



# Belfast Local Development Plan

**Addendum May 2022 - Appendix 1**

Sustainability Appraisal of the Draft Plan Strategy 2035  
Incorporating Strategic Environmental Assessment

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## **Appendix 1**

### Screening Assessment of Required Modifications

Table A1: Screening assessment of Required Modifications

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
<b>Section 1 - Introduction</b>						
MOD01	RA01	Appendix A: Existing/ draft Policy Designations	303 - 315	Incorporate the amendments set out in BCC's Table A1: Draft Policy Designations & Table A2: Existing Policy Designations included as Appendix 6 of the PAC IE report	No	Factual update/correction.
<b>Section 2- Vision, aims and objectives</b>						
MOD02	RA02	Building a smart connected and resilient place - "Aims" first paragraph, second sentence	28	The plan will encourage the expansion of green infrastructure networks for walking and cycling to encourage active travel and improve air quality and promote increased use of public transport whilst retaining <b>suitable</b> <b>appropriate</b> provision for cars.	No	Amendment is a minor change to text.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD03	RA03	Building a smart connected and resilient place - "Objectives" 2nd box	28	To ensure availability of land to facilitate sustainable patterns of development <b>and promote travel whilst supporting demand management measures to encourage</b> by more sustainable modes of transport.	No	Amendment is to better align with the intention of Policy TRAN 9, Belfast Metropolitan Transport Plan and Regional Development Strategy.
<b>Section 3 - Strategic policies</b>						
MOD04	RA04	Strategic Policies - Introduction	33	The following sentence is added to as a second sentence is added within Paragraph 5.0.3: <b>"Belfast's harbour area via the port and Belfast City Airport, provides a gateway to Britain, Europe and the rest of the world. They will continue to act as an enabler of wider</b>	No	Factual update to introductory text so has no implications for policy implementation. Aligns text already contained within Paragraphs 6.2.10 to 6.2.12 of draft Plan Strategy. Has no impact on policy implementation.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				<b>economic growth throughout the plan period.”</b>		
MOD05	RA05	Policy SP1 - Growth strategy	35	Inclusion of a strategic policy on phasing as outlined in paragraph 3.42 of the PAC IE report. Consultation to be undertaken by BCC and final wording to be agreed with Department	Yes	Introduction of a new policy has the potential to impact the outcomes and effects of the dPS, and thus will require a detailed appraisal.
MOD06	RA06	Policy SP1 – Growth strategy	35	Inclusion of a policy relating to public services/utilities as set out in paragraph 3.43 of the PAC IE report. Consultation to be undertaken by BCC and final wording to be agreed with Department	Yes	Introduction of a new policy has the potential to impact the outcomes and effects of the dPS, and thus will require a detailed appraisal.
MOD07	RA07	Policy SP2 – Sustainable	35	In proactively promoting development, the council shall protect and enhance the city’s	No	Amendment is for minor clarification to supporting text for policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
		development Paragraph 5.2.2		built heritage and the natural <b>and historic</b> environment. It is important to secure the orderly and consistent development of land to deliver the council's social and economic priorities alongside the careful stewardship of the built heritage and natural <b>and historic</b> environment.		
<b>Section 4 - Spatial development Strategy</b>						
MOD08	RA08	Policy SD2 – Settlement Areas	49	Paragraph 6.2.1, the last bullet point should be amended to include the wording at the end of the sentence. Ensure better integration between land use planning and transportation, particularly	No	Amendment is a minor change to an objective within the Justification and amplification text and has no impact on policy implementation. It aligns with text already contained J&A text (Paragraphs 6.2.10 to 6.2.12) of the same policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				sustainable transport modes such as walking cycling and public transport and <b>connectivity through and to the port and airport.</b>		
MOD09	RA09	Policy SD2 – Settlement Areas	51	Figure 6.2 should indicate the location of George Best Belfast City Airport	No	Amendment is to address a minor error on map included for illustrative purposes only. It has no impact on policy implementation.
<b>Section 5 - Shaping a liveable place</b>						
MOD10	RA10	Housing- Introduction	59	Paragraph 7.1.5, additional bullet point should state: <ul style="list-style-type: none"> <li>ensure an appropriate supply of housing to provide for those with specialist housing need including specialist residential accommodation and care-related facilities specific</li> </ul>	No	Amendment is a minor change to a policy objective which is already reflected in policies HOU8, HOU9, HOU10, HOU11, HOU12 and HOU13. The change therefore has no impact on policy implementation.



Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				accommodation for travellers, shared forms of housing and purpose built student accommodation.		
MOD11	RA11	Policy HOU1 – Accommodating new homes	60	Policy HOU1 shall define a phased approach to the release of housing to ensure alignment of housing delivery with planned infrastructure investment and development lead-times. Council should give consideration to how this is addressed in relation to MOD 05 & 06.	No	Amendment is for clarification on the implementation of the policy and reflects text already included within the original draft Policy and Justification and amplification text (Figure 7.2 in particular).
MOD12	RA12	Policy HOU4 – Density of residential development	66	Reference to Tall buildings in the policy head note should read: <del>Tall</del> <b>Taller</b> buildings within the city centre.	No	Amendment is a change to Justification and Amplification text for clarification and has no impact on policy implementation.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment  Red text to be deleted  Bold text to be added	Screen in for detailed SA?	Reason
MOD13	RA13	Policy HOU5 Affordable Housing, Appendix E SPG	329	SPG for Affordable Housing should provide details of the processes and key assumptions to be used when viability is identified as an issue.	No	No change to dPS as a result. Affordable Housing SPG will address provisions of the Recommended Amendment.
MOD14	RA14	Policy HOU6 - Housing mix	73	Remove wording from the last sentence of Policy HOU6 <b>as well as an appropriate mix of tenure required under affordable housing policy.</b>	No	Removal of text from the Policy is a minor amendment for clarification. Policy HOU5 will still support the delivery of an appropriate housing mix regardless of the modification required.
MOD15	RA15	Policy HOU7 – Adaptable and accessible accommodation	76	Remove reference to the English Housing Survey 2012 from paragraph 7.1.47 of the J&A and foot note 5.	No	Factual update only.
MOD16	RA16	Policy HOU9 – Traveller accommodation	81	Insertion of the following wording into the J&A before paragraph 7.1.60:	No	Amendment does not affect the SA of the policy but adds more detailed clarification to the intent of the policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				<p>The Caravans Act (Northern Ireland) 1963 (as amended in 2011) also includes an 'Emergency Halting Site' (sometimes referred to as a 'Temporary Stopping Place) as a form of traveller facility.</p> <p>However, such a site provides a temporary place for travellers to park (usually for 1 or 2 nights) with appropriate facilities.</p> <p>However, as such a site is in short-term, temporary use (i.e. less than 28 days), this will not normally require planning permission.</p>		
MOD17	RA17	HOU12 – PBMSA	87	Paragraph 7.1.80 of Policy HOU12 should state:	No	Amendment is a minor change to text for clarification on the implementation of the policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				Consequently, occupancy of PBMSA will usually be conditioned to limit occupation to students, particularly during term time. <b>As such PBMSA developments will not normally be required to meet affordable housing requirements in accordance with Policy HOU5.</b> A management plan will be required to ensure a quality, safe and attractive place for residents.....		
MOD18	RA18	HOU13 – Short-term let accommodation	89	Paragraph 7.1.85 to include: <b>A location within walking distance of an existing visitor attraction will allow relative</b>	No	Amendment is a minor change to text for clarification on the implementation and aligns with the overall Aims and Objectives of the

