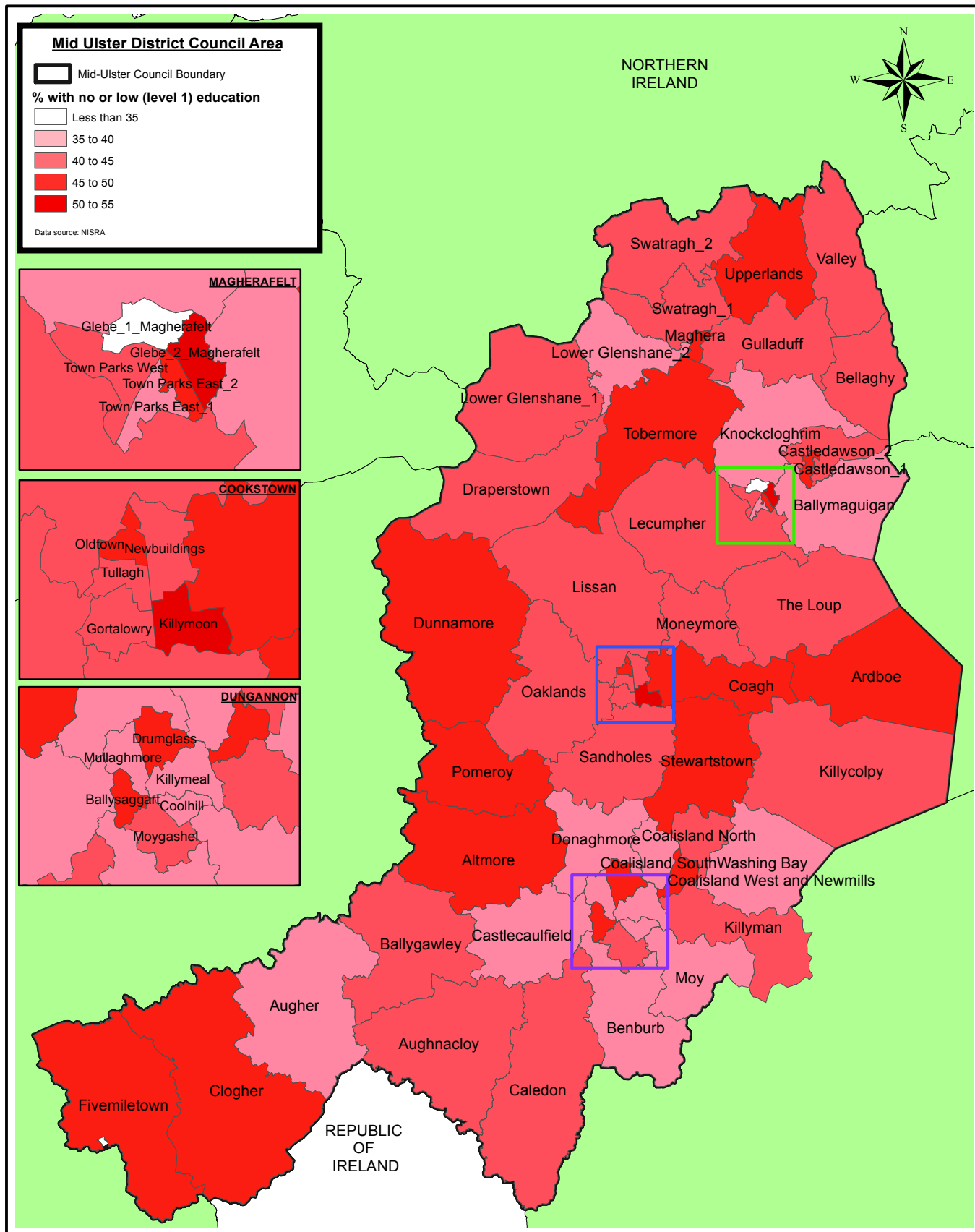
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Map 7 - Percentage with no or low (level 1) education



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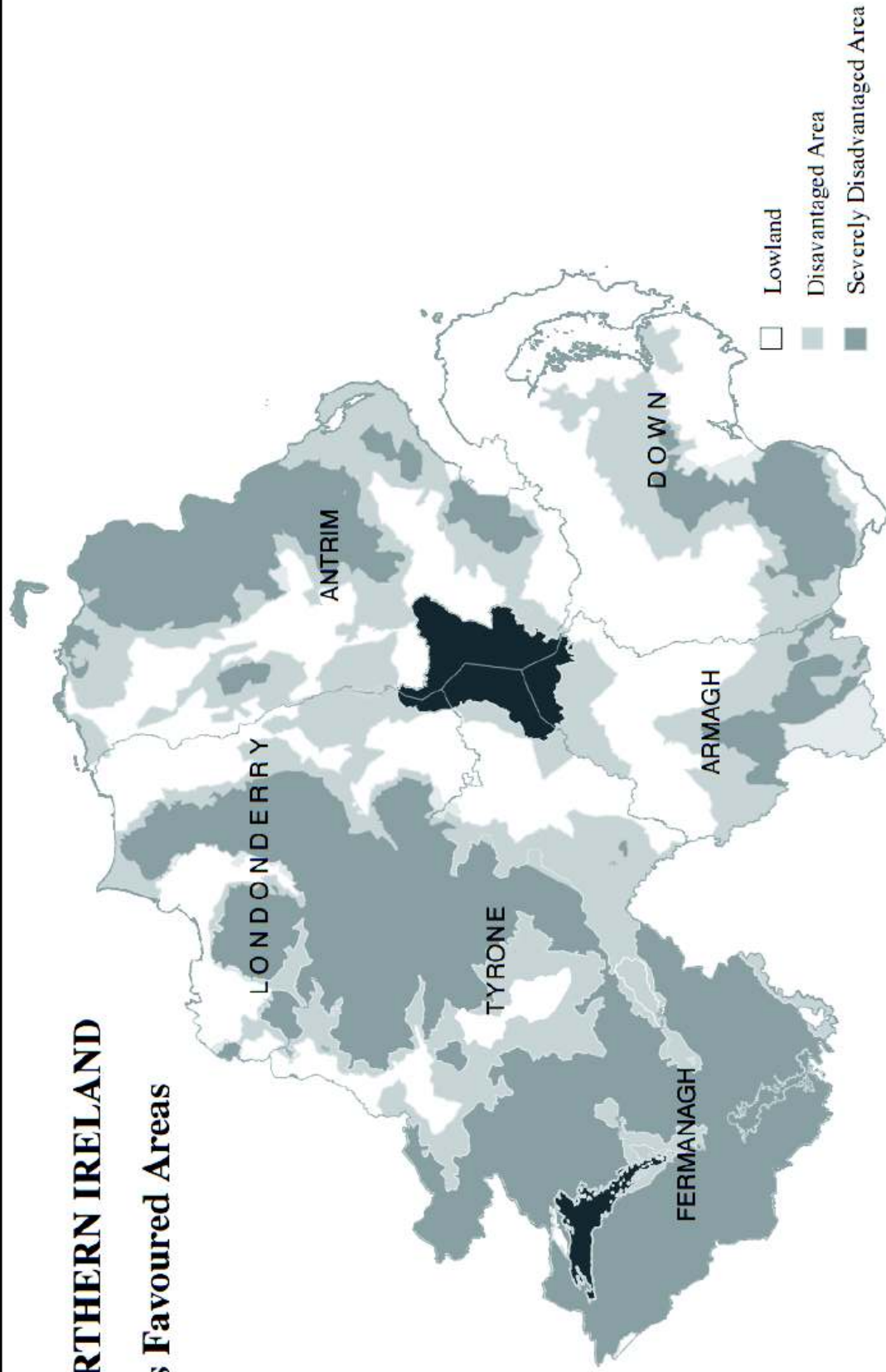
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Map 13 Less Favoured Areas

NORTHERN IRELAND

Less Favoured Areas



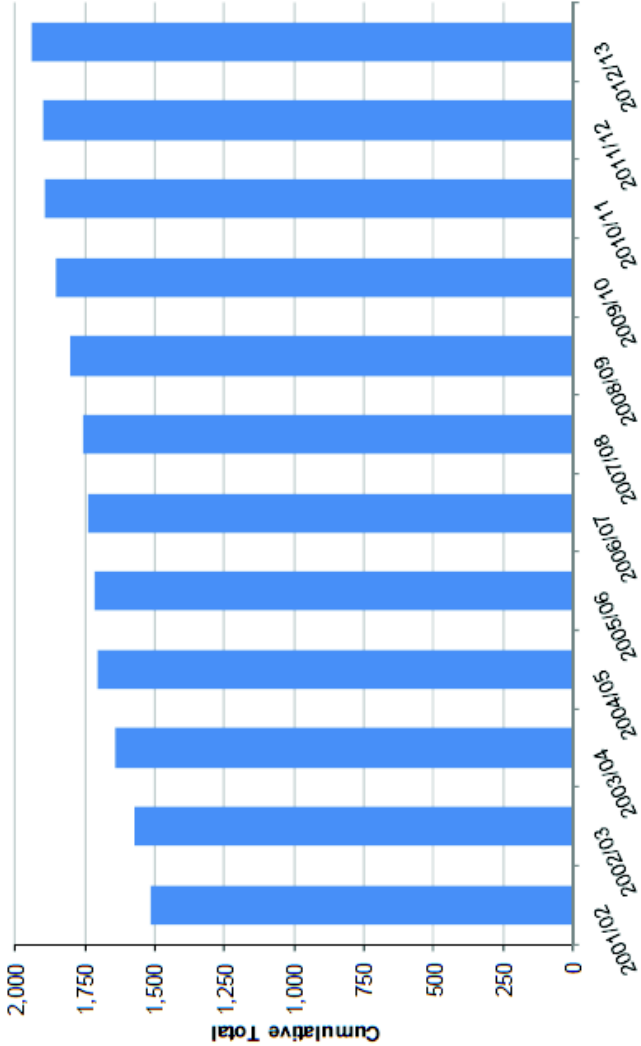
Reproduced from the Ordnance Survey map of Northern Ireland. Crown copyright 2003.

