



**Local Development Plan 2030**  
**Evidence Paper**  
Shaping Our Environment

January 2017



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## Executive Summary

### Design of the Built Environment

- Good design has the potential to be a key contributing element to achieving the vision set out in Antrim and Newtownabbey Borough Councils Corporate Plan.
- Good design has a role to play in achieving many policies within the RDS.
- Within the SPPS 'Design' is identified as one of the core planning principles, under the heading 'Supporting Good Design and Positive Place-Making'.
- Design guidance within the LDP should not be arbitrary or impose a particular style, however it should promote and reinforce local distinctiveness.
- The 'Living Places Urban Stewardship and Design Guide for Northern Ireland', (DOE 2014) and 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside' (DOE, 2012) are key supplementary guidance documents in relation to design.
- There are currently 3 Conservation Areas within the Council area, each with their own design guide.
- There are 13 Areas of Townscape and Village Character within the Borough.
- BMAP contains design guidance for Ballyclare Town Centre.
- Evidence from GB suggests that good design principles can help meet the challenges which face retailing.
- Re-use of historic buildings has many ecological, economic, social and cultural benefits.
- Historic buildings can minimise construction waste, promote the use of environmentally-friendly materials, reduce the creation of planet-warming carbon dioxide, contribute to maintaining rural character, ensure traditional skills are retained, encourage a vibrant local economy and reinforce a sense of identity and civic pride.

### Built Heritage

- The SPPS states that LDPs should identify the main built and archaeological heritage features in the plan area and bring forward appropriate policies and proposals for their protection, conservation and enhancement. It should also take into account the implications of its other local policies and proposals on all features of the archaeological and built heritage and their settings.
- There are in the region of 312 listed buildings within the Borough.
- A full list and further information on listed buildings, as well as other notable non-listed historic buildings is available at <http://appsc.doeni.gov.uk/buildings/>.
- The location of Listed Buildings (as well as the other aspects of the historic built environment) can also be viewed on the interactive Historic Environment

Map Viewer. <https://www.communities-ni.gov.uk/services/historic-environment-map-viewer>.

- The Borough has the lowest number of historic 'Buildings at Risk' of all council areas in NI.
- There are 6 State Care and 101 Scheduled Monuments in the Borough.
- There are no Areas of Significant Archaeological Interest and 2 Areas of Archaeological Potential within the Borough.
- The Borough has significant industrial heritage primarily associated with its waterways and defence heritage primarily associated with the former wartime airfields.
- The Borough is home to 4 Historic Parks, Gardens and Demesnes which are identified on the full register, as well as 7 supplementary sites.
- There are presently 3 Conservation Areas in the Borough at Antrim, Randalstown and Merville Garden Village.
- There are presently 10 Areas of Townscape Character and 3 Areas of Village Character designated in the Borough through BMAP.

### **Nature Conservation**

- Given its unique location between two loughs, Antrim and Newtownabbey Borough Council Area is home to a wide range of rich and diverse natural heritage assets.
- The SPPS identifies that the natural environment is a key aspect of the wider objective of furthering sustainable development, which councils should take into account when preparing LDPs.
- The SPPS states that generally planning authorities should adopt a precautionary principle when considering the impact of a proposed development on national or international significant landscape or natural heritage resources. Appropriate weight must be given to the various natural heritage assets.
- LDPs should consider a number of specific measures in relation to natural heritage:
  - take full account of the implications of proposed land use zonings, locations for development and settlement limits on natural heritage features and landscape character within or adjoining the plan area;
  - Natural heritage features and designated sites should be identified as part of the plan-making process. Where appropriate, policies should be brought forward for their protection and / or enhancement;
  - LDPs should also identify and promote the design of ecological networks throughout the plan area which could help reduce the fragmentation and isolation of natural habitats through a strategic approach;
  - LDPs should seek to protect and integrate certain features of the natural heritage when zoning sites for development through 'key site requirements';

- LDPs should seek to identify and promote green and blue infrastructure where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements; and
- LDPs should also consider the natural and cultural components of the landscape and promote opportunities for the enhancement or restoration of degraded landscapes, particularly those affecting communities.
- Natural Heritage designations can be viewed on the Department of Agriculture, Environment and Rural Affairs map viewer, <https://www.daera-ni.gov.uk/services/protected-areas-web-viewer>.
- The International/European/National statutory natural heritage designations include 2 Ramsar sites, 2 Special Protection Areas, 1 Special Area of Conservation, 9 ASSIs and 4 Nature Reserves.
- The local designations include 2 Local Nature Reserves and 28 SLNCIs.
- The Department of Agriculture, Environment and Rural Affairs also holds information on sensitive habitats outside of the statutory and area plan designations.

## Landscape

- The SPPS identifies that when preparing LDPs, council will take into account Departmental Guidance in the form of Landscape Character Assessments.
- The SPPS states that generally planning authorities should adopt a precautionary principle when considering the impact of a proposed development on national or international significant landscape or natural heritage resources. Appropriate weight must be given to the various natural heritage assets.
- Councils are required to take into account Landscape Character Assessments when formulating their LDP.
- There are 2 key pieces of guidance, the Northern Ireland Landscape Character Assessment 2000 (NILCA) and the Northern Ireland Regional Landscape (NIRLCA) 2015.
- The NILCA identifies 16 Landscape Character Areas in the Borough, the main ones being, 'Expansive Crumlin Farmland' and 'Three and Six Mile Water Valleys'.
- The NIRLCA identifies 5 Regional Landscape Areas, with the majority of the Borough contained within the 'South Antrim Hills and Six Mile Water' RLCA and the 'Lough Neagh Basin' RLCA.
- The supplementary guidance 'Wind Energy Development in Northern Ireland Landscapes' (NIEA, 2010) identifies much of the Borough as being of 'High to Medium' sensitivity to wind energy development and change. The 'Expansive Crumlin Farmland' which takes up much of the Borough is identified as 'Medium' sensitivity.

- There are no Areas of Outstanding Natural Beauty within the Borough, the closest lies to the north of Ballynure, which is the Causeway Coast and Glens AONB.
- There are at present 3 Areas of High Scenic Value which lie within or partly within the Borough, as designated through BMAP. These are at Carrickfergus Escarpment, Carnmoney Hill and Belfast Basalt Escarpment.
- Potential exists for the designation of further Areas of High Scenic Value within the former Antrim Borough, particularly associated with Lough Neagh.
- In the Borough there are 38 Local Landscape Policy Areas within and adjoining settlements as designated through BMAP and none within the AAP.
- Significant potential exists to identify more LLPAs within the former Antrim Borough given its high quality landscape.
- There are 3 Rural Landscape Wedges designated through BMAP to prevent coalescence between settlements, both north and south of Ballyclare and between Jordanstown and Greenisland.

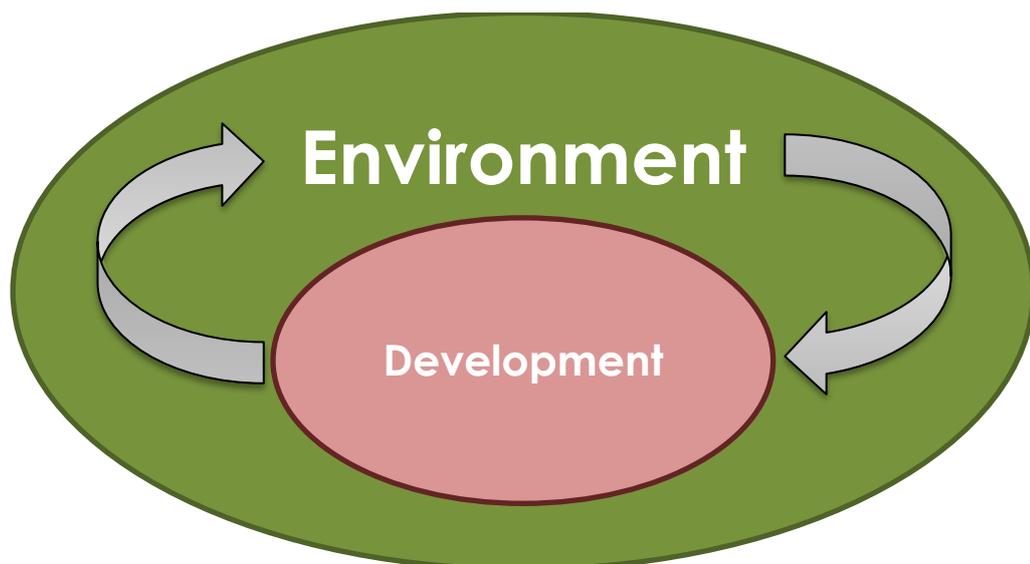
### **Living with Environmental Constraints**

- Constraints within this evidence paper are focused on flood risk, quarrying, airport safety zones, and COMAH sites. Other conceived constraints, such as the natural and built heritage, are detailed in supporting evidence papers under the relevant topic.
- The Local Development Plan will need to consider existing and potential constraints in the preparation of planning policy and the zoning of sites.
- There is a public safety zone within the Borough associated with Belfast International Airport, where development is restricted in order to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take-off or landing.
- There is one lignite policy area at Crumlin.
- There is one COMAH site at Dunore Point Water Treatment Works.
- The greater part of flood risk evidence will be based on flood maps produced by DARD (now Department for Infrastructure).
- The Borough has 12 such 'controlled' reservoirs.

## 1 Introduction

- 1.1 This evidence paper is one of a number being prepared to generate discussion and debate around key planning issues affecting the Borough. These evidence papers have informed the preparation of the Local Development Plan (LDP) Preferred Options Paper (POP).
- 1.2 Further evidence papers in this series include Meeting the Needs of Society and Facilitating Economic Development.
- 1.3 The data in this paper has been drawn from a number of different sources and relate to varying timescales or points, these are noted accordingly. Information has been updated to the most recent datasets available where possible. Older data may relate to the legacy Antrim Borough Council and Newtownabbey Borough Council areas.
- 1.4 The Council is not responsible for the delivery of all services and public administration functions within the Borough, it will therefore be important to liaise closely with the various public sector service providers including Central Government departments and their agencies.
- 1.5 Development both shapes and is shaped by our environment. Our built environment is an intrinsic part of the wider world and any act of development alters this environment. Environmental factors such as flood risk or safety zones can influence the location and form of new development and consequently have a significant effect on our built environment.

**Figure 1.1: The Environment / Development Relationship**



- 1.6 This paper aims to highlight the key pieces of evidence that have informed the preparation of the Preferred Options Paper for the Borough's new Local

Development Plan. It should be noted that further more detailed evidence may be prepared and published at later stages in the plan preparation process.

- 1.7 The initial section looks at factors which influence the formulation of a spatial growth strategy for the Borough and in particular the key characteristics of our settlements. The second section considers the importance of good design of the built environment. Remaining sections note those features of our built and natural heritage that should be preserved or protected, followed by a consideration of other matters that may influence the form or location of development.

### **Council Policy Context**

- 1.8 The Council's **Corporate Plan 2030** sets out our vision for the Borough and identifies what we need to do between now and 2030 to achieve this. The Vision for the Borough up to 2030 is defined as "a prosperous place inspired by our people driven by ambition". The Corporate plan sets out a number of objectives in relation to place, people and prosperity. Our Local development Plan has a key role to play under the objective of "place" and the corporate plan states that "the preparation of a Local Development Plan will enable us to plan positively for the future of our Borough. We will ensure that lands are appropriately zoned and that our infrastructure is enhanced to develop the Borough for future generations."
- 1.9 Community planning is a new power for local Councils within Northern Ireland. Each Council is required to publish a **Community Plan**. Working with a wide range of partners, including representatives from the statutory, business, higher education, community and voluntary sectors, the Council will publish a long-term plan to improve the social, economic and environmental wellbeing of the Borough. The LDP will consider any land based spatial planning aspects of the Community Plan once it has been published.

### **Regional Policy Context**

- 1.10 The **Draft Programme for Government Framework (PfG Framework) 2016 -2021** is a new approach which focuses on the major societal outcomes that the Northern Ireland Executive wants to achieve and provides a basis for all sectors to contribute to the development of plans and actions. The draft PfG Framework has 14 strategic outcomes which are supported by 42 indicators. The outcomes show the direction of travel for what the Executive understands are the needs of our society. The indicators show the change that is needed to bring about the outcomes. The delivery of many of the outcomes and indicators will be the responsibility for Central Government; however, the Local Development Plan may have a supporting role in this process. Any specific responsibilities for the LDP will be borne out of discussions with Central Government Departments.

- 1.11 The **Sustainable Development Strategy** (SDS) is designed to provide a framework that can support and inform decisions and associated actions to progress the sustainability agenda in Northern Ireland. The SDS adopts six Guiding Principles in order to achieve its vision of developing a society in a sustainable way, and recognises that whilst we must continue to respect the limits of our natural resources and ensure a high level of protection improvement, sustainable development should not prevent us from using or capitalising on these resources. The delivery of the Guiding Principles is assisted by six Priority Areas for Action that are outlined in the SDS.
- 1.12 The **Regional Development Strategy** (RDS) provides the regional planning policy context in relation to local development plans which supports the implementation of the Sustainable Development Strategy. The RDS is the spatial strategy for the Northern Ireland Executive, and has the purpose of delivering the spatial aspects of the Programme for Government. It adopts a balanced sub-regional approach to growth by recognising the importance of key settlements as centres for growth and prosperity. Councils will play a key role in its implementation as it is a statutory requirement within the **Planning Act (Northern Ireland) 2011**, that councils must 'take account of' the RDS in the preparation of a Local Development Plan.
- 1.13 The **Strategic Planning Policy Statement** (SPPS) provides regional planning policies in order to support the implementation of the RDS and the SDS. When preparing Local Development Plans, these policies must be taken into account. In addition, the policies detailed within the SPPS are material to all decisions with regard to individual planning applications and planning appeals.