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				<b>ease of access promoting walking and cycling.</b>		draft Plan Strategy, which have already been subjected to full Sustainability Assessment.
MOD19	RA19	DES1 – Principles of urban design	93	The last sentence of paragraph 7.2.9 of the J&A should read: New and replacement shopfronts should complement the design of the host building and relate to the elevational qualities of the upper floors and where appropriate characteristics and detailing of neighbouring shopfronts particularly in the case of listed buildings and areas of built heritage <b>including conservation areas and areas of townscape character.</b>	No	Amendment is a minor change to text for clarification on the implementation of the policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD20	RA20	DES2 – Masterplanning approach for major development	96	Criterion j. should state: <b>Retain</b> Seek the retention of existing trees within and around the site .....	No	The amendment does not affect the SA of the policy but adds more detail to the intent of the policy. The policy direction has not changed.
MOD21	RA21	DES2 – Masterplanning approach for major development	97	Paragraph 7.2.21 of the J&A for Policy DES2 should include definition for major development as follows: (Major development applications are as outlined within Regulation 2 of the Planning (Development Management) Regulations (Northern Ireland) 2015).	No	Amendment is a minor change to text for clarification on the implementation of the policy.
MOD22	RA22	DES3 - Tall Buildings, Headnote	99	Criterion b. of DES3 to be amended to state: Do not have an adverse impact on the <b>setting</b> , character and appearance of listed buildings,	No	Amendment does not affect the SA of the policy but adds more detail to the intent of the policy. The policy direction has not changed.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				<b>designated</b> conservation areas, areas of townscape character (ATCs) and historic monuments/gardens.		
MOD23	RA23	DES3 - Tall Buildings	101	Additional sentence at the end of paragraph 7.2.31 to state: Further locational based policies will be assessed at the LPP stage.	No	Amendment is for clarification on the implementation of the policy.
MOD24	RA24	Appendix B: Definition of an Established Residential Area	316	First paragraph of definition should read: An established residential area is normally taken to mean residential neighbourhoods dominated by <b>a recognisable form of <del>single family</del> housing styles with associated</b> private amenity space or gardens.	No	Amendment is a minor change to text for clarification on the implementation of the Policy HOU12 and Policy RD1.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				These areas may include buildings in commercial, retail or leisure service use, usually clustered together and proportionate in scale to the size of the neighbourhood being served.		
MOD25	RA25	Appendix B: Definition of an Established Residential Area	316	Second paragraph of definition should read: Within Belfast City, established residential areas often display a clear spatial structure. Building forms, plot sizes and shapes are sometimes familiar with a well-defined pattern of local development. Properties may exhibit comparable design styles including common architectural	No	Amendment is a minor change to text for clarification on the implementation of the Policy HOU12 and Policy RD1.