Table 7.1a Number of scheduled monuments in Northern Ireland, 2001/02 - 2012/13

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Number of scheduled monuments	40	60	66	65	14	20	20	46	50	43	4	39
Cumulative Total	1,513	1,573	1,639	1,704	1,718	1,738	1,757	1,803	1,853	1,896	1,900	1,939

Source: NIEA

Chart 7.1a Number of scheduled monuments, 2001/02 - 2012/13



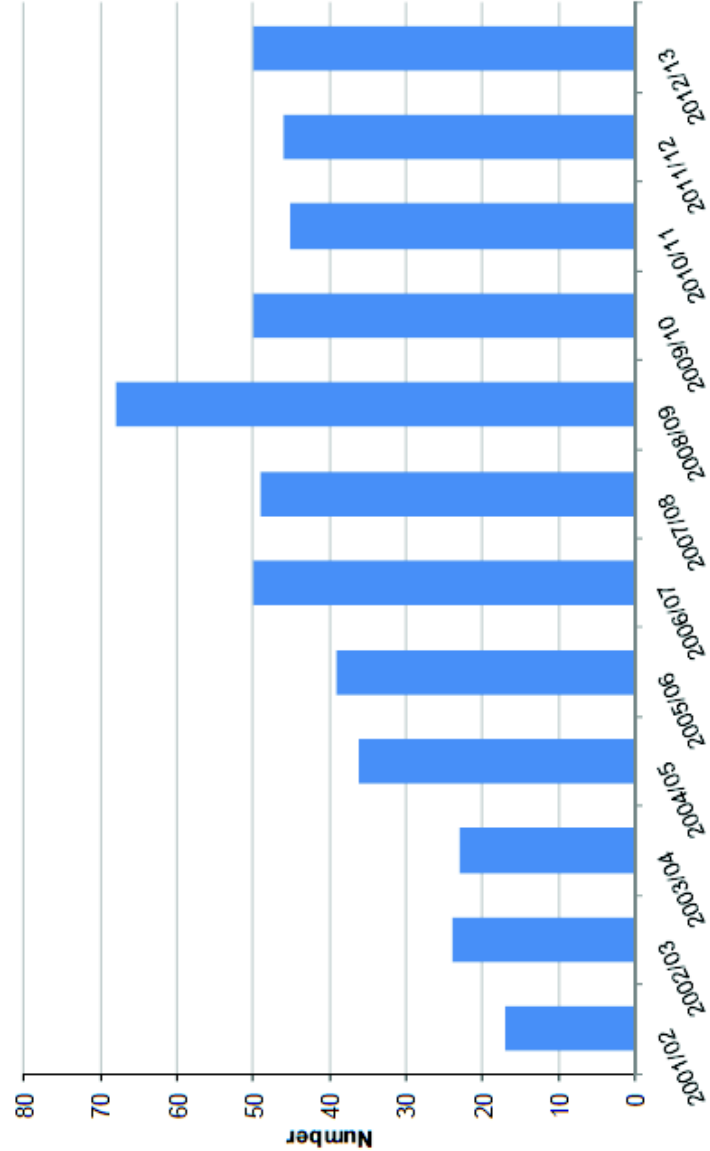
Source: NIEA

Table 7.1b Number of scheduled monument consent applications received in Northern Ireland, 2001/02 - 2013/14

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Number of scheduled monument consents	17	24	23	36	39	50	49	68	50	45	46	50

Source: NIEA

Chart 7.1b Number of scheduled monument consent applications received, 2001/02 - 2013/14



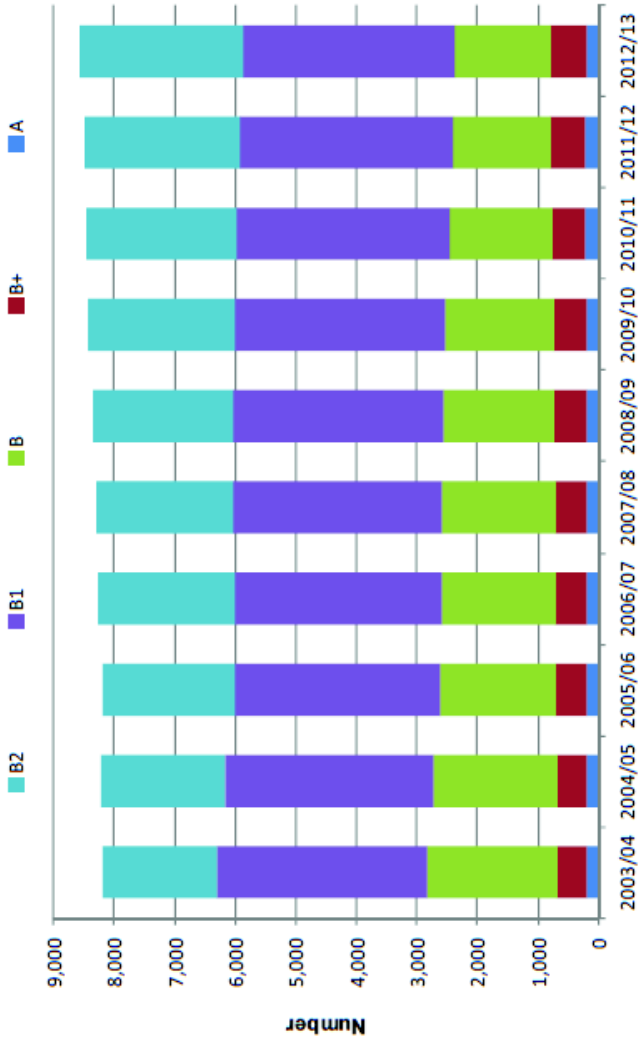
Source: NIEA

Table 7.2 Number of listed buildings by grade, 2003/04 - 2012/13

Grade	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
A	207	206	203	203	203	205	204	211	211	206
B+	467	475	499	511	514	532	536	557	568	576
B	2,165	2,053	1,902	1,879	1,870	1,827	1,804	1,698	1,632	1,584
B1	3,468	3,442	3,407	3,420	3,441	3,458	3,477	3,518	3,515	3,495
B2	1,884	2,035	2,174	2,243	2,270	2,339	2,416	2,484	2,571	2,702
Total	8,191	8,211	8,185	8,256	8,298	8,361	8,437	8,468	8,497	8,563

Source: NIEA Note: 2008/09 B1 figure was reported incorrectly last year as 2,458. This has been corrected to 3,458.

Chart 7.2 Number of listed buildings by grade, 2003/04 - 2012/13



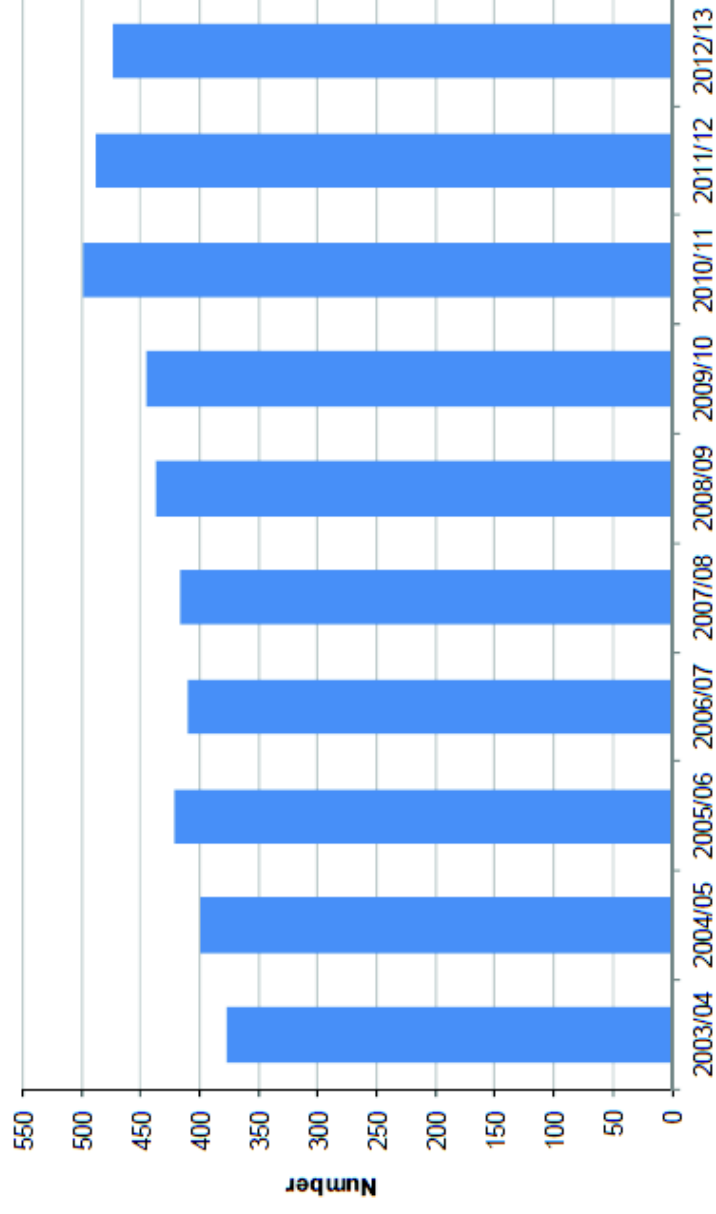
Source: NIEA

Table 7.3 Number of buildings and monuments at risk in Northern Ireland, 2003/04 – 2012/13

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Number of buildings at risk	378	399	422	410	417	437	445	499	487	473
Number of buildings removed	-	25	26	36	22	29	17	18	12	15

Source: NIEA

Table 7.3 Number of buildings and monuments at risk, 2003/04 – 2012/13



Source: NIEA

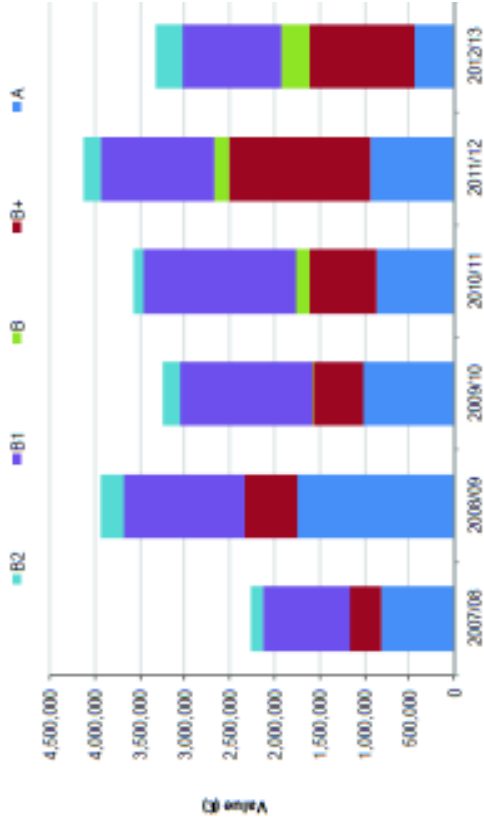
Table 7.4 Value of grant paid and the number of buildings in receipt of grant in each listed building grade, 2007/08 – 2012/13

Grade		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
A	Value (£) Number	804,000 16	1,750,000 10	1,009,000 22	869,000 21	931,000 17	445,180 16
B+	Value (£) Number	358,000 14	575,000 22	560,000 24	749,000 22	1,574,000 27	1,163,826 33
B	Value (£) Number	0 0	0 0	12,000 3	140,000 13	170,000 7	314,335 11
B1	Value (£) Number	964,000 47	1,352,000 42	1,466,000 72	1,696,000 66	1,255,000 73	1,099,181 74

B2	Value (£) Number	136,000	261,000	196,000	109,000	201,000	307,061
Total	Value (£) Number	2,262,000 79	3,938,000 89	3,243,000 139	3,563,000 135	4,131,000 141	3,329,583 159