## 2 Components of the Spatial Growth Strategy

- 2.1 A spatial growth strategy will be an essential component of the Local Development Plan. It is required to define a detailed spatial framework that will accommodate the range of different settlement types found across the Borough and the various commercial centres located within these settlements. It should acknowledge the importance of Belfast International Airport as a regional gateway and will also take account of the essential role of the countryside and our two main loughs.
- 2.2 Ultimately the spatial strategy will provide the core framework for growth of the Borough over the plan period and provide the basis for the allocation of land for future development in the Local Policies Plan part of the LDP.
- 2.3 In developing a spatial strategy the Council will be required to both reflect and implement the broad Spatial Framework defined in the RDS. The application of the RDS guidance to the different elements of these hierarchies is summarised in Table 2.1 below.

**Table 2.1: RDS Spatial Framework Guidance**

Hierarchy	Spatial Framework Guidance (SFG)
Belfast Metropolitan Urban Area (BMUA) (which includes Metropolitan Newtownabbey)	<p>SFG1: Promote urban economic development at key locations throughout the BMUA and ensure sufficient land is available for jobs.</p> <p>SFG2: Grow the population of the City of Belfast.</p> <p>SFG4: Manage the movement of people and goods within the BMUA.</p> <p>SFG5: Protect and enhance the quality of the setting of the BMUA and its environmental assets</p>
Hubs and Clusters of Hubs (which include Antrim)	<p>SFG10: Identify and consolidate the roles and functions of settlements within the Clusters.</p> <p>SFG11: Promote economic development opportunities at Hubs.</p> <p>SFG12: Grow the population in the Hubs and cluster of Hubs.</p>

Hierarchy	Spatial Framework Guidance (SFG)
Small towns; Villages; Hamlets; and Open countryside	<p>SFG13: Sustain rural communities living in smaller settlements and the open countryside.</p> <p>SFG14: Improve accessibility for rural communities.</p> <ul style="list-style-type: none"> <li>• Establish the role of multi-functional town centres as the prime locations for business, housing, administration, leisure and cultural facilities both for urban and rural communities.</li> <li>• Revitalise small towns and villages.</li> <li>• Facilitate the development of rural industries, businesses and enterprises in appropriate locations.</li> </ul>
International Airport	SFG15: Strengthen the Gateways for Regional competitiveness

Source: RDS pp. 5-6, 54-59, 70-78

- 2.4 The RDS recognises that there is a complex web of interaction between our urban and rural areas. They should therefore not be viewed as two separate and distinct elements of our spatial strategy. The services required by residents and businesses located in the countryside and our smaller settlements are often provided by our larger villages and towns. Conversely places in the countryside provide opportunities for urban dwellers such as recreation.
- 2.5 Our more urban areas contain elements such as parkland or green corridors that display some rural characteristics, while our rural areas contain elements with more urban characteristics such as villages and small settlements.

**Figure 2.1: The Urban Rural Continuum**



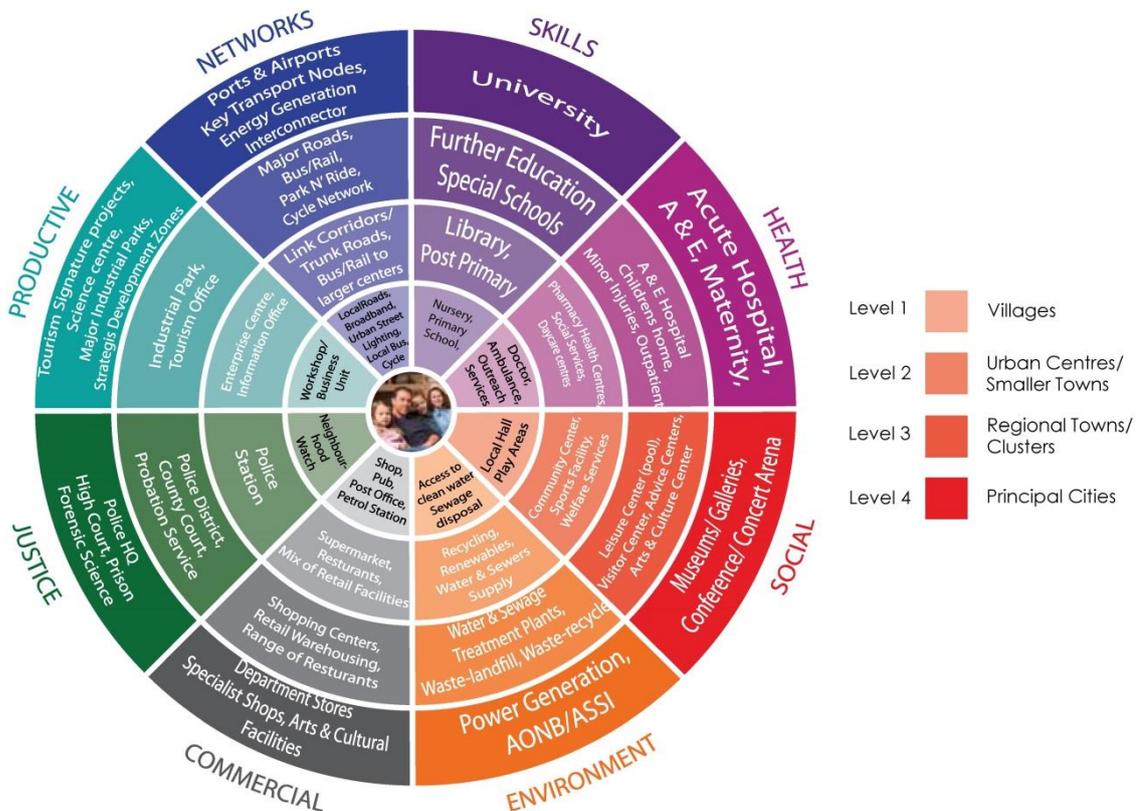
- 2.6 Within this urban-rural continuum the LDP will need to define a spatial strategy comprising a range of different elements each with a stated purpose. These

are likely to comprise a hierarchy of settlements containing a hierarchy of centres and strategic employment locations. The Plan will also need to consider the policies and proposals that should apply to the countryside and our two loughs.

**Settlement Patterns**

- 2.7 In its most basic form a settlement is a place where people establish a community<sup>1</sup>. In planning terms this generally translates to a place that contains a number of characteristics including the presence of a group of dwellings alongside one or more community facilities or businesses. Larger settlements are more commonly characterised by a range of land uses that provide services and facilities to support the local resident population.
- 2.8 Government policy directs that our settlements will be the primary location for accommodating the development needs of the Borough during the LDP period to 2030. The scope and type of development will relate to the size and function of each settlement. This approach is illustrated by the RDS Hierarchy of Settlements and Related Infrastructure Wheel (see Figure 2.2) where larger settlements have a greater range of services and infrastructure.

**Figure 2.2: Hierarchy of Settlements and Related Infrastructure Wheel**



Source: Strategic Investment Board Limited, cited in RDS, pp. 24

<sup>1</sup> Oxford English Dictionary <http://www.oxforddictionaries.com/definition/english/settlement>

- 2.9 The RDS through its Spatial Framework Guidance identifies a hierarchical approach to the definition of settlement types. The Strategy identifies Metropolitan Newtownabbey as part of the Belfast Metropolitan Urban Area and Antrim as a Main Hub. In regional strategic terms the remaining settlements are part of the Rural Area where “small towns, villages and hamlets perform an important function for rural communities” (RDS, para. 3.93, p. 73). In particular it is noted that “a strong network of smaller towns supported by villages helps to sustain and service the rural community” (RDS, 2010 para. 3.101, p.75).
- 2.10 While the RDS has already classified Metropolitan Newtownabbey and Antrim; it will fall to the LDP to classify and identify the remaining settlements within the Borough taking account of matters such as population size, function and service provision.
- 2.11 Research has been undertaken by Government in recent years with the aim of understanding and classifying settlements. This is summarised below and can be used to inform the decisions taken as part of the LDP.
- 2.12 A [Review of the Statistical Classification and Delineation of Settlements](#) was published by NISRA in March 2015 which updated the previous classification which was contained in the [Report of the Inter-Departmental Urban-Rural Definition Group on Statistical Classification and Delineation of Settlements](#) published in February 2005. This review reassessed the classification of settlements by population based on the 2011 Census and made adjustments to the associated settlement bands. The revised settlement bands are shown in Table 2.2 . The report does not produce a prescriptive urban-rural classification but provides a default using Bands A-E as urban (5,000+ population) and bands F-H as rural. The band within which each of our settlements falls is noted in Table 2.3.

**Table 2.2: Settlement Band Classification 2015**

Band	Name	Settlement population size (2001 Census)
A	Belfast	280,211
B	Derry City	83,125
C	Large town	18,000+
D	Medium town	10,000 - 17,999
E	Small town	5,000 - 9,999
F	Intermediate settlement	2,500 - 4,999
G	Village	1,000 - 2,499
H	Small village, hamlet and open countryside	Populations of less than 1,000 people and open countryside

Source: NISRA 2015, Table 2, pp. 9-12.

- 2.13 The existing hierarchy of settlements within the Borough is defined in the AAP and BMAP and illustrated in Table 2.3 below. The settlements designated in these plans vary greatly in size and function from Metropolitan Newtownabbey

which has a population of 65,703, covers an area of 2,843ha and has a wide range of services, to Bruslee which has an estimated population of 17, covers an area of 1.47ha and has limited facilities.

- 2.14 Metropolitan Newtownabbey encompasses the agglomeration of urban villages and includes the centres of Glengormley and the Abbeycentre. Each of our other towns, villages and hamlets are self-contained.

**Table 2.3: Existing Settlement Classifications and Statistics**

Settlement Name	Development Plan	Existing Settlement Designation	Population (Census 2011)	Households (Census 2011)	Settlement Band 2015
Metropolitan Newtownabbey <sup>[a]</sup>	BMAP	Metropolitan Urban Area	65,703	26,263	C
Antrim	AAP	District Town	23,353	9,576	C
Ballyclare	BMAP	Small Town	9,919	4,026	E <sup>[b]</sup>
Crumlin	AAP	Local Town	5,099	1,763	E
Randalstown	AAP	Local Town	5,099	1,991	E
Ballyeaston	BMAP	Village	99	41	H
Ballynure	BMAP	Village	977	380	H
Ballyrobert	BMAP	Village	659	231	H
Burnside (Cogry / Kilbride)	BMAP	Village	1,246	467	G
Doagh	BMAP	Village	1,390	592	G
Parkgate	AAP	Village	676	256	H
Straid	BMAP	Village	384	154	H
Templepatrick	AAP	Village	1,437	605	G
Toome	AAP	Village	781	263	H
Ballycor	BMAP	Small Settlement	92	32	H
Ballycraigy	BMAP	Small Settlement	72	22	H
Bruslee	BMAP	Small Settlement	17	6	H
Craigarogan	BMAP	Small Settlement	58	27	H
Creggan-Cranfield	AAP	Hamlet	110	34	H
Dunadry	AAP	Hamlet	430	190	H
Groggan	AAP	Hamlet	135	54	H
Hillhead	BMAP	Small Settlement	150	59	H
Killead	AAP	Hamlet	81	32	H
Kingsmoss	BMAP	Small Settlement	44	16	H
Lowtown	BMAP	Small Settlement	23	8	H
Millbank	BMAP	Small Settlement	140	47	H
Milltown	AAP	Hamlet	115	39	H
Moneyglass	AAP	Hamlet	103	38	H
Roughfort	BMAP	Small Settlement	215	86	H
Tildarg	BMAP	Small Settlement	22	8	H

<sup>[a]</sup> For the purposes of this paper, Metropolitan Newtownabbey includes that part of Greenisland transferred to the Borough of Antrim and Newtownabbey in April 2015 which has an estimated 2011 population of 148 persons in 60 households.

<sup>[b]</sup> The population of Ballyclare may now have exceeded 10,000 in which case it would now fall within Settlement Band D.