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				detailing and treatments, <b>and areas of both public and private amenity space can share an identifiable character.</b> The overall spatial structure is often.... <i>remaining text unchanged</i>		
MOD26	RA26	Policy RD3 – Conversion or subdivision of existing buildings for residential use	110	Paragraph 7.3.29 to be amended as follows: Conversions of upper floorspace <b>above commercial premises for residential use, sometimes referred to as ‘living over the shop’;</b> can make a small but valuable contribution to the promotion of high-density development in key locations	No	Amendment is a minor change to Justification and Amplification text for clarification and does not affect the intended implementation of the Policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment  Red text to be deleted  Bold text to be added	Screen in for detailed SA?	Reason
				such as city centre, local and district centres and city corridors.		
MOD27	RA27	Policy BH2 – Conservation areas	118	Under heading “Alterations and extensions” within policy box: Planning permission will only be granted for alterations and extensions within conservation areas where the criteria of <del>HE2a</del> <b>Policy RD2</b> are met, and particular regard is given to the following additional criteria:	No	Amendment is a typographical correction.
MOD28	RA28	Policy BH2 – Conservation areas	118	Criterion j: It makes either a negative or no material contribution to the character and appearance of the area; and <del>for</del>	No	Amendment is for clarification on the implementation of the policy.
MOD29	RA29	Policy BH2 – Conservation areas	118	Criterion k:	No	Amendment is a minor change to text for clarification on the implementation of the policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <del>Red text to be deleted</del> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				The <del>quality of</del> design <b>quality of the proposed building</b> is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing <b>building</b> .		
MOD30	RA30	Policy BH2 – Conservation areas	118	Sentence after criterion k: Where consent is granted for demolition this will <b>normally</b> be conditional on prior agreement for the redevelopment of the site and appropriate arrangement for recording the building before its demolition.	No	Amendment is for clarification on the implementation of the policy.
MOD31	RA31	7.4.16	119	Third sentence:	No	Amendment is a typographical correction.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment  Red text to be deleted  Bold text to be added	Screen in for detailed SA?	Reason
				New development should not compromise key views within, into and out of the <del>built heritage asset</del> <b>conservation</b> area.		
MOD32	RA32	7.4.18	119	The end of the final sentence: (doors/windows, bay rhythm, cornices, roof silhouette, <b>patina</b> etc.)	No	Amendment is for clarification.
MOD33	RA33	7.4.19	121	Paragraph's 4th sentence: These spaces between dwellings provide many interesting micro views within these <del>area-built heritage assets</del> <b>conservation areas</b> allowing appreciation of.....	No	Amendment is a minor change to text.
MOD34	RA34	7.4.20	121	Add final sentence: <b>Where consent is granted for demolition this will normally</b>	No	Amendment is for clarification on the implementation of the policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				<b>be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition.</b>		
MOD35	RA35	7.4.21	121	Replace current first sentence and add additional sentence so the paragraph reads: <b>Façade retention of a building which makes a contribution to the character and appearance of the conservation area will only be acceptable in exceptional circumstances, provided the scale of the overall development proposal will not be detrimental to the</b>	No	Amendment is for clarification on the implementation of the policy. While there is a relatively substantial amount of new text the implications for the supporting text for this policy are minor.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				<p><b>character or appearance of the area and the scheme can be implemented without serious risk to the retained structure. Where a case is made for total or partial demolition in a conservation area, structural issues will not be given substantive weight where these have arisen due to neglect of a building through lack of maintenance or failure to secure by current or previous owners.</b> Evidence will also be required that all efforts have been made to retain the building through finding an alternative</p>		

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				use, which may not be the preferred use of the developer.		
MOD36	RA36	Policy BH3 – Areas of townscape character	122	Criterion h: The <del>quality of</del> design <b>quality of the proposed redevelopment</b> is considered to enhance the overall character of the area.	No	Amendment is a minor change to text for clarification on the implementation of the policy.
MOD37	RA37	Policy BH3 – Areas of townscape character	122	Final sentence: Where <del>demolition</del> consent is granted <b>for demolition</b> this will <b>normally</b> be conditional on prior agreement for the redevelopment of the site, <del>including prohibition of demolition until contracts have been signed for the approved redevelopment of the site</del> and appropriate	No	Amendment is for clarification on the implementation of the policy, and to provide consistency with Policy BH2.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				<b>arrangements for recording the building before its demolition.</b>		
MOD38	RA38	7.4.25	122	Add final sentence: <b>Where consent is granted for demolition his will normally be conditional on prior agreement for the redevelopment of the site; prohibition of demolition until contracts have been signed for the approved redevelopment of the site; and, where appropriate, the recording of the building before demolition.</b>	No	Amendment is for clarification on the implementation of the policy, and to provide consistency with Policy BH2.
MOD39	RA39	7.4.28	125	Third line:	No	Amendment is a minor change to text.



Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment Red text to be deleted Bold text to be added	Screen in for detailed SA?	Reason
				.../architectural and historic interest of the <b>area</b> built heritage asset created by the...		
MOD40	RA40	Policy BH4 – Works to grounds affecting built heritage assets	124	First sentence: Built heritage assets refers to <b>development in</b> designated archaeological sites of importance, listed buildings, conservation areas and areas of townscape character.	No	Amendment is a minor change to text.
MOD41	RA41	Policy BH5 - Archaeology	126	Criterion a., second sentence: Archaeological remains of regional importance and their settings <b>comprise include</b> monuments in state care, scheduled monuments and other important sites and monuments that would merit scheduling.	No	Amendment is for clarification on the implementation of the policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment  Red text to be deleted  Bold text to be added	Screen in for detailed SA?	Reason
<b>Section 6 - Creating a vibrant economy</b>						
MOD42	RA42	Policy EC2 – Employment land supply	147	First paragraph: A total of 550, 000sq.m of <b>gross developable land floorspace</b> for employment uses (B Uses as set out in the Planning Use Classes Order (NI) 2015) shall be provided over the plan period to meet the needs of the city	No	Amendment is for minor clarification.
MOD43	RA43	Policy EC2 – Employment land supply	147	In either Policy EC2, it's associated J&A text or the Glossary a definition should be provided for the "Rest of Belfast city" as being the area within the settlement development limit for Belfast but outwith the city centre and Belfast Harbour.	No	Amendment is for minor clarification.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <del>Red text to be deleted</del> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD44	RA44	8.1.25	151	<del>The boundaries of the existing designations will be reviewed as part of the LPP. In the interim period prior to the adoption of the LPP. The existing draft BMAP boundaries of the employment areas will be used.</del> <b>Save for the MEL at Belfast Harbour Area that was proposed in dBMAP, the SELs and MELs to which this policy will apply will be designated in the LPP.</b>	No	Amendment is to better align the policy clarification with Policy EC3.
MOD45	RA45	Policy EC5 – Industry and storage and distribution uses	152	Second paragraph: Planning permission will also be granted for development proposals in Class B2 light	No	Amendment is a minor change to text.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				industrial use, Class B3 general industrial use and Class B4 storage or distribution within the settlement limits of designated rural settlements <del>use</del> provided the scale, nature and design of the proposal are appropriate to the character of the settlement and meets normal planning considerations.		
MOD46	RA46	8.1.39	155	Proposals for office development outside designated centres or other specified areas will be required to comply with the sequential <b>test</b> and those above 1000sq.m gross floorspace with the impact tests set out in policy RET 2.	No	Amendment is a minor change to text.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD47	RA47	Policy TLC2 – Existing tourism leisure and cultural facilities and assets	174	First sentence: The council will protect existing tourism, leisure and cultural provision and assets from being adversely affected <b>by</b> new development.	No	Amendment is a minor change to text.
MOD48	RA48	Policy RET1- Establishing a centre hierarchy.	159	Head note of Policy RET1 should state: The sequential approach directs development <del>within-centres to</del> <b>the town</b> centre before considering an edge of centre site.	No	Amendment is to better align with regional policy.
<b>Section 7 - Building a smart connected and resilient place</b>						
MOD49	RA49	Policy ITU4 – Renewable energy development	187	Criterion d: Local natural resources, such as air quality or water quality <b>or quantity</b> ; and	No	Amendment is a minor change to text to better align with SPPS wording.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD50	RA50	Transportation – Introduction	205	Paragraph 9.4.3 should state: The Department's extant Transport Plan will be the main source for transport policy and initiatives for the plan area.	No	Amendment is for minor clarification.
MOD51	RA51	Transportation – Introduction	205	Paragraph 9.4.5 the wording of the first aim should state: Deliver sustainable patterns of development which reduce the need for motorised transport and prioritise active travel and travel by public transport <b>in preference to the private car</b>	No	Amendment is for minor clarification of a policy aim.
MOD52	RA52	Transportation – Introduction	206	Figure 9.2 should indicate the location of GBBCA in the context of Belfast's transportation network.	No	Amendment is to address a mapping error/omission.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <del>Red text to be deleted</del> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD53	RA53	Policy TRAN7 – Access to protected routes	214	J&A text, paragraph 9.4.27 should be amended to state: Figure 9.3 contains an up-to-date map identifying existing roads throughout <del>Northern Ireland</del> <b>Belfast</b> established as protected routes. Any future alteration .....	No	Factual update/correction.
MOD54	RA54	Policy TRAN7 – Access to protected routes	215	Removing the tick under S76 Planning Agreements in the implementation box	No	Factual update/correction.
MOD55	RA55	Policy TRAN7 – Access to protected routes	214	J&A text, paragraph 9.4.29 should state: Access arrangements must be in accordance with the <del>DfI's published guidance</del> <b>most up to date published guidance from the Department.</b>	No	Amendment is for minor clarification.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD56	RA56	Policy TRAN8 – Car parking and servicing arrangements	216	The third paragraph of the policy headnote should state: Proposals involving car parking in excess of the <b>Dfi's published standards</b> will only be permitted in exceptional circumstances.	No	Factual update/correction for minor clarification.
MOD57	RA57	Policy ENV1 – Environmental Quality	224	Amend the Policy headnote to read: The council will also require development to <b>positively</b> address the following:	No	Amendment is for clarification on the implementation of the policy.
MOD58	RA58	Policy ENV1 – Adapting to environmental change	226 /227	J&A Paragraph relating to water quality on page 226 of the dPS (paragraph 9.5.20 of the printed version of the dPS paragraph 9.5.17 of the web version) should state:	No	Amendment is for clarification on the implementation of the policy.



Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				..... requires monitoring and improvement of water quality of all inland waters <b>and coastal and transitional waters</b> . This includes ..... All development must have regard to the potential impacts on the quality of the water environment, including <b>coastal and transitional waters</b> , rivers lakes, reservoirs and groundwater.		
MOD59	RA59	ENV3 – Adapting to environmental change	230	Amend policy headnote criterion a. to state: a. Managing <b>coastal erosion, land instability</b> , flood risk and promoting SuDS;	No	Amendment is for clarification on the implementation of the policy.

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<b>Section 8 - Promoting a Green and Active Place</b>						
MOD60	RA60	Policy OS3 – Ancillary open space	245	Policy headnote shall be restructured to clearly define the open space requirements of all development proposals. Then a subsection in the policy headnote shall specifically set out the open space requirements for all residential development proposals.	No	Amendment is for clarification on the implementation of the policy.
MOD61	RA61	Policy OS4 – New open space outside settlements	248	Amend policy headnote to state: Planning permission will be granted for the provision of <b>new appropriate</b> open space facilities, including sport and outdoor recreation, at appropriate locations in the countryside area of the district	No	Amendment is to better align with the intention of the SPPS.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				where it is demonstrated that that it is acceptable in terms of environment and rural amenity and would not be better located within settlement limits or on previously developed land. All the following criteria must also be met.....		
MOD62	RA62	Policy OS5 – Intensive sports facilities	250	Amend policy headnote to state: Planning permission will be granted for the provision of new or extended intensive sports facilities where these are located at appropriate and accessible locations within settlement limits. <b>In exceptional cases a stadium may be considered where intensive sports</b>	No	Amendment is to better align with the intention of the SPPS.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment  Red text to be deleted  Bold text to be added	Screen in for detailed SA?	Reason
				<del>facilities are proposed outside settlement limits</del> where the following criteria are met.....		
MOD63	RA63	Policy NH1 – Protection of natural heritage resources	256	Fifth paragraph, end of final sentence: ....and that adequate mitigation <del>or alternative and/or compensation</del> measures will be put in place	No	Amendment is to better align with the intention of the SPPS.
MOD64	RA64	Policy NH1 – Protection of natural heritage resources	256	Final paragraph, final sentence: The provision of adequate development setback, <del>normally a minimum of 5 metres</del> , from watercourses and waterbodies will be required and in all cases the applicant shall demonstrate	No	Removal of text does not affect SA.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				that no adverse impact will be caused.		
MOD65	RA65	Policy LC1 - Landscape	263	First paragraph, second sentence: <b>The council will adopt the precautionary approach</b> in assessing development proposals in any designated landscape, <del>the council and</del> will give careful consideration to the following:	No	Amendment is for clarification on the implementation of the policy.
MOD66	RA66	Policy LC4 - Coastal area	271	First sentence: In assessing new development proposals <b>affecting the undeveloped coast</b> , the council will seek to ensure the protection and enhancement of the district's coastal area.	No	Amendment is for clarification on the implementation of the policy.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment  <span style="color: red;">Red text to be deleted</span> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD67	RA67	Policy LC4 - Coastal area	271	Criterion a: The proposed development is of such national or regional importance as to outweigh any detrimental impact on the coastal environment <b>and where there is no feasible alternative site within an existing urban area in the locality;</b> or	No	Amendment is to better align with the intention of the SPPS. No change expected to the effects reported in SA as a result of the additional policy wording.
MOD68	RA68	Policy LC4 - Coastal area	271	Criterion b: <b>Minor development may be acceptable provided</b> it can be demonstrated that any proposal will not harm the qualities of the coastal landscape, while still protecting nature conservation value.	No	Amendment is to better align with the intention of the SPPS. No change expected to the effects reported in SA as a result of the additional policy wording