Source: NIEA

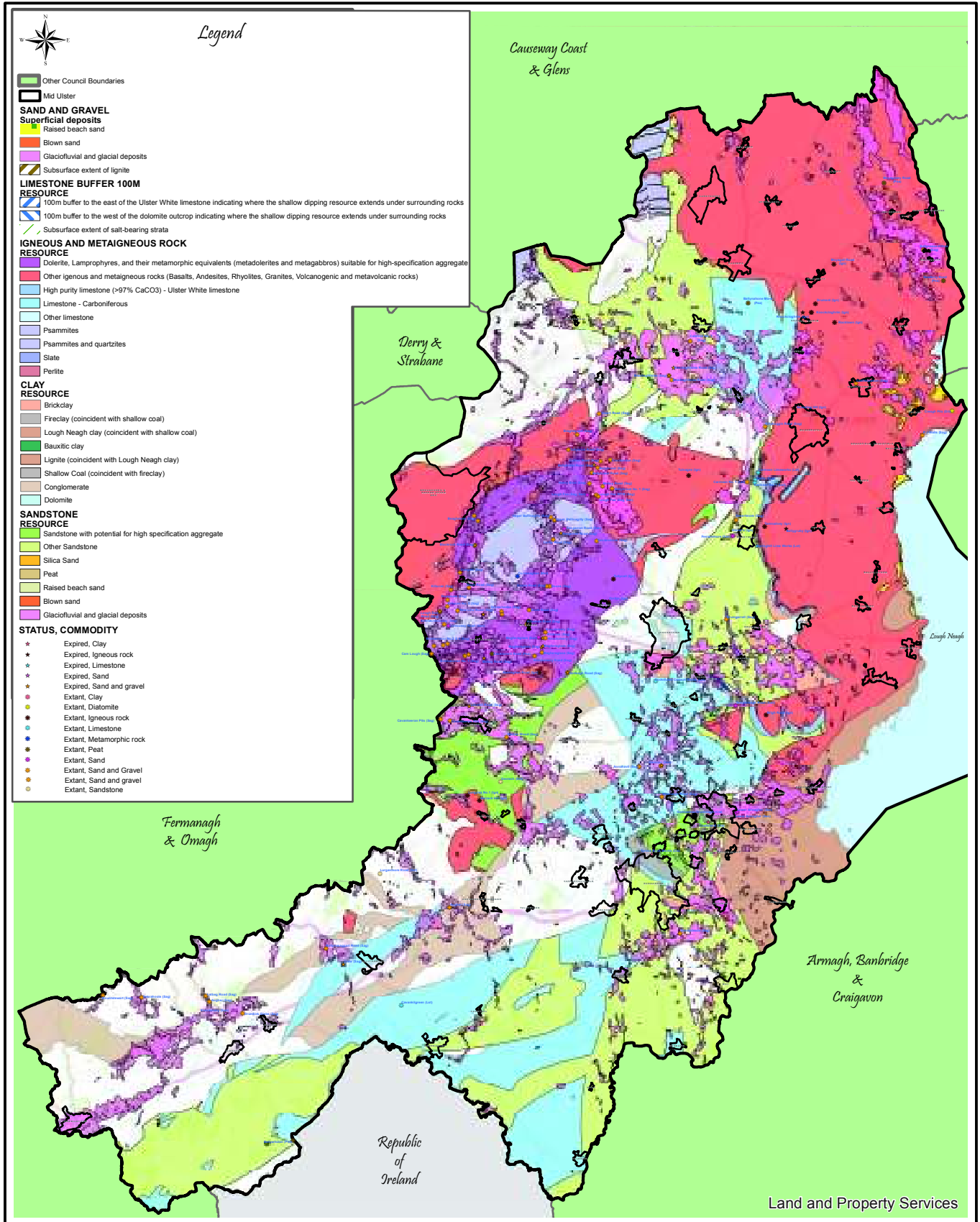
Table 7.4 Value of grant paid and the number of buildings in receipt of grant in each listed building grade, 2007/08 – 2012/13



Source: NIEA

BH1: Monuments	Number of scheduled historic monuments (2001/02 – 2011/12)	Increasing trend	State Favourable
BH2: Listed Buildings	Number of listed buildings by grade (2003/04 – 2011/12)	Stable	State Neutral
BH3: Built Heritage at Risk	Number of buildings and monuments at risk (2003/04 – 2011/12)	Increasing trend	State Unfavourable
BH4: Listed Buildings Grant Funding	Value of grant paid and the number of buildings in receipt of grant in each listed building grade (2007/08 – 2011/12)	No trend	State not discernible

Mid Ulster Minerals Resource Map



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Date: 15/09/2015

Dept: Planning

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Settlements Served by Large Wastewater Treatment Works

Receiving Wastewater Treatment Works (WwTW)	Current Planning Status	Estimation of Capacity based on Growth Factor			Map	Comment
		10%	20%	30%		
Dungannon		x	x	x	1	A scheme exists within NI Water's Business Plan 2015-2021 to upgrade this facility. Granville, Killyman & Moygashel Catchment is pumped to Dungannon WwTW.
Cookstown		✓	✓	✓	2	Desertcreat, Dunman, Sandholes & Tullyhogue Catchments is pumped to Cookstown WwTW
Magherafelt		⊖	x	x	3	Castledawson & Annaghmore Catchments is pumped to Magherafelt WwTW
Coalisland		✓	✓	✓	4	Ballynakilly, Dernagh, Clonoe, Edendork, Killybracky & The Bush Catchments is pumped to Coalisland WwTW
Maghera		✓	⊖	⊖	5	Glen Catchment is pumped to Maghera WwTW
Draperstown		✓	✓	✓	6	Straw Catchment is pumped to Draperstown WwTW
Moy		⊖	⊖	x	7	
Moneymore		x	x	x	8	
Fivemiletown		⊖	⊖	⊖	9	
Creagh		✓	✓	✓	10	
Donaghmore		✓	✓	✓	11	

Key to Current Planning Status



New connections permitted - Capacity Available



Restriction on new connections - Capacity Limited



New connections refused - No Capacity

Key to Local Development Planning

✓

Works has 'Reasonable Capacity'













⊖

Works is 'At or reaching Capacity'

x

Works has 'Insufficient Capacity'

Settlements Served by Large Wastewater Treatment Works

Receiving Wastewater Treatment Works (WwTW)	Current Planning Status	Estimation of Capacity based on Growth Factor			Map	Comment
		10%	20%	30%		
Bellaghy		⊖	⊖	x	12	
Aughnacloy		⊖	x	x	13	
Caledon		✓	✓	⊖	14	
Stewartstown		⊖	⊖	x	15	
Ballygawley		⊖	⊖	⊖	16	
Tobermore		✓	✓	✓	17	
Coagh		✓	⊖	⊖	18	
Clogher		⊖	x	x	19	
Ballyronan		x	x	x	20	
Benburb		✓	✓	✓	21	
Castlecaulfield		✓	✓	✓	22	
Pomeroy		✓	✓	✓	23	

Key to Current Planning Status



New connections permitted - Capacity Available



Restriction on new connections - Capacity Limited



New connections refused - No Capacity

Key to Local Development Planning

✓

Works has 'Reasonable Capacity'













⊖

Works is 'At or reaching Capacity'

x

Works has 'Insufficient Capacity'

Settlements Served by Large Wastewater Treatment Works

Receiving Wastewater Treatment Works (WwTW)	Current Planning Status	Estimation of Capacity based on Growth Factor			Map	Comment
		10%	20%	30%		
Upperlands		✓	⊖	⊖	24	Culnady Catchment is pumped to Upperlands WwTW
Newmills		⊖	⊖	x	25	
Swatragh		✓	✓	⊖	26	
Tamnamore		✓	✓	⊖	27	
Cluntoe (Richardson)		✓	✓	✓	28	Serves Moortown Catchment
Cabragh		x	x	x	29	
Killeen (Tyrone)		x	x	x	30	
Augher		⊖	⊖	⊖	31	
Eglish (Tyrone)		x	x	x	32	
Gulladuff		✓	✓	✓	33	
Mountjoy (Dungannon)		✓	✓	✓	34	Serves Brockagh / Mountjoy Catchment
Derrycrin		x	x	x	35	Serves Ballinderry Catchment

Key to Current Planning Status















New connections permitted - Capacity Available
 Restriction on new connections - Capacity Limited
 New connections refused - No Capacity

Key to Local Development Planning

✓ Works has 'Reasonable Capacity'
 ⊖ Works is 'At or reaching Capacity'
 x Works has 'Insufficient Capacity'

Settlements Served by Large Wastewater Treatment Works

Receiving Wastewater Treatment Works (WwTW)	Current Planning Status	Estimation of Capacity based on Growth Factor			Map	Comment
		10%	20%	30%		
Galbally		✓	✓	⊖	36	
Desertmartin		x	x	x	37	
Dunnamore		⊖	⊖	⊖	38	
Orritor		✓	✓	✓	39	
Knockloughrim		x	x	x	40	
Moneyneany		✓	⊖	⊖	41	
Redford		x	x	x	42	
Portglenone		⊖	⊖	x	45	Clady, Glenone & Inishrush Drainage Catchment is served by Portglenone WwTW (Mid & East Antrim Council)
The Loup		x	x	x	44	
Drapersfield		✓	✓	✓	45	
Drumullan		✓	✓	✓	46	
Tamlaght O Crilly		✓	✓	✓	47	

Key to Current Planning Status



New connections permitted - Capacity Available



Restriction on new connections - Capacity Limited



New connections refused - No Capacity

Key to Local Development Planning

✓

Works has 'Reasonable Capacity'













⊖

Works is 'At or reaching Capacity'

x

Works has 'Insufficient Capacity'

Settlements Served by Large Wastewater Treatment Works

Receiving Wastewater Treatment Works (WwTW)	Current Planning Status	Estimation of Capacity based on Growth Factor			Map	Comment
		10%	20%	30%		
Killymuck		⊖	⊖	x	48	Serves Killymuck
The Rock		⊖	⊖	⊖	49	
Curran		⊖	⊖	⊖	50	
Edencrannon		⊖	⊖	⊖	51	Serves Tullyallen
Lisdoart		⊖	⊖	⊖	52	
Ballymaguigan		⊖	⊖	⊖	53	
Longfield (Moorside Villas)		⊖	⊖	⊖	54	
Cappagh		✓	✓	✓	55	A scheme exists within NI Water's Business Plan 2015-2021 to upgrade this facility.
Waterfoot Road		x	x	x	56	Serves Ballymaguigan
Curglasson		⊖	⊖	⊖	57	A scheme exists within NI Water's Business Plan 2015-2021 to upgrade this facility.
Kilross		⊖	⊖	⊖	58	A scheme exists within NI Water's Business Plan 2015-2021 to upgrade this facility.
Killybaskey		x	x	x	59	

Key to Current Planning Status



New connections permitted - Capacity Available



Restriction on new connections - Capacity Limited



New connections refused - No Capacity

Key to Local Development Planning

✓

Works has 'Reasonable Capacity'

⊖

Works is 'At or reaching Capacity'

x

Works has 'Insufficient Capacity'

Settlements Served by Large Wastewater Treatment Works

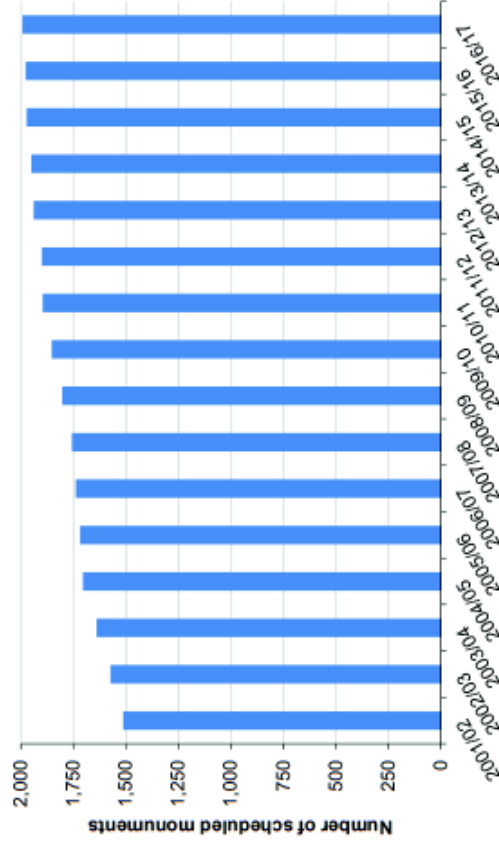
Receiving Wastewater Treatment Works (WwTW)	Current Planning Status	Estimation of Capacity based on Growth Factor			Map	Comment
		10%	20%	30%		
Noones Vale		⊖	⊖	⊖	60	
Carnan		⊖	⊖	⊖	61	
Dyan		⊖	⊖	x	62	
Carmean		x	x	x	63	
Donaghey (2)		x	x	x	64	
Killygonlan		x	x	x	65	Serves Ardboe
<div> <div> <div></div> <div>New connections permitted - Capacity Available</div> </div> <div> <div></div> <div>Restriction on new connections - Capacity Limited</div> </div> <div> <div></div> <div>New connections refused - No Capacity</div> </div> </div> <div> <div> <div>✓</div> <div>Works has 'Reasonable Capacity'</div> </div> <div> <div>⊖</div> <div>Works is 'At or reaching Capacity'</div> </div> <div> <div>x</div> <div>Works has 'Insufficient Capacity'</div> </div> </div>						
<u>Key to Current Planning Status</u>		<u>Key to Local Development Planning</u>				

Northern Ireland Environmental Statistics Report 2018 published May 2018.