- 2.15 It is important that we aim to understand the character of each of our settlements as this may influence the amount and type of development appropriate to each location. Therefore, we will be undertaking more detailed settlement appraisals as part of the future work of compiling evidence for the Plan Strategy part of the Local Development Plan.
- 2.16 While Metropolitan Newtownabbey has been classified as a Large Town for statistical purposes in the 2015 NISRA report, it remains designated in the RDS as part of the BMUA. It is by far the Borough's largest settlement in terms of population.
- 2.17 Antrim is also classified as a Large Town in the 2015 NISRA report, but is designated as a Main Hub in the RDS.
- 2.18 The AAP refers to Crumlin and Randalstown as Local Towns while BMAP refers to Ballyclare as a small town. In terms of statistical classification Crumlin and Randalstown are Band E small towns while Ballyclare has probably crossed the threshold to become a Band D medium town.
- 2.19 The RDS uses the term village for rural settlements that provide some local services and uses the term hamlet for the smallest settlements and acknowledges that they perform an important function for rural communities (RDS, para. 3.93, p. 73).
- 2.20 The threshold between village and hamlet is a matter that will need to be addressed in the LDP. There is no clearly defined method in any regional policy context and it would appear that a tailored approach suited to the particular needs of the Borough's settlement characteristics should be adopted.
- 2.21 It is noted that the terminology and criteria used to define the lowest level of settlement designation has changed over time resulting in a significant mismatch in the range of designated settlements when comparing the Antrim area (where the AAP refers to hamlets) to the Newtownabbey area (where the BMAP refers to small settlements).
- 2.22 It would appear that the criteria evolved to allow for the designation of more settlements that could accommodate rural development needs as the policy controlling single dwellings in the countryside was tightened during the 1990s / early 2000s.
- 2.23 The AAP was prepared in the mid 1980's and explicitly states that the criteria for designation as a hamlet were:
- (a) The size of the existing settlement;
  - (b) The availability of public sewage disposal facilities; and
  - (c) The existence of facilities other than housing, e.g. a church, shop, community facility, pub etc.
- (AAP Alt 1, 1993, Para. 1.2, p. 10)
- 2.24 The BMAP was prepared in the early 2000's and did not explicitly define criteria. The Planning Appeals Commission in its Report on the Strategic Plan Framework

(para. 2.213, p.17) notes that *"it would appear that in order to constitute a settlement there should be a concentration of buildings displaying an obvious sense of cohesion and place and offering one or more community facilities."*

The key evidence relating to settlement patterns is drawn from the existing local planning policy context contained in the AAP and BMAP

- 2.25 The LDP will need to define a hierarchy of settlements with appropriate classifications that will allow for the role and functions of the different settlement types to be established.
- 2.26 The classification of our different towns and metropolitan urban area are relatively straightforward and largely shaped by the regional policy context. However, criteria for the designation of a hamlet and for the threshold between village and hamlet will need to be determined. To aid this process a preliminary strategic assessment has been undertaken for existing designated villages, hamlets and small settlements, and of clusters of development that may merit designation in the new LDP. These assessments are contained in Appendix 1.
- 2.27 Ballynure, Ballyrobert, Burnside (Cogry / Kilbride), Doagh, Parkgate, Straid, Templepatrick and Toome are currently designated as villages. They all have populations in the range 380 to 1,440 and benefit from a range of services. Their continued designation as a village would appear to be appropriate.
- 2.28 Ballyeaston is an attractive settlement with a historic core that is currently designated as village. However it is considerably smaller than the other villages with an estimated population of less than 100. It does not benefit from the range of facilities that would be expected at this tier of the hierarchy of settlements. Additionally, the intrinsic qualities of the settlement could be eroded by development at the level commensurate with a village. The settlement could be considered for re-designation as a hamlet to reflect its inherent characteristics.
- 2.29 While most of the urban villages that together form Metropolitan Newtownabbey generally have contiguous residential areas which merge in to each other, it is acknowledged that Mallusk is separated from the other residential neighbourhoods by the large industrial and business area. The Mallusk residential neighbourhood displays many of the characteristics of a self-contained village community and could be considered for designation as a village in the LDP.
- 2.30 All of the settlements currently designated as hamlets in the AAP or small settlements in the BMAP would appear to meet the minimum criteria for designation defined by the PAC.
- 2.31 All but one of the current hamlets or small settlements has a population of less than 220. Dunadry is considerably larger with a population of 430, though it does not currently have the range of services expected in a village. Dunadry

could be considered for designation as a village which may encourage the provision of additional services to meet the needs of the resident population.

2.32 There are a number of settlements in the Borough, particularly in the Antrim area, not currently identified in the AAP or BMAP that may have the potential for designation as a hamlet. The following places have been suggested as candidates for designation;

- Aldergrove
- Caddy
- Cargin
- Creavery
- The Diamond
- Gortgill
- Loanends
- Maghereagh
- Moneynick
- Newmill
- Rathmore
- Straidhavern
- Staffordstown
- Tavnaghmore

### **Mixed-use Centres**

2.33 Town, district and local centres perform an essential socio-economic role by providing shopping, business and leisure facilities along with access to key public services. These mixed uses also provide important opportunities for employment and social interaction. It is important that the role and function of these locations is reflected in the spatial strategy.

*“Wanting to go into town is different from wanting or needing to shop. It is about an experience. It is about sociability and relaxation, creativity and being part of something you cannot get at home or work.”*

(Jan Gehl (2010), *Cities for People*)

2.34 The SPPS recognises the importance of these centres and requires a centre first approach to accommodating development of main town centre uses including retail, cultural and community facilities, leisure, entertainment and business uses. The SPPS also sets the objective of protecting and enhancing the diversity in the range of uses appropriate to the role and function of centres (SPPS,2015 pp.101).

*“High streets and town centres that are fit for the 21st century need to be multifunctional social centres, not simply competitors for stretched consumers. They must offer irresistible opportunities and experiences that do not exist elsewhere, are rooted in the interests and needs of local people, and will meet the demands of a rapidly changing world.”*

(Action for Market Towns (2011), Twenty-First Century Town Centres)

- 2.35 The Borough’s centres have to react and adapt to sometimes rapidly changing economic circumstances; they therefore have a higher propensity for change than many other locations. It is important to manage this change if we are to create vibrant and attractive places in which people wish to spend their time. A clear but flexible vision of how these locations should develop in the future can increase confidence in the development industry and provide a degree of certainty when making investment decisions.
- 2.36 The pressure on retail trade within traditional high streets has been widely documented; however this has been seized as an opportunity for some of the most successful centres. Some have managed to reinvent themselves as places that provide a wider range of services and businesses including offices, restaurants, cafes, hotels and other commercial leisure uses.
- 2.37 Our existing hierarchy of centres comprises the elements listed in 2.4.

**Table 2.4: Existing Hierarchy of Centres**

Classification	Location	Plan
Town centres	Antrim town centre	AAP
	Ballyclare town centre	BMAP
	Crumlin town centre	AAP
	Randalstown town centre	AAP
District centres	Abbeycentre	BMAP
	Northcott	BMAP
Local centres	Glengormley village centre	BMAP
Neighbourhood centres <sup>[1]</sup>	Ballycraigy, Antrim	AAP
	Greystone, Antrim	AAP
	Parkhall, Antrim	AAP

<sup>[1]</sup> The Belfast Metropolitan Area Plan did not contain the neighbourhood centre designation.

- 2.38 Town centre boundaries for Antrim, Crumlin and Randalstown are currently defined in the AAP, and boundaries for Ballyclare town centre, Abbeycentre and Northcott district centres and Glengormley local centre are defined in the BMAP.
- 2.39 Preparation of the new LDP provides an opportunity to reassess the hierarchy of centres and potentially make adjustments to the classifications that currently apply. The ability exists to define the scope and purpose of each of our centres, describe an appropriate vision and define local policy and proposals accordingly. The boundaries can also be reassessed to ensure they are an

accurate reflection of the mixed use areas and allow scope for continued development. Further research and analysis will be required later in the plan preparation process to assist this work.

- 2.40 The SPPS suggests that “LDPs should define a network and hierarchy of centres – town, district and local centres, acknowledging the role and function of rural centres” and “set out appropriate policies that make clear which uses will be permitted in the hierarchy of centres and other locations” (para 6.277, p. 102).
- 2.41 The existing classification and hierarchies defined in the AAP and BMAP do not recognise the present ranking of the Borough’s commercial centres in terms of the range and quantity of shops and services that they provide; nor do they reflect the existence of rural village centres as suggested by the SPPS.
- 2.42 A simple ‘town, district and local’ hierarchy does not accurately reflect the relative role and function of the Borough’s various commercial centres. For example, the Abbeycentre district centre is the pre-eminent retail destination and is of greater importance in this context than the Borough’s town centres.
- 2.43 A more appropriate hierarchy of commercial centres could classify centres based on the extent of their hinterland / catchment as follows (See Table 2.5).

**Table 2.5: Classifications in the Proposed Hierarchy of Centres**

Classification		Description
1	Large Town Centre / Large District Centre	Provides (or has the potential to provide) a range of shops, businesses and community facilities to a significant hinterland which includes smaller neighbouring towns or many suburbs.
2	Town Centre / District Centre	Provides (or has the potential to provide) a range of shops, businesses and community facilities to a hinterland which includes neighbouring villages or a few surrounding suburbs.
3	Local Centre / Village Centre	Provides (or has the potential to provide) a range of shops, businesses and community facilities to a village and surrounding hamlets or to a surrounding suburban community.
4	Neighbourhood Centre	Provides (or has the potential to provide) a range of shops and services to a surrounding neighbourhood community.

- 2.44 The Borough’s centres are dynamic areas with a higher propensity for change. This is particularly the case for our town and district centres. Setting a clear and distinct vision which defines the range of uses and scope of development that is expected within these centres could aid regeneration and provide both public and private sector developers with the certainty required when making investment decisions.

- 2.45 The Council has the ability to prepare and publish supplementary planning guidance to encourage positive change in our town and district centres. The creation of urban design frameworks would demonstrate that the Council has a clear idea of how these locations will adapt to changing circumstances, how they will look in the future, and what form and characteristics the built environment should take.
- 2.46 Our local and neighbourhood centres provide conveniently located shops and services for their immediate localities. These can take the form of historic village centres, minor suburban shopping centres and small parades of shops and businesses.
- 2.47 Recent development trends have resulted in the development of large retail units and commercial leisure developments (cinemas, indoor play, restaurants etc.) locating in out of centre locations that provide large areas of free surface car parks. Regional policy in the RDS and SPPS now discourages such developments and indicates that such uses should aim to locate in or directly adjacent to defined centres where they can support the broader mix of uses present.
- 2.48 There are a number of other retail parks in the Borough that are located outside of designated centres. These include the specialist retail location at the Junction One outlet shopping centre and a number of out of centre agglomerations of retail warehouses and/or commercial leisure uses. The roles of these commercial areas or their spatial extents are not currently defined in any plan.

### **Strategic Employment Locations**

- 2.49 The LDP spatial strategy should indicate the broad strategic locations for accommodating large scale economic development including major industrial and business uses.
- 2.50 It is expected that our mixed-use commercial centres will continue to play an important role in accommodating employment generating development. Their position in this regard has become more significant as employment has moved off the factory floor and into offices. Retaining and creating jobs in our commercial centres will support the vitality and viability of these mixed use locations.
- 2.51 Not all employment generating development is however suited to a town centre location and it will be essential that the LDP provides for a range of strategic locations for businesses and other economic developments. It is suggested that sites of 10ha or greater should be defined as Strategic Employment Locations and that these should be protected for employment purposes and that alternative uses should be resisted.
- 2.52 The RDS explicitly identifies the Global Point / Ballyhenry site as a key location for economic growth within the BMUA (RDS, para. 3.41). Additional existing

strategic employment locations (10ha or over) in Newtownabbey are found at Mallusk, Antrim Road, Church Road and Monkstown (Doagh Road / Cloughfern Avenue).

- 2.53 The RDS notes that the economic drivers in Antrim “revolve around construction, distribution, transport and hospitality” and that “the area’s principal strength literally revolves around a well-developed transport infrastructure that provides easy access to all the main external gateways for Northern Ireland, as well as easy access to all parts of the Province” (RDS, para. 3.71). Strategic employment locations (10ha or over) in Antrim are found at Kilbegs Road, Rathenraw, Newpark, Steeple, Enkalon and Antrim Technology Park.
- 2.54 There are two locations in Ballyclare that provide more than 10ha of employment land, these are found at Avondale Drive and Hillhead Road. There are currently no areas of employment land greater than 10ha in either Crumlin or Randalstown.
- 2.55 It is acknowledged that the suggested strategic employment locations are complemented by a number of smaller non-strategic industrial and business areas that will continue to provide for a wide range of employment opportunities in other places across the Borough.
- 2.56 In addition to the important role of our town and district centres as key employment locations, it is recommended that strategic employment locations should be situated in or near to our largest settlements and in a favourable position in relation to key transport infrastructure.
- 2.57 We are required to review our employment locations in accordance with the Employment Land Evaluation Framework described in the RDS (Table 3.1, p.32). This is examined further in the Facilitating Economic Development evidence paper. However, it is expected that most of our larger employment locations will be found suitable to continue in this use while some smaller and older sites may be more suitable as redevelopment opportunities for other uses.
- 2.58 The preparation of the LDP provides the opportunity to safeguard existing strategic employment locations and to identify the need for new strategic employment locations in the Borough, with specific sites being brought forward at Local Policies Plan stage.
- 2.59 The key evidence relating to employment locations is drawn from the existing local planning policy context contained in the AAP and BMAP and an assessment.

### **Belfast International Airport**

- 2.60 The RDS identifies Belfast International Airport as a Gateway. RDS SFG15 aims to strengthen the Gateways for regional competitiveness.
- 2.61 It is recognised that the airport and its immediate environs play a significant part in the economy of the Borough and together form a location that already

accommodates a large number of jobs. The Antrim Area Plan 1984-2001 reflected this fact by identifying land for airport related uses.

- 2.62 The LDP should define the scope and extent of development appropriate around the airport, including the possibility of designation as a strategic employment location.

### **Countryside**

- 2.63 Beyond the hierarchy of settlements and other strategic locations identified in the LDP, the remaining land in the Borough comprising all areas outside of designated settlements or the airport will be part of the countryside.
- 2.64 The SPPS requires the LDP to bring forward a strategy for sustainable development in the countryside together with appropriate policies and proposals to manage such development. However, the SPPS is broadly prescriptive with regard to the range of policies that the plan should contain and the provisions that these should make for development in the countryside.
- 2.65 The LDP is required to take account of the following categories of development in the countryside, subject to the specific criteria detailed at paragraph 6.73 of the SPPS.
- new dwellings in existing clusters;
  - replacement dwellings;
  - dwellings on farms;
  - dwellings for non-agricultural business enterprises;
  - infill development;
  - the conversion and re-use of existing buildings for residential use;
  - a dwelling where there are personal and domestic circumstances;
  - a temporary caravan;
  - social and affordable housing;
  - farm diversification;
  - agriculture and forestry development; and
  - the conversion and re-use of existing buildings for non-residential use.
- 2.66 It is acknowledged that for people that live and work in the countryside their home and business are often co-located (ie farmhouse). It is important that the LDP considers the specific development needs of such residents and businesses.
- 2.67 The old airfield at Nutts Corner is a large previously developed site in the countryside. While the Antrim Area Plan 1984-2001 sought to restrict development at this location, it is clear that its position on a key transport corridor has been attractive to developers and some development has

occurred in recent years. Preparation of the new LDP provides the opportunity to review the potential for development at this location, including the possibility of designation as a strategic employment location.