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <del>Red text to be deleted</del> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
MOD69	RA69	Policy DC1- All countryside development – general policy principles	273	Final sentence of third paragraph: <del>Where possible and appropriate, permissible</del> New development should seek to cluster with and consolidate existing built development.	No	Amendment is to better align with the intention of the SPPS.
MOD70	RA70	Policy DC10 – New dwellings on farms	284	Third paragraph, first sentence: Planning permission granted under this policy will only be forthcoming once every 10 years. <del>unless there are exceptional circumstances that demonstrate clear operational need.</del>	No	Amendment is to better align with the intention of the SPPS.
MOD71	RA71	Policy DC11 - Agriculture	286	First paragraph: Planning permission will be granted for development	No	Amendment is to better align with the intention of the SPPS.

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment <b>Red text to be deleted</b> <b>Bold text to be added</b>	Screen in for detailed SA?	Reason
				proposals on an active and established <b>(for a minimum of 6 years)</b> agricultural or forestry holding where it is demonstrated that it is necessary for the efficient use of the agricultural holding or forestry enterprise.		
MOD72	RA72	Policy DC12 – Farm diversification	287	Criterion a: The farm or forestry business is currently active and established <b>(for a minimum of 6 years)</b> and it is demonstrated that the proposed use/development will be run in conjunction with the agricultural operations on the farm	No	Amendment is to better align with the intention of the SPPS.



Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment Red text to be deleted Bold text to be added	Screen in for detailed SA?	Reason
<b>Appendix E: List of Supplementary Planning Guidance</b>						
MOD73	RA73	Appendix E: List of Supplementary Planning Guidance	320	Listed are 3 pieces of SPG that BCC intends to prepare in respect of listed buildings, Conservation Areas and Areas of Townscape Character. The correspondent plan policies were incorrectly identified; instead of HE1, HE2 AND HE3, they should be BH1, BH2 and BH3 respectively.	No	Amendment is a typographical correction
<b>Appendix F: Monitoring Indicators</b>						
MOD74	RA74	Appendix F: Monitoring Indicators	Ref. 15	Trigger: Loss of <b>designations</b> ' geographic area <b>designated</b> recommended by a boundary review of these designations from the date of plan adoption.	No	Amendment is a minor change to text for clarification on the monitoring indicator trigger

Modification reference	PAC recommended amendment number	dPS policy, section or paragraph number	dPS page number	IE report recommended amendment  Red text to be deleted  Bold text to be added	Screen in for detailed SA?	Reason
MOD75	RA75	Appendix F: Monitoring Indicators	Ref. 22	Second of three targets: Within Queens Office Area, proposals for Use Class B1 (a) and A2 will not exceed <del>400sqm</del> <b>200sqm</b> .	No	Amendment is a minor change to text for clarification on the monitoring indicator trigger.
MOD76 & MOD77	RA76 & RA 77	Appendix F: Monitoring Indicators	Ref. 22	First and second rows of Trigger: Office approvals exceeding <del>1000sqm</del> <b>400sqm</b> . outside of the City Centre. Any proposed planning application over <del>400sqm</del> <b>200sqm</b> .	No	Amendment is a minor change to text for clarification on the monitoring indicator trigger.
MOD78	RA78	Appendix F: Monitoring Indicators	Ref. 26	Trigger: 1 or more permission in any year for non-compatible development on designated natural heritage areas contrary to <del>D#</del> <b>Rivers</b> <del>NIEA</del> advice.	No	Amendment is a typographical correction.



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