Table 7.1a Number of scheduled monuments in Northern Ireland 2001/02 – 2016/17

	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17
Number of Scheduled Monuments	40	60	66	65	14	20	20	46	50	43	4	39	11	22	5	15
Cumulative Total	1,513	1,573	1,639	1,704	1,718	1,738	1,757	1,803	1,853	1,896	1,900	1,939	1,950	1,972	1,977	1,992

Chart 7.1a Number of scheduled monuments 2001/02 – 2016/17



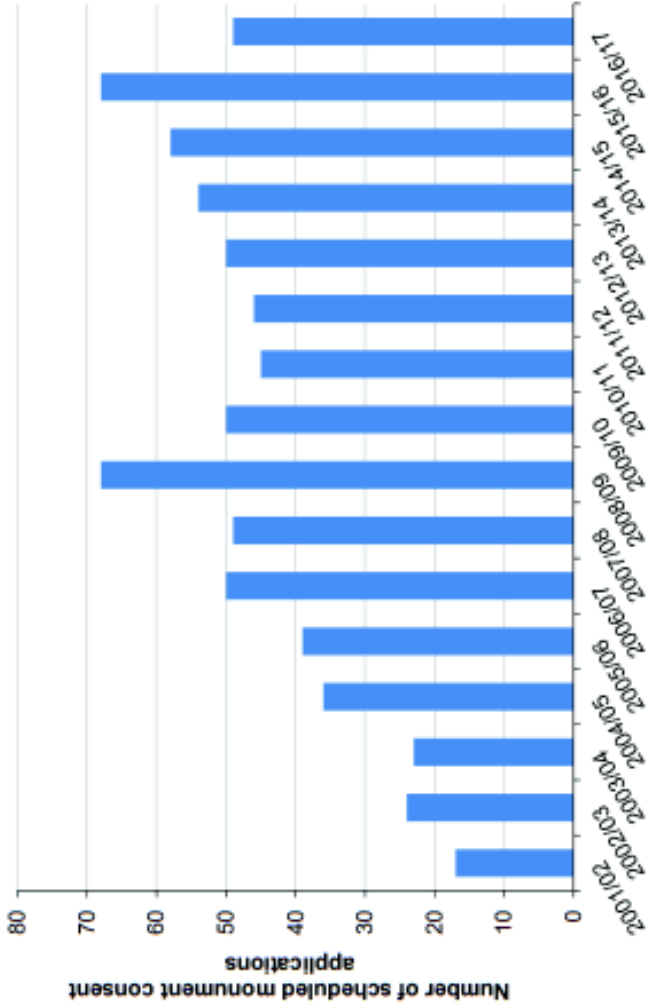
Source: NIEA

Table 7.1b Number of scheduled monument consent applications received in Northern Ireland 2001/02 – 2016/17

	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007 /08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17
Number of scheduled monument consents.	17	24	23	36	39	50	49	68	50	45	46	50	54	58	68	49

Source: NIEA

Chart 7.1b Number of scheduled monument consent applications received 2001/02 – 2016/17



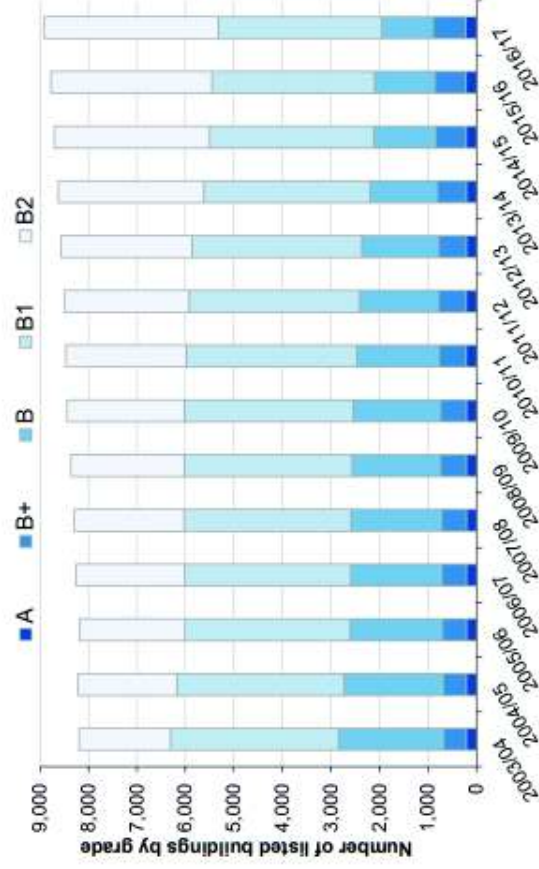
Source: NIEA

Table 7.2 Number of listed buildings by grade 2003/04 – 2016/17

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
A	207	206	203	203	203	205	204	211	211	206	207	212	214	220
B+	467	475	499	511	514	532	536	557	568	576	604	629	641	671
B	2,165	2,053	1,902	1,879	1,870	1,827	1,804	1,698	1,632	1,584	1,381	1,278	1,245	1,061
B1	3,468	3,442	3,407	3,420	3,441	3,458	3,477	3,518	3,515	3,495	3,427	3,384	3,352	3,368
B2	1,884	2,035	2,174	2,243	2,270	2,339	2,416	2,484	2,571	2,702	3,002	3,199	3,322	3,589
Total number of listed buildings	8,191	8,211	8,185	8,256	8,298	8,361	8,437	8,468	8,497	8,563	8,621	8,702	8,774	8,909

Source: NIEA

Chart 7.2 Number of listed buildings by grade 2003/04 – 2016/17



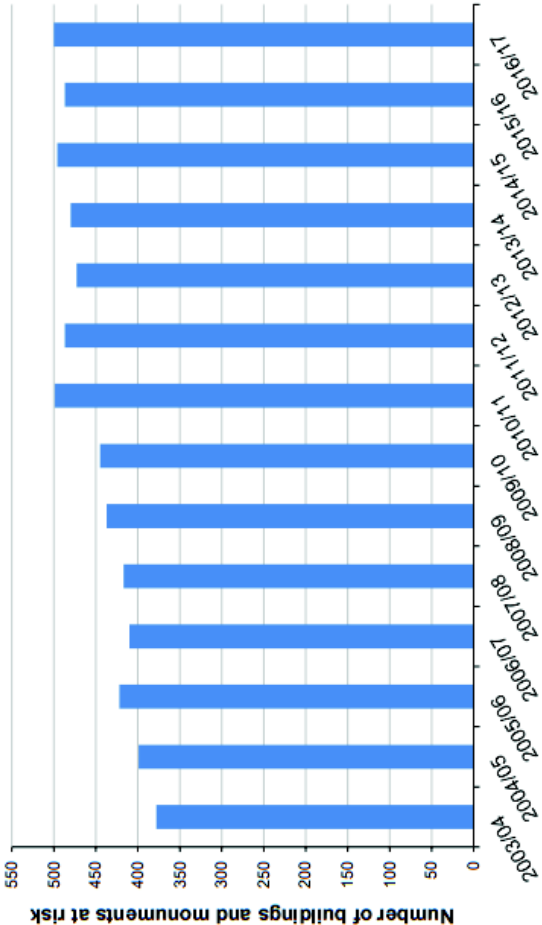
Source: NIEA

Table 7.3 Number of buildings and monuments at risk in Northern Ireland 2003/04 – 2016/17

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Number of buildings at risk	378	399	422	410	417	437	445	499	487	473	480	496	487	500
Number of buildings removed	-	25	26	36	22	29	17	18	12	15	32	11	8	8

Source: NIEA

Chart 7.3 Number of buildings and monuments at risk in Northern Ireland 2003/04 – 2016/17

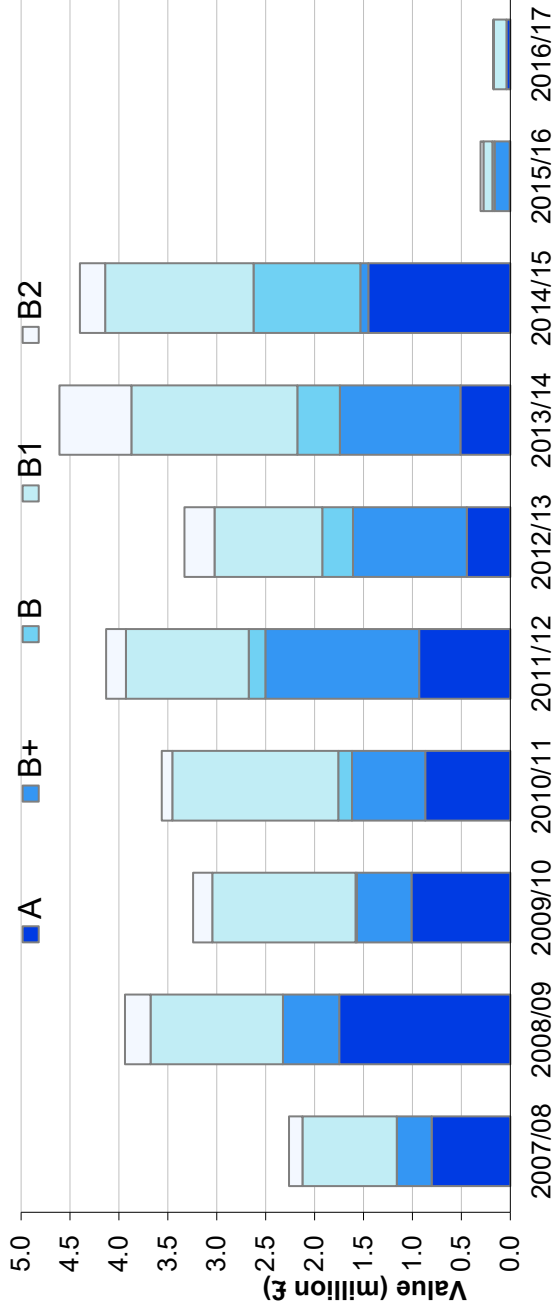


Source: NIEA

Table 7.4 Value of grant paid and the number of buildings in receipt of grant in each listed building grade 2007

Grade		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
A	Value (£)	804,000	1,750,000	1,009,000	869,000	931,000	445,180	511,875	1,452,240	5,596,	39,665
	Number	16	16	22	21	17	16	15	23	1	1
B+	Value (£)	358,000	575,000	560,000	749,000	1,574,000	1,163,826	1,299,348	81,955	154,068	0
	Number	14	22	24	22	27	33	31	3	6	0
B	Value (£)	0	0	12,000	140,000	170,000	314,335	434,995	1,090,093	24,895	0
	Number	0	0	3	13	7	11	12	30	3	0
B1	Value (£)	964,000	1,352,000	1,466,000	1,696,000	1,255,000	1,099,181	1,697,248	1,515,705	90,163	132,260
	Number	47	42	72	66	73	74	73	62	18	11
B2	Value (£)	136,000	261,000	196,000	109,000	201,000	307,061	736,105	260,560	29,385	800
	Number	2	15	18	18	17	25	35	18	3	1
Total	Value (£)	2,262,000	3,938,000	3,243,000	3,563,000	4,131,000	3,329,583	4,609,571	4,400,553	304,107	172,725
	Number	79	89	139	135	141	159	166	136	31	13