2.68 The SPPS makes provision for the designation of Special Countryside Areas where development should only be permitted in exceptional circumstances. Such areas could exhibit exceptional landscapes, such as mountains, stretches of the coast or lough shores, and certain views or vistas, wherein the quality of the landscape and unique amenity value is such that it should be protected. Additionally, the SPPS indicates that local policies may also be brought forward to maintain the landscape quality and character of Areas of High Scenic Value (AoHSV) (SPPS, para. 6.75). BMAP has designated Rural Landscape Wedges to maintain visual separation between settlements and has designated AoHSV in the Borough at the Carrickfergus Escarpment, Carnmoney Hill and Belfast Basalt Escarpment to protect the quality and character of these landscapes.

### **Loughs and Coast**

- 2.69 The Borough contains a large part of Lough Neagh and a small coastal fringe adjacent to Belfast Lough.
- 2.70 Lough Neagh is the largest freshwater lake in the British Isles, the area of the lough in Antrim and Newtownabbey extends to 155km<sup>2</sup> which is 21.3% of the total area of the Borough. The Lough presents a significant resource for the local population and visitors with a range of activities occurring on and adjacent to the water.
- 2.71 Commercial fishing occurs both on the lough itself and at the important eel fishery at Toome. Large scale mineral extraction of sand and gravel from the lough bed has occurred for many years.
- 2.72 Lough Neagh and its shore is an important location for recreational activities including boating, fishing, walking, cycling and in general amenity terms. These activities come with associated development pressures which will need to be carefully managed.
- 2.73 Lough Neagh is an important location in terms of nature conservation and is covered by international and national designations accordingly. It is important that any development proposals are considered against the requirement to protect the important habitat and species that are present.
- 2.74 The nature and extent of development along the shore of Belfast Lough needs to be carefully considered as part of the LDP. Public access extends along most of the Borough's coastline including extensive open space at both the Loughshore Park in Jordanstown and Hazelbank Park. These are connected by a footpath and cycleway which continues alongside the M5 towards Belfast. The recreational importance of these facilities and the adjacent intertidal zone is clearly evident.

- 2.75 There is a small coastal fringe at Belfast Lough within our Borough. In itself, Belfast Lough is of strategic importance due to its international designations. The area within the Borough is largely recreational with Loughshore and Hazelbank Park, together with a small amount of housing along the frontage. It will be important for the council to continue to protect this area of coast.
- 2.76 The Loughs and their shores are recognised as important locations for nature conservation and are accordingly designated by Government. It will be necessary to liaise with DAERA Marine Division to fully consider the implications of marine policy and spatial planning.

### 3 Design of the Built Environment

- 3.1 This section relates to design of the built environment and collates evidence comprising of:
- Urban Design;
  - Rural Design; and
  - Other Relevant Publications.
- 3.2 The built environment encompasses places and spaces created or modified by people including buildings, parks, and transport infrastructure. The creation of attractive and successful places and spaces are shaped through design, construction and management of built environment.
- 3.3 Good design of built environments can deliver valuable outcomes such as the enhancement of environments, meeting society needs, creating positive places and has the potential to tackle issues of climate change as well as contributing towards maintaining and improving the health and well-being of societies. Moreover, incorporating poor design into built environments has the potential to exert significant long-term negative impacts on health, safety, prosperity and wellbeing of those who live and work within it.
- 3.4 The House of Lords Select Committee on National Policy for the Built Environment, 'Building Better Places' Report (February 2016) recognises the importance of good design, which has generally been lacking in many recent developments. Rather than being seen as a costly, prohibitive exercise, good design should be embedded at the centre of all working practices.

#### **Regional Policy Context**

- 3.5 The Sustainable Development Strategy (SDS) contains two overarching principles which relate to the topic of design. These are living within environmental limits and ensuring a strong, healthy, just and equal society. Good design within the built environment, as a cross cutting theme, clearly has a significant contribution to make in achieving the aims of the SDS, from the efficient use of resources, to promoting a positive sense of place and enhancing our environment.
- 3.6 The Regional Development Strategy (RDS) emphasises that societies need to be safe, inclusive, well planned and built, and offer quality opportunities and good services for all. Incorporating good design elements into the built and natural environment can help deliver sustainable development within Northern Ireland. The strategy contains an array of regional guidance set out under three sustainable development themes of Economy, Society and Environment. The regional guidance in relation to design are set out below;

- Regional Guidance 6 seeks to - strengthen community cohesion through developing integrated services and facilities, fostering a stronger community spirit and sense of place and encouraging mixed housing development;
- Regional Guidance 7 seeks to - support urban and rural renaissance by encouraging and bringing forward under-utilised land and buildings, particularly for mixed use development and promoting regeneration in areas of social need. Ensuring that environmental quality in urban areas is improved and maintained, particularly with adequate provision for green spaces;
- Regional Guidance 8 seeks to - manage housing growth to achieve sustainable patterns of residential development by promoting more sustainable development within existing urban areas and ensuring an adequate and available supply of quality housing to meet the needs of everyone;
- Regional Guidance 9 seeks to - reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality;
- Regional Guidance 11 seeks to - conserve, protect and where possible, enhance our built heritage and our natural environment; and
- Regional Guidance 12 seeks to - promote a more sustainable approach to the provision of water and sewerage services and flood risk management.

- 3.7 Furthermore the Strategic Planning Policy Statement (SPPS) identifies good design and place-making as a core planning principle. Design according to the SPPS involves the shaping of all elements of the built and natural environment and how they relate to each other, through the construction of new buildings, restoration and redevelopment of historic buildings, creation of public spaces and environmental improvements.
- 3.8 The SPPS identifies that design is an important material consideration in the assessment of all proposals and must be consistent with and supported by the relevant policies set out in the Local Development Plan and/or supplementary planning guidance. These policies should not lead to rigid and formulaic approaches to decision taking but encourage good design, responsible innovation and originality. Furthermore whilst the SPPS states that guidance should not be arbitrary or impose a particular style, it should however promote and reinforce local distinctiveness.
- 3.9 New buildings and their surroundings can have significant effects on the character and quality of places therefore the Local Development Plan will positively contribute towards making successful and vibrant places through place-making. This can be achieved by the Plan influencing the type, quantum, scale, height, massing, layout, materials, design and location of new

developments and use of land. Place-making is a, “people-centred approach to the planning, design and stewardship of new developments and public spaces that seek to enhance the distinctive qualities of a place.” Successful place-making promotes accessibility and inclusivity for all, acknowledges the importance of creating hospitable and safe places, and emphasis the contribution that vibrancy, adaptability, and diversity of use can make to the viability of a place.

- 3.10 Planning authorities must also ensure that the planning process takes into account guidance set out in ‘Living Places Urban Stewardship and Design Guide for Northern Ireland’ and planning guidance contained within ‘Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside’.

### **Existing Local Policy Context**

- 3.11 The current policy context relating to the design of the built environment is set out in the existing area plans and although there is no specific operational planning policy relating to design, design policy can be seen as a general thread running through the majority of operational planning policy statements.
- 3.12 Examples of detailed policy where design issues are specifically mentioned include, PPS 2 Nature Conservation – Policy NH 6 Areas of Outstanding Natural Beauty; PPS 3 Access Movement and Parking – Policy AMP 1 Creating an accessible environment; PPS 6 Planning, Archaeology and the Built Heritage and its Addendum; PPS 7 Quality Residential Development – QD1 ; PPS 12 Housing in Settlements – Planning Control Principle 2 Good Design; PPS13 Transportation and Landuse; PPS 15 Planning and Flood Risk; PPS17 Control of Outdoor Advertisements; PPS 18 Renewable Energy; PPS21 Sustainable Development in the Countryside – CTY 13 Integration and Design of Buildings in the Countryside; and PPS 23 Enabling Development for the Conservation of Significant Places.
- 3.13 The new LDP will, when adopted, replace these existing plans and bring forward local distinct operational policies supported by the strategic direction of the SPPS and the relevant design guidance.
- 3.14 Design considerations included in development plans were previously set out in annex 3 Planning Policy Statement 1 ‘General Principles’ however this Planning Policy Statement was superseded by the publication of the SPPS.
- 3.15 The existing area plans which cover the Council area are the Antrim Area Plan 1984 – 2001 (AAP) and its alterations, and the Belfast Metropolitan Area Plan (BMAP) 2015.
- 3.16 Within BMAP, the strategic section of the Plan includes an urban design section, which reflects the regional guidance identified in the RDS and includes an urban design strategy and policies. Detailed design policies are included within the relevant District sections.

- 3.17 In the formulation of the plan a detailed urban design study was undertaken by consultants, which focused on cities, town centres and arterial routes. Promoting good quality urban design was a key element of the arterial route policy as set out in the strategic proposals section. Specific design criteria for the centres and arterial routes are contained within the district proposals.
- 3.18 An urban design criterion is included for Ballyclare Town Centre as this is the only traditional town centre in Newtownabbey. The criteria requests that:
- The established building line is respected;
  - Building heights are of generally 2-3 storeys on principle streets and up to 5 storeys for buildings acting as a landmark; and
  - The external façade shall reflect the fine pattern and traditional character of the Town Centre.
- 3.19 A built heritage study was also carried out looking at existing and potential new Conservation Areas (CAs) and Areas of Townscape/Village Character (ATCs/AVCs). The result of this study revealed 13 new designated ATCs/AVCs in Newtownabbey. BMAP states that proposals within these designations will be subject to policies contained within Addendum to Planning Policy Statement 6 (PPS 6) and supplementary planning guidance for each designation; however this guidance was never published. The Plan also identified Historic Parks, Gardens and Demesnes, Areas of Significant Archaeological Interest and Areas of Archaeological Potential again subject to PPS 6.
- 3.20 Policies were also identified for security grilles and shutters, ground level car parks and urban landscape wedges. Community greenways were also identified and regarded important in that they provide linkages between urban open spaces and the countryside.
- 3.21 More generally BMAP contains key site requirements for zoned sites which set out what is expected from developers in terms of design, layout and landscaping, and can also identify the main infrastructure requirements that developers will be expected to meet.
- 3.22 The AAP was prepared at a time when development plans were less detailed in nature; consequently it is generally silent on design issues.
- 3.23 The Borough has 3 Conservation Areas, these are at Antrim Town Centre, Merville Garden Village and Randalstown, each has its own specific design guide.
- 3.24 The design guides identify the boundaries for each CA area, the historical background to their growth and an enhancement strategy for defining and retaining their characteristics. One of the most important aspects of the guides is that they provide design guidance for applicants for planning approval in the area, identifying the main architectural considerations which must be addressed in new proposals.

- 3.25 The Council and the Department have powers to designate new CAs in the Borough however, as these CA's were designated by the Department, legislation states that the Department is the only body who may vary or amend the designations.

### **Supplementary Planning Guidance**

- 3.26 Supplementary planning guidance used by prospective developers in the design of all new housing developments is outlined within 'Creating Places - Achieving Quality in Residential Development' (DOE, 2000). Development Control Advice Note 8: Housing in Existing Urban Areas is also material to the determination of planning applications for small unit housing within existing urban area.

### **Urban Design**

- 3.27 As indicated by the SPPS, the Council must take into account supplementary planning guidance for design and place-making in terms of '[Living Places: An Urban Stewardship and Design Guide for Northern Ireland](#)'<sup>2</sup> (DOE, 2014). It is a key reference point for formulating LDPs and reiterates that a one-size-fits-all approach to guidance is counterproductive and instead should work to understand the context of a place. The guidance seeks to inform and inspire all those involved in the process of managing and making urban places, with a view to raising standards across Northern Ireland.
- 3.28 Living Places stresses that many examples of good design exist within Northern Ireland and it is important to identify the attributes which make them successful in order to protect them in the future. Examples of good design included the wide leafy streets of South Belfast and the successful villages of Castlewellan and Broughshane, with their thriving community pride.
- 3.29 The guide also identifies what are considered as 'bad places', whether they are unattractive, unsafe or uncared for. The impacts of these areas are wide-ranging going beyond visual amenity to, poor economic performance, susceptibility to antisocial behaviour and cost of maintenance and security.
- 3.30 It is also important to recognise the challenges which Northern Ireland faces in relation to successful place-making. These include climate change, the economic landscape, socio-political circumstances, car dependency and rigid Government structures. However, these significant challenges can be overcome by jointly tackling them to improve urban spaces and the quality of life of those who live there.

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<sup>2</sup> [http://www.planningni.gov.uk/index/policy/supplementary\\_guidance/guides/livingplaces\\_-\\_web.pdf](http://www.planningni.gov.uk/index/policy/supplementary_guidance/guides/livingplaces_-_web.pdf)

3.31 The Living Places (DOE,2014) guidance sets out 10 qualities of good place-making practices. The 10 qualities and their associated urban stewardship and design issues are:

- **Visionary** – With clarity of purpose and direction;
  - Recognising Potential, Leadership, Skills;
- **Collaborative** – Shared in use, management and planning;
  - Cooperation & Coordination, The Value of Working Together, Active Participation, Communication;
- **Contextual** – The 'Right Fit', reinforcing sense of place;
  - Understanding Place, Natural Systems, Harnessing Heritage, Contextual Design, Appropriate Scale, Edges, Boundaries & Transitions;
- **Responsible** – Resource efficient, minimising impact;
  - Conserving Limited Resources, Maximising the Impact of Limited Resources, Working with Nature, Going Local, Shared Space;
- **Accessible** – Easy to access for all;
  - Inclusivity, Sustainable Transport Hierarchy, Connectivity, Legibility, Car Parking;
- **Hospitable** – Welcoming, safe and healthy;
  - Climatic Considerations, Healthy Safety through Urban Design, Sense of Arrival, Animation, Partnerships;
- **Vibrant & diverse** – Alive with centralised activity;
  - Centralised Services & Facilities, Sustainable Urban Densities, Mixed Use, Type & Tenure, Active Frontages;
- **Crafted** – Of excellent design quality and aesthetics;
  - Clarity of Concept, Aesthetic Principles, Peer Review, Commitment to Quality, Place Specific Design;
- **Viable** – Functional, flexible and lasting;
  - Flexibility of Use & Management, Temporary Uses & Interventions, Serviceability, Diversity of Provision, Deliverability, Testing;
- **Enduring** – Imbued with a legacy of continued understanding and interpretation;
  - Self Sustaining, Adaptive Re-use, Communicating Heritage, Passage of Skills and Knowledge.