Source: NIEA



Source: NIEA

2013 State of the Environment Report

Built Heritage Indicators and Trends			
BH1: Monuments	Number of scheduled historic monuments (2001/02-2011/12)	Increasing trend	State favourable
BH2: Listed Buildings	Number of listed buildings by grade (2003/04-2011/12)	Stable	State neutral
BH3: Built Heritage at Risk	Number of buildings and monuments at risk (2003/04 – 2011/12)	Increasing trend	State unfavourable
BH4: Listed Buildings Grant Funding	Value of grant paid and the number if buildings in receipt of grant in each listed building grade (2007/08-2011/12)	No trend	State not discernible

*A State of the Environment Report has not been published since 2013

Appendix 5

SA/SEA Framework

Appendix 5 – SA / SEA Framework - Themes, Objectives and Indicators

SA Theme	Objective	Decision Making Criteria	Suggested Indicators
Social	Prosperity and Social Inclusion	To reduce poverty and social exclusion	<ul style="list-style-type: none"> • Average income • Unemployment figures • Most deprived wards (NI Multiple Deprivation Measure)
		To improve the health and wellbeing of the population	<ul style="list-style-type: none"> • Increase in average life expectancy • Health deprivation and disability (NIMDM) • A & E distance/travel times • Proportion of people claiming Disability Living Allowance • Number of doctors surgeries, health facilities • Noise nuisance (Environmental Health Data) • Hospital admission rates as a result of self-harm • Suicide rates • Prescription rates for mood and anxiety disorders
	Education and Skills	Will it reduce poverty and social exclusion, in particular in those areas most affected?	
		Will it improve affordability of essential services?	
		Will it improve access to high quality health care?	
		Will it encourage healthy lifestyles and provide opportunities for sport and recreation?	
		Will it reduce health inequalities?	
		Will it improve physical and mental health?	
		Will it reduce noise levels and concern?	
		Will it increase access to green space?	
		Will it improve qualifications and skills of the population?	
		Will it improve access to high quality educational facilities?	
		Will it help fill key skill gaps?	
			<ul style="list-style-type: none"> • Government statistics for those in F/T, P/T education both academic and vocational

Housing	To provide everybody with the opportunity to live in a decent home	Will it increase access to affordable housing?	Will it encourage a range of dwelling type, size and tenure?	Will it reduce homelessness?
Crime Prevention and Community Safety	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	Will it reduce the fear of crime?	
Community Identity	To encourage a sense of community and promote a more equal and inclusive society	Will it encourage engagement in community activities?	Will it foster satisfaction and a sense of pride in the local area?	Will it increase the ability of people to influence decisions?
			Will it improve ethnic relations?	Will it improve understanding between different communities of their respective needs and concerns?
<ul style="list-style-type: none"> Housing Growth Indicators Recognised village by village Social Housing needs (NIHE) Number of housing completions by dwelling type, size and density Homelessness figures <ul style="list-style-type: none"> National and local crime statistics (NISRA) Crime rate figures (NISRA) <ul style="list-style-type: none"> The provision of new shared community facilities such as reuse of old underused green spaces such as churchyards etc, enhancing the historic asset in line with conservation principles and requirements, and simultaneously promoting a sense of place 				

		Will it reduce emissions of key pollutants?	
Biodiversity	To conserve and enhance biodiversity	Will it protect, conserve and enhance priority habitats and habitats of district of local importance and create habitats in areas of deficiency?	<ul style="list-style-type: none"> • Number of SAC and SPA sites • Area of new open space • Number of areas designated for their Nature conservation interest • Condition of designated sites
		Will it protect, conserve and enhance species diversity; and in particular avoid harm to protected and priority species?	
		Will it protect, conserve and enhance sites designated for their nature conservation interest at the regional or national level?	
		Will it improve access to and promote the educational value of sites of biodiversity value?	
		Will it protect, conserve and enhance woodland cover and trees and promote their management?	
Landscape & Townscape	To maintain and enhance the character and quality of landscapes and townscapes	Will it improve the landscape character of the districts unique countryside and improve the visual amenity of open spaces?	<ul style="list-style-type: none"> • Areas of landscape quality • Protection and enhancement of green spaces within towns and villages • Number of Conservation Areas, Areas of Townscape Character
		Will it enhance the quality of priority areas for townscape and public realm enhancements?	
		Will it protect and enhance local distinctiveness and sense of place?	
		Will it minimise visual intrusion and protect views?	
		Will it decrease litter in urban areas and open spaces?	

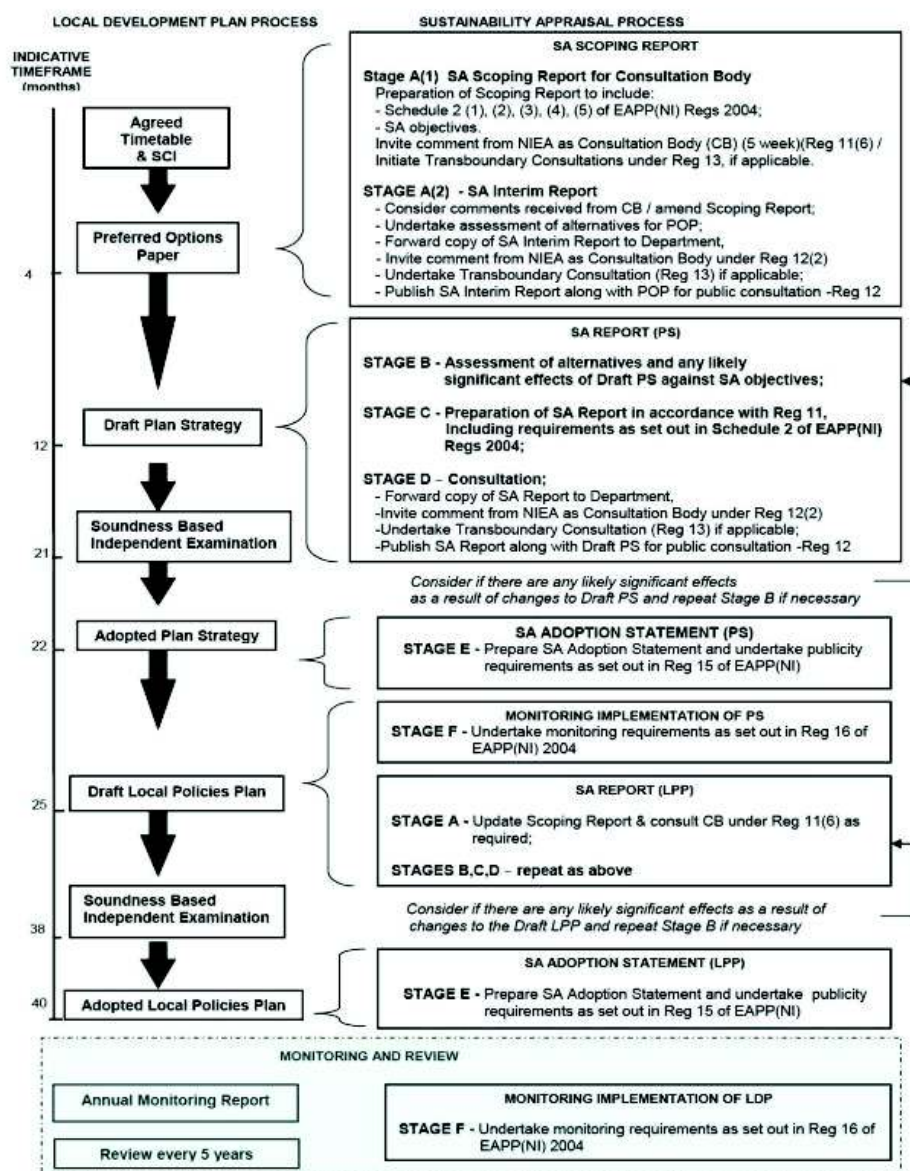
		Will it protect historic character and historic assets in towns and villages	<ul style="list-style-type: none"> Number of conservation areas scheduled monuments and listed buildings (and those at risk) Number of unauthorised developments occurring resulting in the full or partial loss of listed building Number of new tourist facilities generated by historical and cultural assets Number of ASAls, AAPs, and Historic Parks and Gardens Access to heritage assets
Historic Environment & Cultural Assets	To protect, conserve and, where appropriate ,enhance the historic environment and cultural assets	Will it protect and enhance Conservation Areas and other sites, features and areas of historical and cultural value?	
		Will it protect listed buildings and their settings?	
		Will it encourage sustainable tourism growth?	
		Will it help preserve, enhance and record archaeological features and their settings?	
Climate Change	To reduce contributions to climate change and reduce vulnerability to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption and the need to travel?	<ul style="list-style-type: none"> Percentage of energy from renewable sources Energy consumed by type Percentage of energy from renewable sources – by type Carbon dioxide emissions CfC emissions Travel times of population – NISRA
		Will it lead to an increased proportion of energy needs being met from renewable sources?	
		Will it reduce emissions of ozone depleting substances?	
Flooding	To reduce flood risk and the adverse	Will it reduce the risk of damage to property from storm events?	<ul style="list-style-type: none"> Percentage of land at 'significant' risk of Flooding

	promote sustainable regeneration				
Investment	To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?			<ul style="list-style-type: none">Amount of employment floorspace created through planning permissions
		Will it encourage inward investment?			
		Will it make land and property available for business development?			
Efficient Movement	To encourage efficient and sustainable patterns of movement in support of economic growth	Will it reduce commuting?			<ul style="list-style-type: none">Average distance travelled to work or schoolPercentage of population travelling to Work or school by means of public Transport (or non-mechanical)Percentage of population travelling to Work or school by means of public Transport (or non-mechanical)Bus station usage figuresProportion of households with hourly or better daytime bus service to district or City Centre
		Will it improve accessibility throughout the district by public transport; walking and cycling?			
		Will it improve access between key employment areas and key transport interchanges?			
		Will it encourage rail and water based freight movement?			
Source: Adapted from Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005					

Appendix 6

SA/SEA Key Stages

Figure 1: Key stages in the LDP and SA process.



Appendix 7

Compatibility Matrices

Key to symbols on Compatibility Matrices

Assessment Symbol	Explanation of Symbol
+	Positive Impact
-	Negative Impact
/	Both positive and negative impacts or unclear in absence of further detail
0	Neutral or no impact

SA/SEA Objectives	LDP Objective No.01
1.	To reduce poverty and social exclusion
2.	To improve the health and wellbeing of the population
3.	To improve the education and skills of the population
4.	To provide everybody with the opportunity to live in a decent home
5.	To reduce crime and anti-social activity
6.	To encourage a sense of community and promote a more equal and inclusive society
7.	To improve accessibility to key services, especially for those most in need
8.	To reduce the effect of traffic on the environment
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply.
10.	To improve air quality
11.	To conserve and enhance biodiversity
12.	To maintain and enhance the character and quality of landscapes and townscapes
13.	To conserve and where appropriate enhance the historic environment and cultural assets
14.	To reduce contributions to climate change and reduce vulnerability to climate change
15.	To reduce flood risk and the adverse consequences of flooding
16.	To minimise the production of waste production and use of non-renewable materials
17.	To conserve and enhance land quality and soil resources
18.	To encourage sustainable economic growth
19.	To offer everybody the opportunity for rewarding and satisfying employment
20.	To reduce disparities in economic performance and promote sustainable regeneration
21.	To encourage and accommodate both indigenous and inward investment
22.	To encourage efficient patterns of movement in support of economic growth
Compatibility Summary	

Accommodating People and Creating Places

To build the 3 main towns as economic hubs and main service centres for shops, leisure activities, public administrative and community services including health and education.	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
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	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
	+	+	+	+	/	+	+	/	+	/	/	/	/	0	/	-	-	+	+	/	+	+
This LDP objective involves focusing most development in the 3 main towns and this would have generally positive effects on most of the SA/SEA objectives as new residents and employees would be well-connected to existing jobs, services and facilities and public transport. Mixed impacts would be increasing the area of impermeable surfaces and potential loss of biodiversity however this LDP objective allows for greater use of brownfield sites. Possible negative effects would be production of additional waste and degradation of land quality.																						

SA/SEA Objectives		Compatibility Summary
LDP Objective No.02	1. To reduce poverty and social exclusion	
	2. To improve the health and wellbeing of the population	
	3. To improve the education and skills of the population	
	4. To provide everybody with the opportunity to live in a decent home	
	5. To reduce crime and anti-social activity	
	6. To encourage a sense of community and promote a more <u>equal and inclusive society</u>	
	7. To improve accessibility to key services, especially for those most in need	
	8. To reduce the effect of traffic on the environment	
	9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	
	10. To improve air quality	
	11. To conserve and enhance biodiversity	
	12. To maintain and enhance the character and quality of landscapes and townscapes	
	13. To conserve and where appropriate enhance the historic environment and cultural assets	
	14. To reduce contributions to climate change and reduce vulnerability to climate change	
	15. To reduce floodrisk and the adverse consequences of flooding	
	16. To minimise the production of waste production and use of non-renewable materials	
	17. To conserve and enhance land quality and soil resources	
	18. To encourage sustainable economic growth	
	19. To offer everybody the opportunity for rewarding and satisfying employment	
	20. To reduce disparities in economic performance and promote sustainable regeneration	
	21. To encourage and accommodate both indigenous and inward investment	
	22. To encourage efficient patterns of movement in support of economic growth	

Accommodating People and Creating Places

To protect and consolidate the role of local towns and villages so that they act as local centres for shops and community services meeting the daily needs of their rural hinterlands	+	+	0	+	/	+	+	/	0	/	/	/	/	/	/	/	0	0	/	+	0	/	+
This LDP objective is broadly compatible with the SA/SEA although there may be some conflict with the biodiversity objectives, where nationally designated sites, ecological linkages and existing habitats may be impacted upon.																							

SA/SEA Objectives	LDP Objective No.03
1.	To reduce poverty and social exclusion
2.	To improve the health and wellbeing of the population
3.	To improve the education and skills of the population
4.	To provide everybody with the opportunity to live in a decent home
5.	To reduce crime and anti-social activity
6.	To encourage a sense of community and promote a more equal and inclusive society
7.	To improve accessibility to key services, especially for those most in need
8.	To reduce the effect of traffic on the environment
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply.
10.	To improve air quality
11.	To conserve and enhance biodiversity
12.	To maintain and enhance the character and quality of landscapes and townscapes
13.	To conserve and where appropriate enhance the historic environment and cultural assets
14.	To reduce contributions to climate change and reduce vulnerability to climate change
15.	To reduce flood risk and the adverse consequences of flooding
16.	To minimise the production of waste production and use of non-renewable materials
17.	To conserve and enhance land quality and soil resources
18.	To encourage sustainable economic growth
19.	To offer everybody the opportunity for rewarding and satisfying employment
20.	To reduce disparities in economic performance and promote sustainable regeneration
21.	To encourage and accommodate both indigenous and inward investment
22.	To encourage efficient patterns of movement in support of economic growth
Compatibility Summary	

Accommodating People and Creating Places

<i>To provide for vital and vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable growth within the countryside proportionate to the extent of existing rural communities</i>	+	+	+	+	/	+	+	/	-	/	-	-	/	/	/	-	-	+	+	+	+	/
																						This LDP objective will likely have a mix of positive and negative effects. The positive effects reflect the social and economic SA/SEA objectives. This LDP would result in job creation, improved education, increased house building and improved sense of community identity and welfare. It will also assist in strengthening communities, increase connectivity, and will have positive benefits for public health. Potential negative effects include production of waste and loss of greenfield sites but also for appropriate mitigation and/or enhancement.

SA/SEA Objectives	LDP Objective No.04
1.	To reduce poverty and social exclusion
2.	To improve the health and wellbeing of the population
3.	To improve the education and skills of the population
4.	To provide everybody with the opportunity to live in a decent home
5.	To reduce crime and anti-social activity
6.	To encourage a sense of community and promote a more equal and inclusive society
7.	To improve accessibility to key services, especially for those most in need
8.	To reduce the effect of traffic on the environment
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply.
10.	To improve air quality
11.	To conserve and enhance biodiversity
12.	To maintain and enhance the character and quality of landscapes and townscapes
13.	To conserve and where appropriate enhance the historic environment and cultural assets
14.	To reduce contributions to climate change and reduce vulnerability to climate change
15.	To reduce floodrisk and the adverse consequences of flooding
16.	To minimise the production of waste production and use of non-renewable materials
17.	To conserve and enhance land quality and soil resources
18.	To encourage sustainable economic growth
19.	To offer everybody the opportunity for rewarding and satisfying employment
20.	To reduce disparities in economic performance and promote sustainable regeneration
21.	To encourage and accommodate both indigenous and inward investment
22.	To encourage efficient patterns of movement in support of economic growth
Compatibility Summary	

Accommodating People and Creating Places

[illegible]

SA/SEA Objectives		Compatibility Summary
1. To reduce poverty and social exclusion		
2. To improve the health and wellbeing of the population		
3. To improve the education and skills of the population		
4. To provide everybody with the opportunity to live in a decent home		
5. To reduce crime and anti-social activity		
6. To encourage a sense of community and promote a more equal and inclusive society		
7. To improve accessibility to key services, especially for those most in need		
8. To reduce the effect of traffic on the environment		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		
10. To improve air quality		
11. To conserve and enhance biodiversity		
12. To maintain and enhance the character and quality of landscapes and townscapes		
13. To conserve and where appropriate enhance the historic environment and cultural assets		
14. To reduce contributions to climate change and reduce vulnerability to climate change		
15. To reduce floodrisk and the adverse consequences of flooding		
16. To minimise the production of waste production and use of non-renewable materials		
17. To conserve and enhance land quality and soil resources		
18. To encourage sustainable economic growth		
19. To offer everybody the opportunity for rewarding and satisfying employment		
20. To reduce disparities in economic performance and promote sustainable regeneration		
21. To encourage and accommodate both indigenous and inward investment		
22. To encourage efficient patterns of movement in support of economic growth		

Accommodating People and Creating Places

<p><i>To recognise the needs of both growing families and carers of the elderly and disabled by accommodating development which allows people to remain within their own communities and does not lead to significant harm to neighbours or the environment</i></p>	+	+	0	+	0	+	+	0	0	0	0	0	/	/	0	/	-	/	+	+	0	+
<p>Recognising the needs of families and carers through accommodating development which allows them close to those they care for should help to improve access to services and foster the wellbeing of local communities. It would also improve carers ability to achieve satisfying employment. Potential negative effect on the land resources as a result of accommodating new development.</p>																						

SA/SEA Objectives	LDP Objective No.06
	1. To reduce poverty and social exclusion
	2. To improve the health and wellbeing of the population
	3. To improve the education and skills of the population
	4. To provide everybody with the opportunity to live in a decent home
	5. To reduce crime and anti-social activity
	6. To encourage a sense of community and promote a more equal and inclusive society
	7. To improve accessibility to key services, especially for those most in need
	8. To reduce the effect of traffic on the environment
	9. To improve water quality; conserve water resources and provide for sustainable sources of water supply
	10. To improve air quality
	11. To conserve and enhance biodiversity
	12. To maintain and enhance the character and quality of landscapes and townscapes
	13. To conserve and where appropriate enhance the historic environment and cultural assets
	14. To reduce contributions to climate change and reduce vulnerability to climate change
	15. To reduce floodrisk and the adverse consequences of flooding
	16. To minimise the production of waste production and use of non-renewable materials
	17. To conserve and enhance land quality and soil resources
	18. To encourage sustainable economic growth
	19. To offer everybody the opportunity for rewarding and satisfying employment
	20. To reduce disparities in economic performance and promote sustainable regeneration
	21. To encourage and accommodate both indigenous and inward investment
	22. To encourage efficient patterns of movement in support of economic growth
Compatibility Summary	

Accommodating People and Creating Places

[illegible]

SA/SEA Objectives	LDP Objective No.07	
1.	To reduce poverty and social exclusion	
2.	To improve the health and wellbeing of the population	
3.	To improve the education and skills of the population	
4.	To provide everybody with the opportunity to live in a decent home	
5.	To reduce crime and anti-social activity	
6.	To encourage a sense of community and promote a more <u>equal and inclusive society</u>	
7.	To improve accessibility to key services, especially for those most in need	
8.	To reduce the effect of traffic on the environment	
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	
10.	To improve air quality	
11.	To conserve and enhance biodiversity	
12.	To maintain and enhance the character and quality of landscapes and townscapes	
13.	To conserve and where appropriate enhance the historic environment and cultural assets	
14.	To reduce contributions to climate change and reduce vulnerability to climate change	
15.	To reduce floodrisk and the adverse consequences of flooding	
16.	To minimise the production of waste production and use of non-renewable materials	
17.	To conserve and enhance land quality and soil resources	
18.	To encourage sustainable economic growth	
19.	To offer everybody the opportunity for rewarding and satisfying employment	
20.	To reduce disparities in economic performance and promote sustainable regeneration	
21.	To encourage and accommodate both indigenous and inward investment	
22.	To encourage efficient patterns of movement in support of economic growth	
Compatibility Summary		

Accommodating People and Creating Places

To accommodate cultural differences in our communities whilst promoting "shared spaces" to bring people together with equality of opportunity.	+	+	+	+	+	+	0	0	0	0	0	0	+	+	0	0	0	0	0	0	+	+	+
This LDP has a broadly positive impact upon the objectives of the SA/SEA particularly in terms of reducing social exclusion, encouraging sense of community and improving overall health and wellbeing of the population. An acceptance of cultural differences, alongside a strong sense of community should also reduce crime and fear of crime.																							

SA/SEA Objectives			Compatibility Summary
LDP Objective No.08	1.	To reduce poverty and social exclusion	
	2.	To improve the health and wellbeing of the population	
	3.	To improve the education and skills of the population	
	4.	To provide everybody with the opportunity to live in a decent home	
	5.	To reduce crime and anti-social activity	
	6.	To encourage a sense of community and promote a more <u>equal and inclusive society</u>	
	7.	To improve accessibility to key services, especially for those most in need	
	8.	To reduce the effect of traffic on the environment	
	9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	
	10.	To improve air quality	
	11.	To conserve and enhance biodiversity	
	12.	To maintain and enhance the character and quality of landscapes and townscapes	
	13.	To conserve and where appropriate enhance the historic environment and cultural assets	
	14.	To reduce contributions to climate change and reduce vulnerability to climate change	
	15.	To reduce floodrisk and the adverse consequences of flooding	
	16.	To minimise the production of waste production and use of non-renewable materials	
	17.	To conserve and enhance land quality and soil resources	
	18.	To encourage sustainable economic growth	
	19.	To offer everybody the opportunity for rewarding and satisfying employment	
	20.	To reduce disparities in economic performance and promote sustainable regeneration	
	21.	To encourage and accommodate both indigenous and inward investment	
	22.	To encourage efficient patterns of movement in support of economic growth	

Accommodating People and Creating Places

To facilitate the creation of 8,500 new jobs by 2030 at a variety of locations where they are accessible to all members of the community, including those without a private car.	+	+	+	+	+	+	+	/	/	/	-	/	/	/	/	/	/	-	+	+	+	+	+	
	This LDP objective would have a positive effect on the economic and social objectives of the SA/SEA. This will have positive effects on employment and the economy. Furthermore this objective will benefit the community of the Mid Ulster by providing better learning opportunities and increasing the skill base. The extent of impact on the natural environment will depend on site selection and opportunity for mitigation and enhancement.																							