## Rural Design

- 3.32 Design guidance for development in the countryside is contained in '[Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside](#)'<sup>3</sup> (DOE, 2012) which supports the application of PPS21 Sustainable Development in the Countryside. As PPS21 will ultimately be superseded by policies contained within the LDP, Building on Tradition is an extremely important document, to help shape our countryside within the Borough.
- 3.33 The primary aim of the document is to support the essential needs of vibrant rural communities, to conserve rural landscape and natural resources, facilitate a sustainable rural economy and promote high standards in the design, siting and landscaping of developments in the countryside. Many of these concepts mirror those contained within the Living Spaces document which relates to the urban area.
- 3.34 The guidance contained in the document was prepared in response to trends in relation to poor standards of design for developments in the countryside. It details key design issues including:-
- What makes a place special;
  - Reuse and conversion;
  - Visually integrated buildings;
  - Replacement;
  - New build; and
  - Building on tradition.

## Other Relevant Publications

- 3.35 The publication [21<sup>st</sup> Century High Streets](#)<sup>4</sup> (British Retail Consortium, 2009), was produced in response to the threats which traditional town centre retailing faced, including the recession and wider shifts from high street to internet shopping. This makes a number of recommendations which see the high street as the focal point for local communities instead of focusing solely on retailing. Many of these recommendations are centred on design issues and similar to the Living Places document, including:
- Develop a unique sense of place, maximising local heritage and natural surroundings while building on existing strengths;
  - Develop and maintain an attractive public realm, with stakeholders working together to seek investment. Social spaces and distinctive places with effective signage, appropriate street furniture and good quality lighting;

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[http://www.planningni.gov.uk/index/policy/supplementary\\_guidance/guides/building\\_on\\_tradition\\_amended\\_compressed.pdf](http://www.planningni.gov.uk/index/policy/supplementary_guidance/guides/building_on_tradition_amended_compressed.pdf)

<sup>4</sup> [http://www.boots-uk.com/Corporate\\_Social\\_Responsibility/media/App\\_Media/BUKCSR2013/Home/pdf/21st\\_Century\\_High\\_Streets\\_2012.pdf](http://www.boots-uk.com/Corporate_Social_Responsibility/media/App_Media/BUKCSR2013/Home/pdf/21st_Century_High_Streets_2012.pdf)

- Plan for success with a framework and strategy and development of a clear vision is essential;
- Accessibility is important and should be primarily based on reducing congestion while offering incentives to use alternatives to the private car and innovatively managed parking solutions.
- Safety and security is important through working in partnership to deter retail crime and anti-social behaviour and the use of 'Secured by Design techniques'. Shoppers are not attracted to high streets if they feel unsafe.

3.36 Another example which focuses on many of the design principles in the context of sustainable development is '[Lose of Re-Use](#)<sup>5</sup>' (Ulster Architectural Heritage Society, 2007). This examined the role of historic buildings in providing sustainable solutions in Northern Ireland, in particular catering for housing needs.

3.37 The publication illustrates how historic buildings can minimise construction waste, promote the use of environmentally-friendly materials, reduce the creation of planet-warming carbon dioxide, contribute to maintaining rural character, ensure traditional skills are retained, encourage a vibrant local economy and reinforce a sense of identity and civic pride.

3.38 It states that healthy, sustainable communities are those that work together to protect and preserve their culture, encourage employment and a vibrant economy, and make the best use of the resources available to them, without compromising the ability of future generations to meet their own needs.

### Key Findings

3.39 The following key findings which have been identified in relation to design are as follows:

- Good design can contribute to Antrim and Newtownabbey Borough Council's Corporate Plan '*A place where people take pride in their surroundings*' .....'*We have vibrant and welcoming towns, villages, neighbourhoods, and rural areas and an efficient planning process that promotes positive development.*'
- Good design has a role to play in achieving many policies within the RDS.
- 'Supporting Good Design and Positive Place-Making' is a core principle of the SPPS.
- Ballyclare Town Centre has urban design criteria within BMAP.
- There are 13 Areas of Townscape/Village Character in the Council area designated through BMAP.
- There is no design guidance within the Antrim Area Plan.

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<sup>5</sup> [http://www.uahs.org.uk/cmsfiles/pdf/lose\\_or\\_reuse\\_managing\\_heritage\\_sustainably.pdf](http://www.uahs.org.uk/cmsfiles/pdf/lose_or_reuse_managing_heritage_sustainably.pdf)

- There are 3 Conservation Areas within the Council area, each with their own design guide. These are Department designations and therefore can only be amended or varied by the Department as the responsible body. The Council or Department can designate new Conservation Areas.
- The new LDP should take into account the 10 principles of urban stewardship and design within the 'Living Spaces' document.
- The new LDP should take into account the 6 themes within 'Building on Tradition'.
- Evidence from Great Britain suggests that good design principles can help meet the challenges which face retailing.
- Re-use of historic buildings has many ecological, economic, social and cultural benefits.

## 4 Built Heritage

4.1 This section relates to the topic of Built Heritage designations and collates evidence comprising:

- Listed Buildings;
- Sites and Monuments Record;
- Area of Archaeological Potential/ASAI;
- Industrial Heritage;
- Defence Heritage;
- Historic Parks and Gardens;
- Conservation Areas; and
- Areas of Townscape and Village Character.

4.2 Built Heritage forms an important part of the character and appearance of our cities, towns, villages, small settlements and countryside. The Borough of Antrim and Newtownabbey contains a number of important built heritage assets which form an essential part of our culture and should be valued and protected. Their value and protection is also acknowledged by the Council in its Corporate Plan for the years 2015-2030, which seeks to create;

*'A place where people take pride in their surroundings'.....'a place where we protect and enhance where possible our natural habitats and built heritage.'*

4.3 Built heritage can take many forms including tombs, forts and castles, churches, townhouses, farmhouses, grand and vernacular architecture and parkland. It is important that our LDP recognises and protects these special architectural and historical features in our landscape.

### Regional Policy Context

4.4 The Sustainable Development Strategy's strategic objective 4.4 is to ensure that our built heritage is used in a sustainable way.

4.5 Within the Regional Development Strategy (RDS) built heritage issues are acknowledged in the following regional guidance:

- Regional Guidance 4 seeks to - Promote a sustainable approach to the provision and safeguarding of tourism infrastructure whilst benefitting societies and our economy. It is possible to create and/or maintain a sense of place with quality natural assets, interesting architecture and built heritage.
- Regional Guidance 7 seeks to - support urban and rural renaissance - which can include the reuse of both Listed Buildings and of locally important buildings, particularly the reuse of vernacular buildings and industrial heritage buildings/structures;

- Regional Guidance 11 seeks to - conserve, protect and where possible, enhance our built heritage and our natural environment - Identify, protect and conserve the built heritage, including archaeological sites and monuments and historic buildings - Identify, protect and conserve the character and built heritage assets within cities towns and villages - Maintain the integrity of built heritage assets including historic landscapes.
- 4.6 The SDS and RDS are supported in their application by the policy direction of the SPPS. The SPPS identifies that the built environment is a key aspect of the wider objective of furthering sustainable development, which councils should take into account when preparing LDPs.
- 4.7 'Preserving and Improving the Built and Natural Environment' is one of several core planning principles contained in the SPPS. With regards to built heritage the SPPS states:
- 'Our region has a rich and diverse archaeological and built heritage as well as a distinctive and beautiful landscape. It also plays a critical role in supporting the local economy, and must continue to do so through sustainable economic development activity. The quality of our local environment can also influence our health and well-being, and help tackle social deprivation.'*
- 4.8 The SPPS also includes the following regional strategic objectives in relation to our built heritage:
- Secure the protection, conservation and, where possible, the enhancement of our built and archaeological heritage;
  - Promote sustainable development and environmental stewardship with regard to our built and archaeological heritage; and
  - Deliver economic and community benefit through conservation that facilitates productive use of built heritage assets and opportunities for investment, whilst safeguarding their historic or architectural integrity.
- 4.9 In addition the SPPS identifies a number of specific strategic policy directions, which the Council must take into account when preparing the LDP. For example LDPs should identify the main built and archaeological heritage features in the plan area and bring forward appropriate policies and proposals for their protection, conservation and enhancement.
- 4.10 The LDP should also take into account the implications of policies and proposals on all features of the archaeological and built heritage and their settings, including:
- **World Heritage Sites (WHS)** –there are none in the Council area.
  - **Archaeological sites and monuments** – monuments in state care and scheduled monuments and all other sites and monuments. Areas of Significant Archaeological Interest (ASAs) should be designated in the

LDP with local policies and proposals tailored to protect their overall character and integrity where relevant. Areas of Archaeological Potential (AAP) should also be identified on the basis of current knowledge in the LDP to inform potential developers where archaeological remains may be encountered.

- **Listed buildings** – whilst it may be impractical for the LDP to identify all current listed buildings, it may be appropriate to highlight particular buildings and their settings which are integral to an areas character and to inform broader heritage decisions.
- **Historic Parks, Gardens and Demesnes**– LDPs should identify these in consultation with the Department for Communities bringing forward local policies and proposals for protecting their character and integrity.
- **Conservation Areas (CA's)** – LDPs should identify existing CAs and may bring forward local policies for their protection and enhancement. New CAs may be designated by the Council or Department. Any alteration or variation of existing CAs can only be undertaken by the body responsible for its original designation.
- **Areas of Townscape Character (ATC's)**– it may be appropriate to identify and define areas of unique identity that do not warrant CA status. Local policies and proposals and guidance for such areas should be included in the plan or where appropriate, supplementary planning guidance.
- **Non-designated heritage assets** – these are unlisted vernacular buildings or historic buildings of local interest which the Council deems important to its heritage due to local architectural or historical importance. Whilst not a legislative requirement, Councils may wish to bring forward bespoke policies for such buildings. The Department envisages that LDPs are the vehicle for this and to give the identified buildings protection, the potential exists for Article 4 directions to be issued to remove Permitted Development rights from such buildings, with the agreement of the Department.

### Existing Local Policy Context

- 4.11 The existing area plans for the Council area are the Antrim Area Plan 1984 – 2001 (AAP) and its alterations and the Belfast Metropolitan Area Plan 2015 (BMAP). The AAP does not go into too much detail as regards archaeology and built heritage except for a section in the aims and objectives and a short description of the main assets and the former Riverside Conservation area.
- 4.12 Within BMAP, the strategic section of the Plan includes significantly more detail on archaeology and built heritage, with strategic policies as well as detailed policies within the relevant District sections.

- 4.13 A detailed built heritage study was carried out to inform the plan and was published as a technical supplement. The study looked at the boundaries of the existing CAs and ATCs within the plan area and made recommendations for new designations.
- 4.14 In terms of current operational planning policy, development proposals which affect archaeology and built heritage are primarily considered under Planning Policy Statement 6: Planning Archaeology and the Built Heritage (1999). This statement sets out planning policies for the protection of built heritage including archaeological sites and monuments; world heritage sites; historical parks, gardens and demesnes, listed buildings; conservation areas; industrial heritage and non-listed vernacular buildings. It also sets out what is required from development plans in identifying archaeological and built heritage.
- 4.15 The Addendum to PPS 6 Areas of Townscape Character (2005) sets out the planning policies in respect of proposed development within ATCs including demolition control, new development and control of advertisements. This policy direction and detailed policies are therefore quite similar to the direction and requirements of the SPPS.
- 4.16 In terms of new housing development, PPS 7 Quality Residential Environments, states that archaeology and built heritage assets should be adequately identified, protected and integrated within new housing schemes.
- 4.17 PPS21, Sustainable Development in the Countryside, allows for replacement of dwellings, except in cases where buildings are considered to be 'vernacular' and therefore worthy of retention and refurbishment as opposed to retention. Aspects of built heritage are also protected with CTY 4,11 and 12.
- 4.18 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. 'Enabling development' is a development proposal that is contrary to established planning policy and in its own right would not be permitted. Such a proposal may however be allowed where it will secure a proposal for the long term future of a significant place.
- 4.19 The justification for allowing the enabling development lies in the over-riding public benefit to be derived from the implementation of the principal proposal which otherwise would have little prospect of being carried out.

### **Supplementary Planning Guidance**

- 4.20 The supplementary planning guidance 'Creating Places - Achieving Quality in Residential Development' (May, 2000) has been the principal guide for use by prospective developers in the design of all new housing areas. It identifies understanding built heritage as a key consideration and the characteristics of the site should be analysed to ensure that the development will respect the

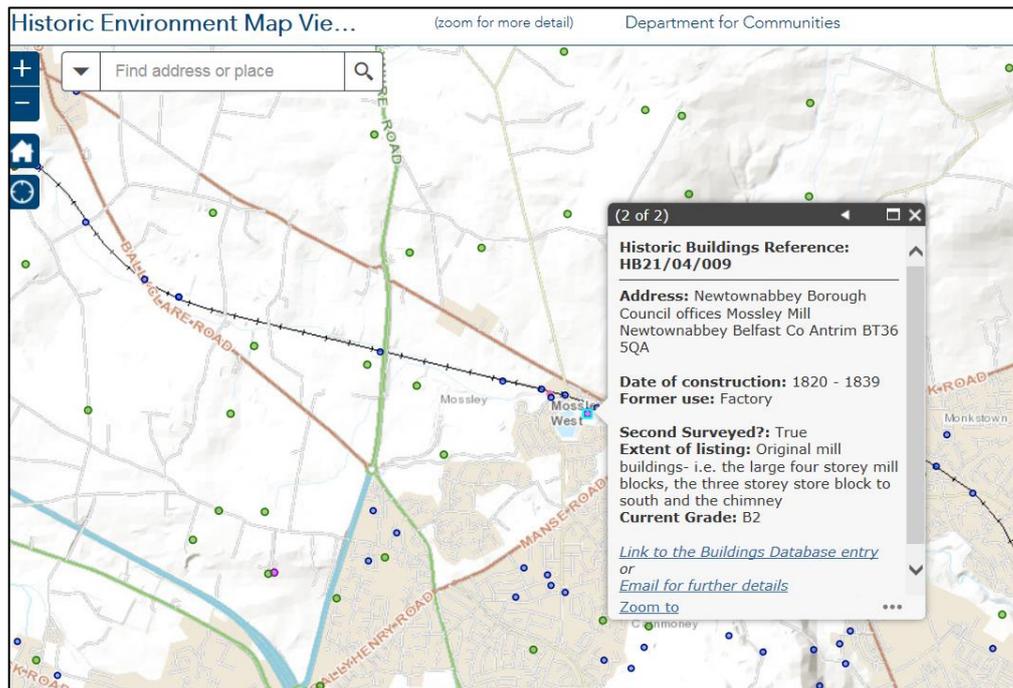
history of the site, and appropriately protect and integrate features of the archaeological and built heritage.

- 4.21 The supplementary planning guidance '**Living Places: An Urban Stewardship and Design Guide for Northern Ireland**' (DOE,2014) is a key reference point for formulating LDPs and states:

*'The built heritage of our places is a precious asset to be understood and integrated where possible. Buildings, structures or landscapes of cultural or architectural importance may be afforded official protection through the listing process. However, others may not have such protection but still be of immense value to the underlying character and culture of a place. Harnessing such assets can contribute greatly to the unique identity and character of a particular place'.*

### **Listed Buildings**

- 4.22 Listed buildings are not designated through the LDP process but are identified by the Department of Communities as being of special architectural or historic interest under Section 80 of The Planning Act (NI) 2011. While the process of listing and reviewing buildings is ongoing it is not a requirement to show them all within the LDP however, the SPPS indicates that their location and specific reference where they form elements of LLPAs or ATC/AVC designations are important to indicate in the LDP.
- 4.23 Consequently in-depth analysis of the location of Listed Buildings and their contribution to such designations will result from detailed forthcoming built heritage studies for each settlement.
- 4.24 There are approximately 312 listed buildings within the Borough, ranging from grand examples such as Clothworthy House to remnants of our industrial past for example, Pattersons Spade Mill. A full list and further information on listed buildings, as well as other notable non-listed historic buildings is available at <http://appsc.doeni.gov.uk/buildings/>.
- 4.25 The location of Listed Buildings (and other aspects of the historic built environment) can be viewed on the interactive Historic Environment Map Viewer <https://www.communities-ni.gov.uk/services/historic-environment-map-viewer>, an example from the historic map viewer can be seen in Figure 4.1.

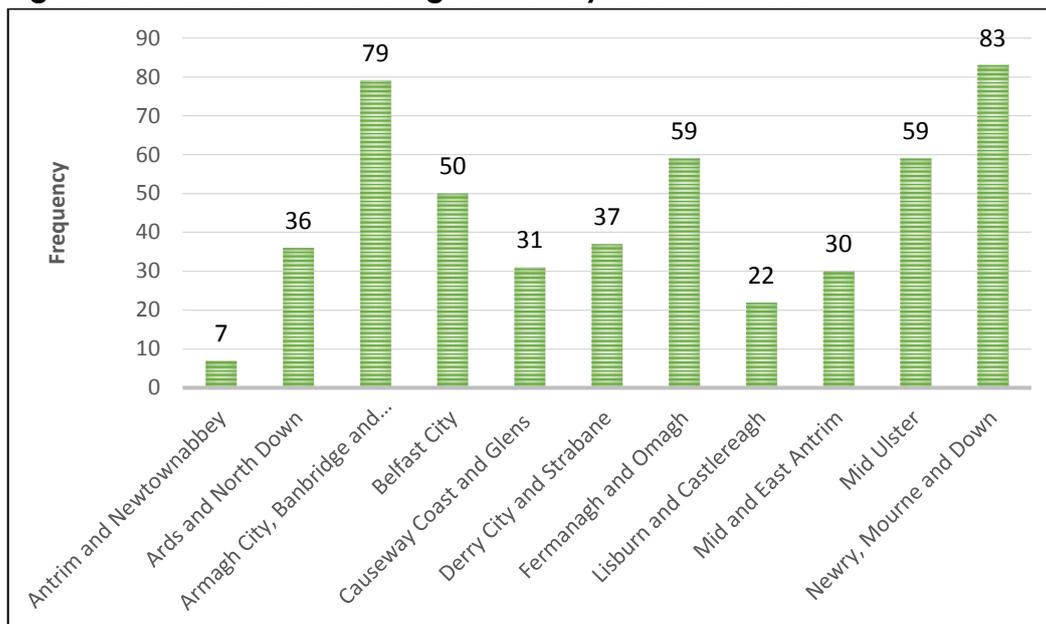
**Figure 4.1: Example of Historic Environment Map Viewer**

Source: Historic Environment Map Viewer, Dept. for Communities

4.26 The Ulster Architecture and Heritage Society in conjunction with the Department for Communities, compiles a list of buildings considered to be at risk in Northern Ireland (**the BHARNI register**). These are buildings and monuments of architectural and historic interest whose future seems threatened and may be suitable for restoration and repair. While these are not exclusively 'listed' buildings, the vast majority are.

4.27 Figures for the Borough would suggest that there are 7 buildings considered to be at risk. This compares favourably with Council areas in the rest of Northern Ireland as seen in Figure 4.2 below. Those buildings considered to be at risk in the Borough are:

- 1 New Street, Randalstown, County Antrim;
- Church of the Sacred Heart, Staffordstown Road, Toomebridge;
- Protestant Hall, 19 Railway Street, Antrim;
- Iron footbridge, over the Six Mile Water, south-east of Muckamore Bridge, adjacent to Seven Mile Straight Muckamore Antrim;
- Ben Neagh, 11 Crumlin Road, Crumlin;
- Monkstown Abbey; and
- Abbey House, Whiteabbey Hospital, Newtownabbey.

**Figure 4.2: Numbers of Buildings at Risk by Council Area.**

Source: UAHS, 2016

### Sites and Monuments Record

- 4.28 The modern landscape of Northern Ireland is one that has been changed by man over thousands of years, resulting in distinctly datable archaeological sites and monuments. These can take the form of distinctive landmarks, while others are barely visible to the untrained eye or exist beneath ground. They can include dwellings, defences, workplaces and sites for ritual, worship or burial.
- 4.29 The Historic Monuments and Archaeological Objects (Northern Ireland) Order 1995, provides protection for archaeological sites and monuments. State Care sites and monuments are protected and managed as a public asset by Central Government, and cover all periods of human settlement within Northern Ireland. All are presented for public access, education and enjoyment with some sites having staffed visitor facilities and may have entrance charges.
- 4.30 Within the Borough there are 6 State Care Monuments which are maintained for both public amenity and conservation at:
- Cranfield Church - Medieval church, graveyard, holy well, cross and penal site;
  - Spring Farm Rath - Circular earthen mound;
  - Antrim Round Tower – early Christian monastic site, round tower and possible medieval church;
  - Ballywee Enclosed Farmstead – early Christian settlement and souterrains;
  - Muckamore Priory – Medieval Augustinian Priory; and

- Castle Lug – medieval tower house.

4.31 There are 101 scheduled monuments within the Borough (figure correct in April 2016), which can be viewed on the interactive Historic Environment Map Viewer. Examples of these include a Premonstratensian Abbey at Whiteabbey, a motte at War Memorial Park, Ballyclare, a Tower House and Bawn at Toome and a motte at Donegore.

4.32 Many more undoubtedly exist and continue to be discovered through archaeological work, during development operations or through agricultural activity. There are also many more known archaeological sites although which are important remain un-scheduled. A full list is available to view at <https://www.communities-ni.gov.uk/services/sites-and-monuments-record>.

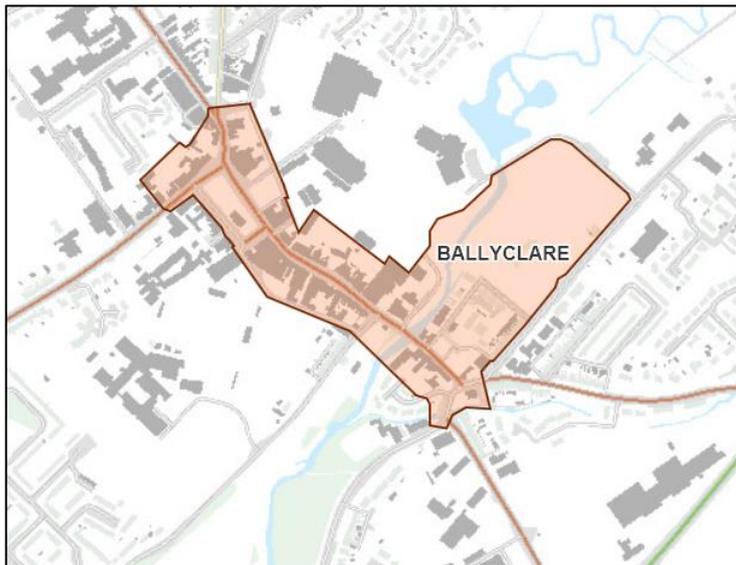
### **Areas of Significant Archaeological Interest**

4.33 Areas of Significant Archaeological Interest are distinctive areas of the historic landscape with clear archaeological value, potentially associated with individual and related sites and monuments. They may also be distinguished by their landscape character and topography and will be designated through the LDP in consultation with the Historic Monuments Council. At present there are no Areas of Significant Archaeological Interest designated within the Borough, through the AAP or BMAP.

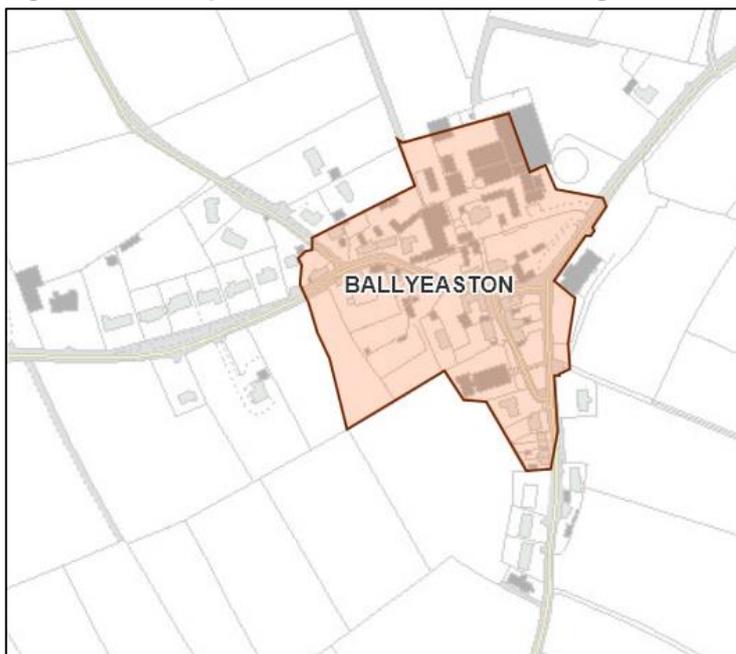
### **Areas of Archaeological Potential**

4.34 Areas of Archaeological Potential (AAP) indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department for Communities before submitting any proposals within such areas.

4.35 Currently there are 2 AAPs designated in BMAP. These are at Ballyclare (extending to 11.6ha) and Ballyeaston (extending to 3.6ha) as shown in figure 4.3 and 4.4 overleaf.

**Figure 4.3: Ballyclare Area of Archaeological Potential**

Source: Historic Environment Map Viewer, Dept. for Communities

**Figure 4.4: Ballyeaston Area of Archaeological Potential**

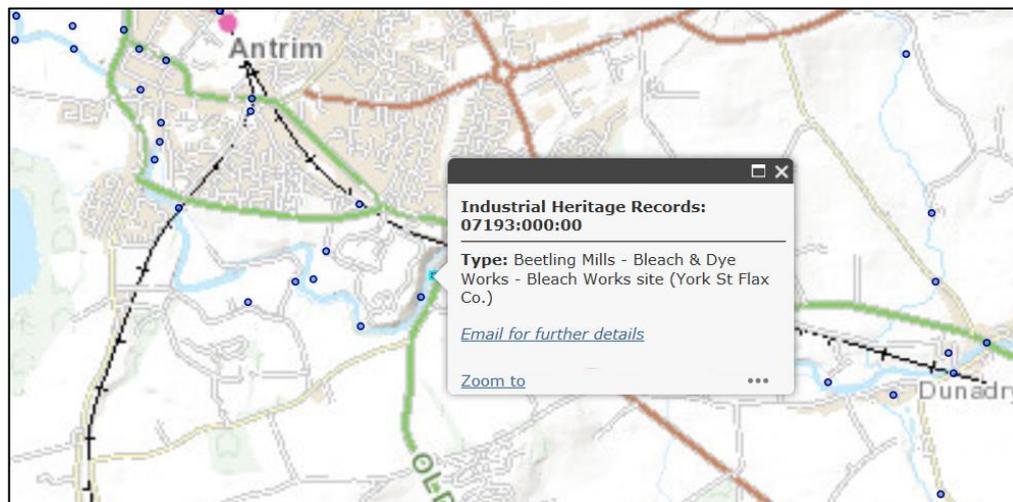
Source: Historic Environment Map Viewer, Dept. for Communities

- 4.36 The AAP does not indicate any Areas of Archaeological Potential given the age of the Plan. The LDP through consultation with the Historic Monuments Council will review the potential to take forward new Areas of Significant Archaeological Interest and Areas of Archaeological Potential within the Borough.