SA/SEA Objectives		Compatibility Summary
LDP Objective No.09	1. To reduce poverty and social exclusion	
	2. To improve the health and wellbeing of the population	
	3. To improve the education and skills of the population	
	4. To provide everybody with the opportunity to live in a decent home	
	5. To reduce crime and anti-social activity	
	6. To encourage a sense of community and promote a more equal and inclusive society	
	7. To improve accessibility to key services, especially for those most in need	
	8. To reduce the effect of traffic on the environment	
	9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	
	10. To improve air quality	
	11. To conserve and enhance biodiversity	
	12. To maintain and enhance the character and quality of landscapes and townscapes	
	13. To conserve and where appropriate enhance the historic environment and cultural assets	
	14. To reduce contributions to climate change and reduce vulnerability to climate change	
	15. To reduce floodrisk and the adverse consequences of flooding.	
	16. To minimise the production of waste production and use of non-renewable materials	
	17. To conserve and enhance land quality and soil resources	
	18. To encourage sustainable economic growth	
	19. To offer everybody the opportunity for rewarding and satisfying employment	
	20. To reduce disparities in economic performance and promote sustainable regeneration	
	21. To encourage and accommodate both indigenous and inward investment	
	22. To encourage efficient patterns of movement in support of economic growth	

Accommodating People and Creating Places

To promote diversity in the range of jobs recognising the importance of employment in the primary sector (agriculture forestry & mining), secondary sector (industry and manufacturing) and tertiary sector (administration, commerce, retailing, leisure/tourism).	+	+	+	+	+	+	+	/	-	/	-	-	/	-	/	/	/	+	+	+	+	+
This LDP has an obvious positive relationship with the economic SA/SEA objectives. Therefore a significant positive impact with the health and well-being of the population is also likely. It is recognised that is accommodating entrepreneurship that there may be a negative effect on the SA/SEA objective to conserve and enhance land quality and soil resources to accommodate a range of new development.																						

SA/SEA Objectives	Compatibility Summary
1. To reduce poverty and social exclusion	
2. To improve the health and wellbeing of the population	
3. To improve the education and skills of the population	
4. To provide everybody with the opportunity to live in a decent home	
5. To reduce crime and anti-social activity	
6. To encourage a sense of community and promote a more equal and inclusive society	
7. To improve accessibility to key services, especially for those most in need	
8. To reduce the effect of traffic on the environment	
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply	
10. To improve air quality	
11. To conserve and enhance biodiversity	
12. To maintain and enhance the character and quality of landscapes and townscapes	
13. To conserve and where appropriate enhance the historic environment and cultural assets	
14. To reduce contributions to climate change and reduce vulnerability to climate change	
15. To reduce floodrisk and the adverse consequences of flooding	
16. To minimise the production of waste production and use of non-renewable materials	
17. To conserve and enhance land quality and soil resources	
18. To encourage sustainable economic growth	
19. To offer everybody the opportunity for rewarding and satisfying employment	
20. To reduce disparities in economic performance and promote sustainable regeneration	
21. To encourage and accommodate both indigenous and inward investment	
22. To encourage efficient patterns of movement in support of economic growth	

Accommodating People and Creating Places

LDP Objective No.10	To recognise and accommodate entrepreneurship, innovation for large, medium and small firms by attracting new firms and expanding businesses.
+	+
+	+
+	+
+	+
+	+
0	
/	
/	
/	
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/	
-	
+	
+	
+	
+	
+	
+	
As with LDP objectives No.s 08 and 09 this LDP has a positive relationship with the economic SA/SEA objectives. Therefore a significant positive impact with the health and well-being of the population is also likely. It is recognized that in accommodating entrepreneurship that there may be a negative effect on the SA/SEA objective to conserve and enhance land quality and soil resources to facilitate new and expanding businesses. This can however may be offset by judicious mitigation and environmental enhancement measures.	

SA/SEA Objectives	Creating jobs and promoting prosperity	Compatibility Summary
LDP Objective No.11		
1. To reduce poverty and social exclusion		
2. To improve the health and wellbeing of the population		
3. To improve the education and skills of the population		
4. To provide everybody with the opportunity to live in a decent home		
5. To reduce crime and anti-social activity		
6. To encourage a sense of community and promote a more equal and inclusive society		
7. To improve accessibility to key services, especially for those most in need		
8. To reduce the effect of traffic on the environment		
9. To improve water quality; conserve water resources and provide for sustainable sources of water supply		
10. To improve air quality		
11. To conserve and enhance biodiversity		
12. To maintain and enhance the character and quality of landscapes and townscapes		
13. To conserve and where appropriate enhance the historic environment and cultural assets		
14. To reduce contributions to climate change and reduce vulnerability to climate change		
15. To reduce floodrisk and the adverse consequences of flooding		
16. To minimise the production of waste production and use of non-renewable materials		
17. To conserve and enhance land quality and soil resources		
18. To encourage sustainable economic growth		
19. To offer everybody the opportunity for rewarding and satisfying employment		
20. To reduce disparities in economic performance and promote sustainable regeneration		
21. To encourage and accommodate both indigenous and inward investment		
22. To encourage efficient patterns of movement in support of economic growth		

The need to recognise the importance of self-employment and home working, particularly in rural locations	+	+	+	+	+	+	0	+	0	+	/	/	/	+	0	+	/	+	+	+	+	+	+
	This LDP objective would help to meet the SA/SEA economic objectives and also have a positive relationship with the health and well-being objectives for the population. A number of mixed impacts on SA/SEA environmental objectives as a result additional development required to accommodate home working.																						

SA/SEA Objectives		LDP Objective No.12	
1.	To reduce poverty and social exclusion		
2.	To improve the health and wellbeing of the population		
3.	To improve the education and skills of the population		
4.	To provide everybody with the opportunity to live in a decent home		
5.	To reduce crime and anti-social activity		
6.	To encourage a sense of community and promote a more <u>equal and inclusive society</u>		
7.	To improve accessibility to key services, especially for those most in need		
8.	To reduce the effect of traffic on the environment		
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply		
10.	To improve air quality		
11.	To conserve and enhance biodiversity		
12.	To maintain and enhance the character and quality of landscapes and townscapes		
13.	To conserve and where appropriate enhance the historic environment and cultural assets		
14.	To reduce contributions to climate change and reduce vulnerability to climate change		
15.	To reduce floodrisk and the adverse consequences of flooding		
16.	To minimise the production of waste production and use of non-renewable materials		
17.	To conserve and enhance land quality and soil resources		
18.	To encourage sustainable economic growth		
19.	To offer everybody the opportunity for rewarding and satisfying employment		
20.	To reduce disparities in economic performance and promote sustainable regeneration		
21.	To encourage and accommodate both indigenous and inward investment		
22.	To encourage efficient patterns of movement in support of economic growth		
Compatibility Summary			

Creating jobs and promoting prosperity

The need to provide and encourage use of Renewable energy both as a means of generating money for the local economy, attracting investment in enterprise and providing sustainable and affordable lighting and heating for the population.	+	+	0	0	0	0	0	0	+	+	/	/	/	+	+	+	/	+	+	+	+	+
This LDP has a broadly positive relationship with the objectives of the SA/SEA. Some possible areas of conflict regarding the conservation of biodiversity, cultural heritage and protection of the character of our landscapes as a result of improvements to energy infrastructure.																						

SA/SEA Objectives	Enhancing the environment and improving infrastructure																					
	LDP Objective No.13																					
To reduce contributions and vulnerability to climate change and reduce floodrisk and the adverse consequences of flooding	1.	To reduce poverty and social exclusion																				
	2.	To improve the health and wellbeing of the population																				
	3.	To improve the education and skills of the population																				
	4.	To provide everybody with the opportunity to live in a decent home																				
	5.	To reduce crime and anti-social activity																				
	6.	To encourage a sense of community and promote a more equal and inclusive society																				
	7.	To improve accessibility to key services, especially for those most in need																				
	8.	To reduce the effect of traffic on the environment																				
	9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply																				
	10.	To improve air quality																				
	11.	To conserve and enhance biodiversity																				
	12.	To maintain and enhance the character and quality of landscapes and townscapes																				
	13.	To conserve and where appropriate enhance the historic environment and cultural assets																				
	14.	To reduce contributions to climate change and reduce vulnerability to climate change																				
	15.	To reduce floodrisk and the adverse consequences of flooding																				
	16.	To minimise the production of waste production and use of non-renewable materials																				
	17.	To conserve and enhance land quality and soil resources																				
	18.	To encourage sustainable economic growth																				
	19.	To offer everybody the opportunity for rewarding and satisfying employment																				
	20.	To reduce disparities in economic performance and promote sustainable regeneration																				
	21.	To encourage and accommodate both indigenous and inward investment																				
	22.	To encourage efficient patterns of movement in support of economic growth																				
Compatibility Summary																						
		This LDP seeks to reduce contributions to climate change reduce the risk of flooding thereby allowing for synergies within the biodiversity, economic growth and health and well-being SA/SEA objectives.																				

SA/SEA Objectives			LDP Objective No.14
	1.	To reduce poverty and social exclusion	
	2.	To improve the health and wellbeing of the population	
	3.	To improve the education and skills of the population	
	4.	To provide everybody with the opportunity to live in a decent home	
	5.	To reduce crime and anti-social activity	
	6.	To encourage a sense of community and promote a more equal and inclusive society	
	7.	To improve accessibility to key services, especially for those most in need	
	8.	To reduce the effect of traffic on the environment	
	9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply	
	10.	To improve air quality	
	11.	To conserve and enhance biodiversity	
	12.	To maintain and enhance the character and quality of landscapes and townscapes	
	13.	To conserve and where appropriate enhance the historic environment and cultural assets	
	14.	To reduce contributions to climate change and reduce vulnerability to climate change	
	15.	To reduce floodrisk and the adverse consequences of flooding	
	16.	To minimise the production of waste production and use of non-renewable materials	
	17.	To conserve and enhance land quality and soil resources	
	18.	To encourage sustainable economic growth	
	19.	To offer everybody the opportunity for rewarding and satisfying employment	
	20.	To reduce disparities in economic performance and promote sustainable regeneration	
	21.	To encourage and accommodate both indigenous and inward investment	
	22.	To encourage efficient patterns of movement in support of economic growth	
Compatibility Summary			

Enhancing the environment and improving infrastructure

The need to protect and enhance the natural and built environment to achieve biodiversity, quality design, enhanced leisure and economic opportunity and promote health and wellbeing	+	+	+	+	+	+	+	/	+	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+	+	Protecting and enhancing the natural and built environment allows for synergies within the Biodiversity, economic growth and health and well-being objectives enhancing access into protected sites to improve wellbeing.
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SA/SEA Objectives	LDP Objective No.15
1.	To reduce poverty and social exclusion
2.	To improve the health and wellbeing of the population
3.	To improve the education and skills of the population
4.	To provide everybody with the opportunity to live in a decent home
5.	To reduce crime and anti-social activity
6.	To encourage a sense of community and promote a more equal and inclusive society
7.	To improve accessibility to key services, especially for those most in need
8.	To reduce the effect of traffic on the environment
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply
10.	To improve air quality
11.	To conserve and enhance biodiversity
12.	To maintain and enhance the character and quality of landscapes and townscapes
13.	To conserve and where appropriate enhance the historic environment and cultural assets
14.	To reduce contributions to climate change and reduce vulnerability to climate change
15.	To reduce floodrisk and the adverse consequences of flooding
16.	To minimise the production of waste production and use of non-renewable materials
17.	To conserve and enhance land quality and soil resources
18.	To encourage sustainable economic growth
19.	To offer everybody the opportunity for rewarding and satisfying employment
20.	To reduce disparities in economic performance and promote sustainable regeneration
21.	To encourage and accommodate both indigenous and inward investment
22.	To encourage efficient patterns of movement in support of economic growth
Compatibility Summary	

Enhancing the environment and improving infrastructure

[illegible]

SA/SEA Objectives		Compatibility Summary
LDP Objective No.16	<ol style="list-style-type: none"> To reduce poverty and social exclusion To improve the health and wellbeing of the population To improve the education and skills of the population To provide everybody with the opportunity to live in a decent home To reduce crime and anti-social activity To encourage a sense of community and promote a more <u>equal and inclusive society</u> To improve accessibility to key services, especially for those most in need To reduce the effect of traffic on the environment To improve water quality; conserve water resources and provide for sustainable sources of water supply To improve air quality To conserve and enhance biodiversity To maintain and enhance the character and quality of landscapes and townscapes To conserve and where appropriate enhance the historic environment and cultural assets To reduce contributions to climate change and reduce vulnerability to climate change To reduce flood risk and the adverse consequences of flooding To minimise the production of waste production and use of non-renewable materials To conserve and enhance land quality and soil resources To encourage sustainable economic growth To offer everybody the opportunity for rewarding and satisfying employment To reduce disparities in economic performance and promote sustainable regeneration To encourage and accommodate both indigenous and inward investment To encourage efficient patterns of movement in support of economic growth 	

Enhancing the environment and improving infrastructure

The improve connectivity between and within settlements and their rural hinterland through accommodating investment in transportation to improve travel Times, alleviate congestion and improve vehicle safety and more sustainable modes of transport	+	+	+	+	/	+	+	/	/	/	/	/	/	/	/	/	+	/	+	+	+	+	+	+
This LDP objective is broadly compatible with the SA/SEA objectives however there is the potential for conflict in physical improvement of transport infrastructure which could result in unavoidable damage to environmental interests. Mixed impacts upon air quality as journey times / efficiency improved, whilst greater numbers encouraged to travel as a result of improved infrastructure																								

SA/SEA Objectives	LDP Objective No.17
1.	To reduce poverty and social exclusion
2.	To improve the health and wellbeing of the population
3.	To improve the education and skills of the population
4.	To provide everybody with the opportunity to live in a decent home
5.	To reduce crime and anti-social activity
6.	To encourage a sense of community and promote a more equal and inclusive society
7.	To improve accessibility to key services, especially for those most in need
8.	To reduce the effect of traffic on the environment
9.	To improve water quality; conserve water resources and provide for sustainable sources of water supply
10.	To improve air quality
11.	To conserve and enhance biodiversity
12.	To maintain and enhance the character and quality of landscapes and townscape
13.	To conserve and where appropriate enhance the historic environment and cultural assets
14.	To reduce contributions to climate change and reduce vulnerability to climate change
15.	To reduce floodrisk and the adverse consequences of flooding
16.	To minimise the production of waste production and use of non-renewable materials
17.	To conserve and enhance land quality and soil resources
18.	To encourage sustainable economic growth
19.	To offer everybody the opportunity for rewarding and satisfying employment
20.	To reduce disparities in economic performance and promote sustainable regeneration
21.	To encourage and accommodate both indigenous and inward investment
22.	To encourage efficient patterns of movement in support of economic growth
Compatibility Summary	

Enhancing the environment and improving infrastructure

[illegible]

Appendix 8

Transboundary Screening Table - Regulation 13 of The Environmental Assessment of Plans and Programmes (Northern Ireland) 2004

Proposed Policy of draft Plan Strategy	Likely to have any Significant Effects on Environment of Republic of Ireland (Yes/No)	Summary of Consideration as to why no Transboundary Effects
General Principles	No	The general principles policy is considered to be the mitigation for the Growth Strategy and the Spatial Planning framework as it contains all of the material planning considerations against which all development will be determined. These principles are aimed at mitigating the negative impacts of all development and can bring about environmental benefits not only for Mid Ulster but also for the Republic of Ireland.
Housing in Settlements	No	Most forms of development, including housing within settlements, are likely to have a minor negative impact on the Environment, however, through the application of the general principles policy the Plan Strategy will ensure development respects, protects and/or enhance the regions landscape character and its biodiversity. Given that these policies address development within established settlements they are unlikely to have any significant environmental impact on the Republic of Ireland.
Housing in Countryside	No	The housing in the countryside policies have introduced a degree of flexibility to provide additional opportunities for dwellings in the countryside. This form of development has the potential to have a negative impact on the landscape character and biodiversity of the adjoining Member State however, through a combination of the criteria within these policies and the application of the general principles policy, the Plan Strategy will ensure development respects, protects and/or enhance the regions landscape character and its biodiversity.
Health Education & Community Uses	No	The health, education and community uses policy has changed little from the current policy and seeks to facilitate appropriate community uses within settlements. Given the envisaged quantum and location of such development within established settlements it is unlikely to have any environmental impact on the Republic of Ireland.
Urban Design	No	The Plan Strategy introduces a new policy for urban design which hitherto has only been addressed in

		guidance. As the scope of this policy is limited to development within settlements and is concerned primarily with the aesthetics of new development, it is envisaged it will have minimal effects on the environment of the Republic of Ireland.
Open Space Recreation & Leisure	No	The open space, recreation policies are broadly similar to the current policy approach but with the introduction of policy to protect main rivers corridors, including the Blackwater, which traverses the border. This policy seeks to preserve a biodiversity strip along the length of the main rivers, which in turn could be utilised for public access and recreation provision. This approach could have positive environmental impacts for County Monaghan, in that it could assist in the preservation of biodiversity and creation of new blue/greenways.
Economic Development	No	The Plan Strategy approach to economic development is to adopt a more flexible approach, through measures such as the provision of a small workshop in the countryside. Economic development has the potential to have a negative impact on the landscape character and biodiversity of the adjoining Member State however the economic policies apply a set of criteria which act as a control. This criteria, coupled with the application of the general principles policy, will ensure that the most significant effects of this type of development will be mitigated.
Retailing Offices & Town Centres	No	The retailing, offices and town centres policies are guided by the principle of town centre first. To implement this strategy a retail hierarchy has been identified. The policies actively resist major retail development outside of town centres, avoiding development of greenfield sites and thereby reducing effects on the environment. The town centre first approach will also ensure there are no significant effects on neighbouring town centres and hubs within County Monaghan.
Minerals	No	<p>The plan Strategy brings forward policies which are broadly in line with the current policy approach. These operational policies are accompanied by two types of designation – Areas of Constraint on Mineral Development (ACMD) & Mineral Reserve Policy Areas (MRPA). The MRPA designations protect important minerals reserves for mining and are relatively small scale and their geographical location means their potential environmental effects will be localised.</p> <p>The ACMDs are intended to protect the most sensitive sites from mining and consequently they are more extensive in nature and one such ACMD is</p>

		designated at Slieve Beagh, on the basis of its national and international environmental designations. These environmental designations continue beyond Mid Ulster's border into County Monaghan and through the introduction of an ACMD the Plan Strategy will protect this shared environmental asset from mining development.
Tourism	No	The tourism policies introduced greater flexibility in relation to tourism accommodation and facilities through designation of opportunity zones however, given the scale and geographical location of these zones, along the lough-shore and within the Sperrins, it is unlikely to have any effects on the Republic of Ireland.
Agriculture Forestry & Rural Development	No	These policies have introduced a degree of flexibility in relation to new agricultural buildings as the applicant no longer demonstrate they are necessary. Quantum envisaged is small. The policy also introduces opportunity for an ancillary shed for a holder of a commercial fishing licence within a designated area on the western shores of Lough Neagh. Whilst there could be minor negative environmental impacts from such development given the small numbers of licence holders and their geographical location there are no likely impacts on the Republic of Ireland.
Historic Environment	No	There is a wealth of sites of historical, cultural or archaeological significance along Mid Ulster's border with County Monaghan. The Historic Environment policies brought forward within the Plan Strategy seek to protect and conserve these important historic assets.
Natural Heritage	No	<p>The natural heritage policies within the Plan Strategy are broadly consistent with the current policy approach. The natural heritage policies within the Plan Strategy however, have been made stricter as they introduce a policy specifically for Special Countryside Areas (SCA). SCAs seeks to preclude all forms of development in our most sensitive landscapes.</p> <p>The Plan Strategy introduces an SCA on the highest slopes of Slieve Beagh which marks the border with the Republic of Ireland. Whilst the SCA is considered to have a potential significant positive effect on the environment of Mid Ulster, it is not considered to have any significant effects on the environment of Monaghan County Council area.</p>
Flood Risk Management	No	The Flood Risk Management policies have changed little from the existing policies and still are primarily guided by the precautionary principle approach.

		Therefore, no significant effects are envisaged on the environment of the Republic of Ireland as a result.
Waste Management	No	<p>The waste management policies of the Plan Strategy have changed little from the current policies. The nature of this development is such that there are likely to be negative effects on the environment but this largely depends on the nature, scale and location of the proposed development. Suitable mitigation measures exist in the form of these criterion based policies, and the existing waste management licensing regime. The use of locational criteria and applying the precautionary approach can also help direct new waste facilities and infrastructure to appropriate locations and therefore it is not envisaged to have a significant effect on the environment of the Republic of Ireland.</p>
Telecommunications Overhead Cables & High Structures	No	<p>The Plan Strategy introduced a Special Countryside Area (SCA) and also an Area of Constraint on Wind Turbines and High Structures (AoCWTHS) within the Slieve Beagh area. This area, which spreads across both jurisdictions, is recognised for its extensive upland blanket bog and carries various national and international designations.</p> <p>Through the introduction of an SCA and AoCWTHS the Plan Strategy seeks to protect this shared, sensitive landscape from the potentially damaging impact of high structures.</p>
Renewable Energy	No	<p>The Plan Strategy introduced a Special Countryside Area (SCA) and also an Area of Constraint on Wind Turbines and High Structures (AoCWTHS) within the Slieve Beagh area. This area, which spreads across both jurisdictions, is recognised for its extensive upland blanket bog and carries various national and international designations.</p> <p>Through the introduction of an SCA and AoCWTHS the Plan Strategy seeks to protect this shared sensitive landscape from the potentially damaging impact of high structures, including wind turbines.</p>
Transportation	No	<p>The transportation policies within the Plan Strategy have changed little from the existing policies. They are a set of operational policies which will have no impact in influencing the provision of major roads infrastructure projects between the two jurisdictions.</p> <p>The introduction of stricter controls on development on disused transport routes within the Plan Strategy could result in the creation of transboundary</p>

		greenways / walkways, from our shared industrial heritage assets, such as old railway lines and canals.
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