## Industrial Heritage

- 4.37 The Borough contains a wealth of remains from the industrial past which are reminders of the economic and social developments that occurred over time within specific areas. Industrial heritage can range from the small scale, local enterprises like beetling and corn mills which are barely visible in today's landscape to the large scale, multi-storey mill complexes which are still highly evident today. These industrial heritage sites throughout the Borough can be viewed on [the Historic Environment Map Viewer](#), an extract of which is shown below in Figure 4.5.
- 4.38 Many of the most important industrial heritage sites have been identified for special protection as scheduled monuments or listed buildings, for example Patterson's Spade Mill and Mossley Mill, however there are many others which do not have any special designation and therefore require protection.

**Figure 4.5: Example of Industrial Heritage Sites**



Source: Historic Environment Map Viewer, Dept. for Communities

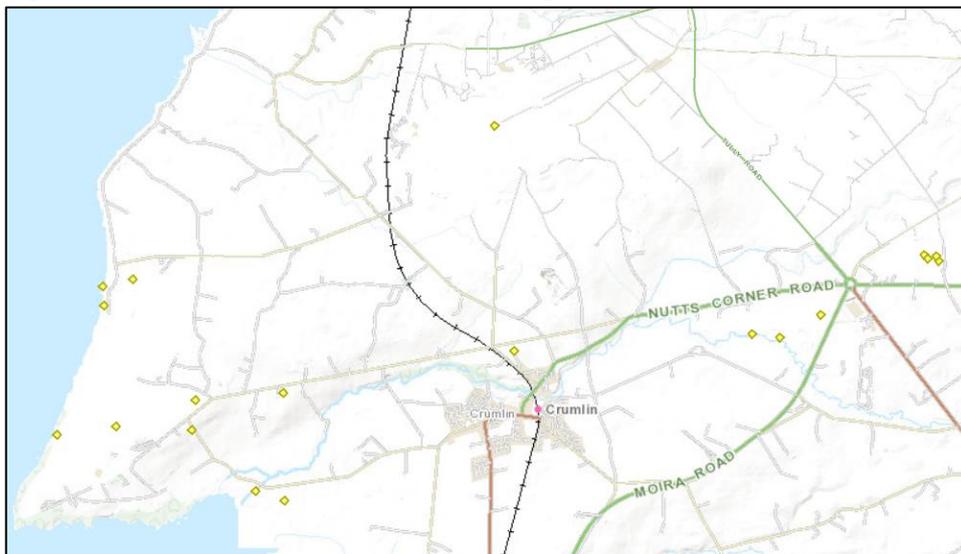
- 4.39 The role played by water is a particularly important one within the Borough as large bodies like Lough Neagh and the River Bann has enabled a flourishing fishing industry and provided sources of power to various types of mills both large and small throughout the Borough. Such activity can be seen along the vast rivers and tributaries in the Borough.

## Defence Heritage

- 4.40 Northern Ireland's defence heritage represents a significant cultural legacy of the more recent past. There are many 20th-century defensive structures dotted around the countryside and coast of Northern Ireland and our Borough.
- 4.41 The majority of these are derelict, some have been reused or altered, and others are in a state of decay or have been demolished.

- 4.42 The Borough is particularly rich in defence heritage associated with the wartime airfields and their associated infrastructure, like Langford Lodge, Nutts Corner and Aldergrove. Langford Lodge is particularly well preserved with its control tower, hangers, runways and remnants of air force camps nearby. The sites of former anti-aircraft batteries also ring the airfield as seen in Figure 4.6.

**Figure 4.6: Example of Defence Heritage Sites**



Source: Historic Environment Map Viewer, Dept. for Communities

- 4.43 Other interesting defence heritage locations are situated along the course of the Six Mile Water which was prepared for demolition in case of enemy invasion. These include the radar platform, anti-aircraft and ammunition bunker site south of Hydepark Road, Mallusk.
- 4.44 Defence heritage sites throughout the Borough can be viewed on the interactive [Historic Environment Map Viewer](#).

### **Historic, Parks, Gardens and Demesnes**

- 4.45 Throughout the Borough there are a number of historic parks, gardens and demesnes (HPAGs) which are included on the Register of Parks Gardens and Demesnes of Special Historic Interest, published by the Department for Communities. The full list is available to view at <https://www.communities-ni.gov.uk/publications/register-parks-gardens-and-demesnes-special-historic-interest>. The register summarises the historical significance of each site and the contribution which they make to the local landscape.
- 4.46 The sites within the Borough which are included on the full register are:
- Antrim Castle, Antrim;
  - Shane's Castle, Antrim/Randalstown;

- Ram's Island, Lough Neagh; and
- Drumadarragh House, Burnside (designated in BMAP).

4.47 There are also a number of supplementary sites which are:

- Fisherwick House, Doagh (designated in BMAP);
- Castle Upton, Templepatrick;
- Glendaragh, Crumlin;
- Greenmount, Antrim;
- Holestone House, Doagh;
- Loughanmore, Parkgate; and
- The Steeple, Antrim.

4.48 While Drumadarragh House and Fisherwick House are designated through BMAP, none of the remaining sites within the former Antrim area are designated within the AAP due to the age of the plan. It is anticipated that the new LDP will reflect the above gardens within its designations. The boundaries of these are identified on the built heritage maps and can also be viewed on the interactive [Historic Environment Map Viewer](#).

### **Conservation Areas**

- 4.49 There are currently 3 designated Conservation Areas within the Borough at Antrim Town Centre, Merville Garden Village and Randalstown.
- 4.50 Supplementary planning guidance for these conservation areas are contained in the Conservation Area Design Guides for [Antrim Town Centre \(1992\)](#), [Merville Garden Village \(1995\)](#) and [Randalstown \(1996\)](#). These documents identify the boundary for each area and the historical background to their growth. One of the most important aspects of the design guides is that they provide design guidance for applicants wishing to pursue developments within the area providing them with the main architectural considerations which must be addressed.

### **Areas of Townscape and Village Character**

- 4.51 Areas of Townscape Character (ATC) and Areas of Village Character (AVC) are those areas which although do not represent the most special architectural or historical importance, do exhibit a distinct character and intrinsic qualities. This is often based on their historical form, function and layout.
- 4.52 In the Borough there are currently 10 ATCs designated under BMAP at:

- Abbeyville Park;
  - Fernagh;
  - Hazelbank/Abbeylands;
  - Lenamore;
  - Old Manse Road;
  - Rush Park;
  - Whiteabbey;
  - Whiteabbey Mill;
  - Ypres Park; and
- Ballyclare.

4.53 In addition there are 3 AVCs at:

- Ballyeaston;
  - Doagh; and
- Straid.

4.54 While BMAP suggests that proposals within each designation would be considered in relation to PPS 6: (Addendum) – Areas of Townscape Character and supplementary planning guidance, this supplementary planning guidance was never published.

4.55 The AAP does not include any ATC or AVC designations given the age of the Plan, however the new LDP will consider the character of the former Antrim settlements and propose new ATC/AVC designations as appropriate.

### **Key Findings**

4.56 The following key findings have been identified through the evidence in the paragraphs above:

- There are currently approx. 312 Listed Buildings within the Borough.
- The Borough has the lowest number of historic 'Buildings at Risk' of all council areas in NI.
- There are 6 State Care and 101 Scheduled Monuments in the Borough.
- There are presently no Areas of Special Archaeological Interest and 2 Areas of Archaeological Potential in the Council Area identified through BMAP. The new LDP will consider the designation of new Areas of Archaeological Potential in the former Antrim area.
- The Borough has a rich industrial heritage primarily associated with the various waterways in the area.

- The Borough has a rich defence heritage, primarily associated with the 3 former wartime airbases at Nutts Corner, Langford Lodge and Aldergrove.
- The Borough is home to 4 Historic Parks, Gardens and Demesnes which are identified on the full register, as well as 7 supplementary sites.
- There are currently 3 Conservation Areas in the Borough at Antrim, Randalstown and Merville Garden Village.
- There are currently 10 Areas of Townscape Character and 3 Areas of Village Character designated in the Borough through BMAP. The new LDP will consider the designation of ATC/AVC in the former Antrim area.

## 5 Nature Conservation

5.1 This section relates to the topic of Nature Conservation Designations and collates evidence comprising:

- Ramsar Sites;
- Special Protection Areas;
- Special Areas of Conservation;
- Areas of Special Scientific Interest;
- Nature Reserves and Local Nature Reserves;
- Sites of Local Nature Conservation Importance; and
- Habitats Data.

5.2 Northern Ireland has a rich and diverse natural heritage, created through the interaction of centuries of settlement and land management on the underlying rocks, landforms and soils. Natural Heritage designations can be defined as habitats, species, landscapes and earth science features. Many of these sites are of such importance that they are designated under International/ European legislation.

5.3 Our Natural Heritage offers opportunities for enjoyment and recreational activity, contributing to the overall health and wellbeing of our society. Natural Heritage can also contribute to sustainable economic activity.

5.4 Given its location within Northern Ireland, Antrim and Newtownabbey Council area can boast a significant range of natural heritage assets, which are outlined below. The importance of these assets is also acknowledged by the Council in its Corporate Plan for the years 2015-2030, which seeks:

*'A place where people take pride in their surroundings'.....'a place where we protect and enhance where possible our natural habitats and built heritage.'*

### Legislative Context

5.5 There is a complex framework of legislation for the protection of the natural environment. The relevant European directives are as follows:

- The Birds Directive - 1979 EC Directive on the Conservation of Wild Birds.
- Environmental Impact Assessment (EIA) Directive - 1985
- The Habitats Directive - 1992 EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.
- Water Framework Directive – 2000
- Strategic Environmental Assessment (SEA) Directive 2001
- Marine Strategy Framework Directive – 2008

5.6 The relevant UK and NI legislation for transposing EC Directives in relation to natural heritage is as follows:

- The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 ('Conservation Regulations') transpose the requirements of the EC 'Habitats' Directive and aspects of the 'Wild Birds' Directive into domestic legislation;
- The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2012 apply the EIA Directive to the planning process in Northern Ireland;
- The Water Environment (Water Framework Directive) Regulations (NI) 2003 transposes the Water Framework Directive;
- The Environmental Assessment of Plans and Programmes Regulations (NI) 2004 transpose the SEA Directive into NI legislation;
- The UK Marine Strategy Regulations 2010 transposes the Marine Strategy Framework Directive into UK legislation.

5.7 Other relevant NI legislation is as follows:

- The Nature Conservation and Amenity Lands (NI) Order 1985
- The Environment (NI) Order 2002 – for designating ASSI's
- The Marine and Coastal Access Act 2009
- The Planning Act (NI) 2011
- The Wildlife and Natural Environment (NI) Act 2011
- The Marine Act (Northern Ireland) 2013
- The Planning (Local Development Plans) Regulations (NI) 2015
- The Conservation (Natural Habitats, etc.) (Amendment) Regulations (NI) 2015 (These regulations allow councils to undertake environmental assessments for relevant planning applications within EU designated sites)

## Regional Policy Context

5.8 The **Sustainable Development Strategy** aims to meet 2 overarching guiding principles, which are, living within environmental limits and ensuring a strong, healthy, just and equal society. It states that these principles will be met by; a sustainable economy; good governance; sound science; and promoting opportunity and innovation. Ensuring that our Natural Heritage is used in a sustainable way is recognised in the SDS as a contributing factor in the support of a better quality of life and a better quality environment.

- 5.9 Within the **Regional Development Strategy**, Natural Heritage issues are acknowledged in the following regional guidance:
- Regional Guidance 4 seeks to - Promote a sustainable approach to the provision of tourism infrastructure– Promote a balanced approach that safeguards tourism infrastructure while benefitting society and the economy. It is possible to create and/or maintain a feeling of being somewhere unique with quality natural assets, interesting architecture and built heritage and a sense of place;
  - Regional Guidance 7 seeks to - support urban and rural renaissance – ensure that environmental quality in urban areas is improved and maintained, particularly with adequate provision of green infrastructure. This is particularly important near designated nature-conservation sites as it will help reduce recreational pressure on these sites;
  - Regional Guidance 11 seeks to - conserve, protect and where possible, enhance our built heritage and our natural environment; sustain and enhance biodiversity; identify, establish, protect and manage ecological networks; protect and encourage green and blue infrastructure within urban areas; protect and manage important geological and geomorphological features; protect and manage the coast; protect, enhance and restore the quality of inland waterbodies.
- 5.10 The SDS and RDS are supported in their application by the policy direction of the **Strategic Planning Policy Statement**, with 'Preserving and Improving the Built and Natural Environment' identified as one of its core planning principles. The SPPS states:
- 'Our region has a rich and diverse archaeological and built heritage as well as a distinctive and beautiful landscape. It also plays a critical role in supporting the local economy, and must continue to do so through sustainable economic development activity. The quality of our local environment can also influence our health and well-being, and help tackle social deprivation.'*
- 5.11 The SPPS identifies that the natural environment is a key aspect of the wider objective of furthering sustainable development, which councils should take into account when preparing LDPs. It will also be subject to the various assessments which are required during the LDP process, including SA and SEA.
- 5.12 As well as the core planning principle outlined above, the SPPS also includes the following regional strategic objectives:
- protect, conserve, enhance and restore the abundance, quality, diversity and distinctiveness of the region's natural heritage;

- further sustainable development by ensuring that natural heritage and associated diversity is conserved and enhanced as an integral part of social, economic and environmental development;
- assist in meeting international (including European), national and local responsibilities and obligations in the protection and enhancement of the natural heritage;
- contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of natural heritage in supporting economic diversification and contributing to a high quality environment; and
- take actions to reduce our carbon footprint and facilitate adaptation to climate change.

5.13 The SPPS also identifies a number of specific strategic policy directions in relation to Natural Heritage which a council must take into account in the preparation of its LDP.

5.14 The SPPS states that generally planning authorities should adopt a precautionary principle when considering the impact of a proposed development on national or international significant landscape or natural heritage resources. Appropriate weight must be given to the various natural heritage assets and LDPs should consider a number of specific measures in relation to natural heritage:

- take full account of the implications of proposed land use zonings, locations for development and settlement limits on natural heritage features and landscape character within or adjoining the plan area;
- Natural heritage features and designated sites should be identified as part of the plan-making process. Where appropriate, policies should be brought forward for their protection and / or enhancement;
- LDPs should also identify and promote the design of ecological networks throughout the plan area which could help reduce the fragmentation and isolation of natural habitats through a strategic approach;
- LDPs should seek to protect and integrate certain features of the natural heritage when zoning sites for development through 'key site requirements';
- LDPs should seek to identify and promote green and blue infrastructure<sup>6</sup> where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements; and
- LDPs should also consider the natural and cultural components of the landscape and promote opportunities for the enhancement or

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<sup>6</sup> Green infrastructure such as parks, green spaces and street trees; blue infrastructure such as ponds, streams and lakes (RDS 2035, Strategic Guidance RG11 'Natural Environment').

restoration of degraded landscapes<sup>7</sup>, particularly those affecting communities.

5.15 While the LDP should identify the natural heritage assets, their designation is mainly the responsibility of the Department of Agriculture, Environment and Rural Affairs under a hierarchy of international and local legislation. These designations include:

5.16 International Designations:

- **Special Protection Areas (SPAs)** – sites designated under the Birds Directive (EC) as being important areas for breeding, over wintering and migrating birds;
- **Special Areas of Conservation (SAC)** – natural habitats protected under the Habitats Directive. Collectively known as 'Natura 2000' sites;
- **Ramsar Sites** – wetlands listed under the Ramsar Convention to protect those of international importance;
- **World Heritage Sites (WHS)** – designated under the UNESCO World Heritage Convention of 1972. (No WHS are located within Antrim and Newtownabbey Council area. The Giant's Causeway and Causeway Coast World Heritage Site the only WHS designation in NI).

5.17 National Designations:

- **Areas of Special Scientific Interest** – such sites are of special interest by reason of their flora, fauna, geological and/or physiographical features and are designated under the Environment (NI) Order 2002 (as amended);
- **Nature Reserves and National Nature Reserves** – these are designated under the Nature Conservation and Amenity Lands (NI) Order 1985 and are managed by the Department of Agriculture, Environment and Rural Affairs or by agreement with another Department, a District Council or a voluntary conservation body;
- **Marine Conservation Zones** – designated by the Department of Agriculture, Environment and Rural Affairs to protect, conserve and manage its priority marine features (habitats, species, natural features);
- **Areas of Outstanding Natural Beauty** – designated by the Department of Agriculture, Environment and Rural Affairs primarily for their high landscape quality, wildlife importance and rich cultural and architectural heritage.

5.18 Local Designations:

- **Local Nature Reserves (LNRs) and Wildlife Refuges** – LNRs can be designated by local councils under the Nature Conservation and

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<sup>7</sup> European Landscape Convention (ELC) binding in UK from March 2007

Amenity Lands (Northern Ireland) Order 1985 while Wildlife Refuges are provided for under the Wildlife Order.

- **Sites of Local Nature Conservation Importance** –these are designated through the LDP, with policies included for their protection and/or enhancement.

## **Other Strategies related to Nature Conservation Designations**

### **EU Biodiversity Strategy**

- 5.19 The EU biodiversity strategy to 2020 was published in May 2011 and focuses on six major targets related to loss of biodiversity. It aims to reduce key pressures on nature and ecosystem services in the EU through better implementation of existing nature conservation legislation, anchoring biodiversity objectives into key policies and closing important policy gaps.

### **Valuing Nature ‘A Biodiversity Strategy for Northern Ireland to 2020’**

- 5.20 Within the context of the EU Biodiversity Strategy, Valuing Nature ‘A Biodiversity Strategy for Northern Ireland to 2020’ sets out how our Government plans to meet its international obligations and local targets to protect biodiversity and ensure that the environment can continue to support our people and economy. To help stakeholder bodies achieve these obligations, in May 2016 the Department of Agriculture, Environment and Rural Affairs, published ‘The Biodiversity Duty – A guide for public bodies’.

### **Existing Local Policy Context**

- 5.21 Until the adoption of the LDP Plan Strategy document, the current policy context is defined by the existing area plans and operational planning policy.
- 5.22 The existing area plans for the Borough are the Antrim Area Plan 1984 – 2001 (AAP) and its alterations and the Belfast Metropolitan Area Plan 2015 (BMAP). The AAP identifies that Lough Neagh and Lough Beg are the most important areas in the plan area and jointly designated as Areas of Scientific Interest and a RAMSAR site. Sandy Braes was also identified as an Area of Scientific Interest. National Nature Reserves were also identified at Fars Bay, Lough Neagh Islands, Rea’s Wood and part of Randalstown Forest along the Lough Shore.
- 5.23 Within BMAP, the strategic section of the Plan includes significantly more detail on natural heritage designations, with strategic policies as well as detailed policies within the relevant District sections. The Plan Area contains areas already designated for protection because of the international and natural importance of their wildlife and natural features: Belfast Lough RAMSAR site; Belfast Lough Special Protection Area; Inner Belfast Lough Area of Special Scientific Interest and Outer Belfast Lough Area of Special Scientific Interest.

Outside the designated international and natural areas, the Plan affords further protection to features of the natural environment which are of importance to flora and fauna, through designation of 26 Sites of Local Nature Conservation Importance.

- 5.24 In terms of current operational planning policy, development proposals which affect natural heritage designations are primarily considered under Planning Policy Statement 2: Natural Heritage. This sets out planning policies for the protection of designated heritage assets of international/European importance, species protected by law, sites of national and local importance and habitats, species or features of natural heritage importance.
- 5.25 Other policies in relation to natural heritage assets, primarily related to protection from the adverse impacts of development are contained within Planning Policy Statements 3, 4, 7, 8, 10, 11, 15 (Revised), 16, 18 and 21.
- 5.26 The supplementary planning guidance 'Creating Places - Achieving Quality in Residential Development' (DOE, 2000) has been the principal guide for use by prospective developers in the design of all new housing areas. It identifies that new development should respect and protect nature conservation interests.
- 5.27 The supplementary planning guidance 'Living Places: An Urban Stewardship and Design Guide for Northern Ireland' (DOE,2014) is a key reference point for formulating LDPs and states that 'working with nature' is a key component of responsible place making.
- 5.28 Similarly the rural design guide, 'Building On Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' (DOE,2012) offers advice on opportunities to build in nature, biodiversity and wildlife habitats into developments in the rural area.

### **RAMSAR Sites**

- 5.29 Ramsar sites are wetlands of international importance, listed under the Ramsar convention, where signatories are required to conserve such areas through the highest form of protection. A wetland is defined as being an area of marsh, fen, peatland or water, whether natural, or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt and including areas of intertidal marine water. Within the Plan area two Ramsar sites have been designated at Belfast Lough Ramsar site and Lough Neagh and Lough Beg Ramsar site. These sites, as well as other protected designations can be viewed on the Department of Agriculture, Environment and Rural Affairs website map viewer, <https://www.daera-ni.gov.uk/services/protected-areas-web-viewer>.
- 5.30 **Belfast Lough Ramsar Site.** This area qualifies as a Ramsar site by regularly supporting internationally important numbers of redshank in winter and nationally supports important numbers of shelduck, oystercatcher, purple sandpiper, dunlin, black-tailed godwit, bar-tailed godwit, curlew and

turnstone. Belfast Lough as a whole is also used by several other waterfowl species including great crested grebe, scaup, eider, goldeneye and red-breasted merganser.

**5.31 Lough Neagh & Lough Beg Ramsar Site.** This site is a significant asset to the Council area and one of the most important wetland habitats in the UK. It qualifies as a Ramsar site for a number of reasons:

- by being the largest freshwater lake in the UK, supporting beds of submerged aquatic vegetation fringed by associated species-rich damp grassland, reed beds, islands, fens, marginal swampy woodland and pasture;
- supports over forty rare plants and a large number of rare local invertebrates;
- regularly supports substantial numbers of individuals from particular groups of waterfowl which are indicative of wetland values, productivity and diversity. In addition, this site is of special value for maintaining the genetic and ecological diversity of Northern Ireland because of the quality and peculiarities of its flora and fauna;
- supporting an important assemblage of breeding birds including, in nationally important numbers, great crested grebe, gadwall, pochard, tufted duck, snipe and redshank. Other important breeding wetland species include shelduck, teal, shoveler, lapwing and curlew;
- regularly supporting over 20,000 waterfowl in winter, including nationally and internationally important numbers of pochard, tufted duck, goldeneye, little grebe, great crested grebe, cormorant, mute swan, greylag goose, shelduck, wigeon, gadwall, teal, mallard, shoveler, scaup, and coot;
- regularly supports internationally important numbers of wintering Bewick's and whooper swans and regularly supporting nationally important numbers of breeding common tern and;
- by supporting a population of pollan, one of the few locations in Ireland and one of the two known locations in the UK (the other is Lower Lough Erne).

### **Special Protection Areas**

**5.32** All European Member States are required to identify internationally important areas for breeding, overwintering and migrating birds and designate them as Special Protection Areas (SPAs). There are two SPAs designated in the Borough as outlined below.

- 5.33 **Lough Neagh and Lough Beg SPA.** The boundary forms part of another site which is listed as a wetland of international importance under the Ramsar Convention, it further qualifies by regularly supporting internationally important numbers of wintering Bewick's and whooper swans and also by regularly supporting nationally important numbers of breeding common tern. It qualifies as a wetland of international importance by regularly supporting over 20,000 of a variety of species of waterfowl in winter.
- 5.34 **Belfast Lough Open Water SPA.** The SPA boundary is entirely coincident with that of the Belfast Lough Ramsar and qualifies as an SPA by regularly supporting internationally important numbers of redshank in winter. The site also regularly supports nationally important numbers of shelduck, oystercatcher, purple sandpiper, dunlin, black-tailed godwit, bar-tailed godwit, curlew and turnstone. Belfast Lough as a whole is also used by several other waterfowl species including great crested grebe, scaup, eider, goldeneye and red-breasted merganser.

### **Special Areas of Conservation**

- 5.35 Special Areas of Conservation (SACs) are designated to protect some of the most rare or seriously threatened habitats and species in a European context and relevant authorities must take measures to maintain and restore them. There is currently only one SAC within the Borough.
- 5.36 **Rea's Wood and Farr's Bay SAC.** This area (although both sites physically separated) has been designated as a Special Area of Conservation (SAC) because it contains habitat types and/or species which are rare or threatened within a European context and because of its alluvial forests, which are considered to be one of the best areas in UK. These forests, characteristic of the floodplains of lowland rivers, are now rare throughout Europe.

### **Areas of Special Scientific Interest**

- 5.37 Areas of Special Scientific Interest (ASSI) are areas of land that have been identified through a scientific survey as being of the highest degree of conservation value, based on their flora, fauna and geological or physiographical features. They have a well-defined boundary and by and large remain in private ownership.
- 5.38 There are nine Areas of Special Scientific Interest within the Borough either in whole or part, which are listed below:
- Aghnadarragh ASSI – designated due to geological features.
  - Ballypalady ASSI - designated due to geological features.
  - Inner Belfast Lough ASSI. - designated due to fauna.
  - Lough Beg ASSI - designated due to flora and fauna.

- Lough Neagh ASSI - designated due to flora, fauna, geological and physiographical features.
- Outer Belfast Lough ASSI - designated due to flora, fauna and geological features.
- Sandy Braes ASSI - designated due to geological features.
- Shanes Castle ASSI - designated due to flora and fauna.
- Tardree Quarry ASSI - designated due to geological features.

### **Nature Reserves and Local Nature Reserves**

5.39 A Nature Reserve is an area of importance for flora, fauna or features of geological or other special interest. These sites are reserved and managed for conservation as well as providing special opportunities for study and/or research. There are four Nature Reserves within the Borough and are as follows:

- Farr's Bay Nature Reserve;
- Lough Neagh Islands Nature Reserve;
- Rea's Wood Nature Reserve; and
- Randalstown Forest Nature Reserve.

5.40 Local Nature Reserves are declared by local authorities to protect sites of local importance for nature conservation, education and amenity. There are 2 Local Nature Reserves designated within the Borough at:

- Monkstown Wood Nature Reserve (designated in 2007); and
- Carnmoney Hill Nature Reserve (designated in 2006).

### **Sites of Local Nature Conservation Importance**

5.41 Outside of the natural heritage assets designated under legislation, a number of Sites of Local Nature Conservation Importance (SLNCIs) are designated through BMAP within the Borough which can be viewed at, [SLNCIs](#). These sites are identified on the basis of their flora, fauna or earth science interest. As BMAP states policy for the control of development within SLNCIs is contained within PPS 2: Natural Heritage.

5.42 The following SLNCIs lie totally or partially within Metropolitan Newtownabbey are:

- Brookmount Glen;
- Carnmoney Hill;
- Carnmoney Plug (Geodiversity);

- Glas-Na-Bradán;
- Glas-Na- Bradán (Geodiversity) ;
- O`Neil Road;
- Three Mile Water;
- Willowbrook; and
- Hazelbank Park.

5.43 SLNCIs are designated in the remaining settlements at:

- Craig Hill, Ballyclare;
- Doagh River/Morley Bridge, Doagh;
- Baird`s Brae, Craigarogan;
- Hillhead House, Hillhead;
- Dismantled Railway, Kingsbog Crossing, Kingsmoss;
- Ballymartin Water below Roughfort Bridge, Roughfort.

5.44 SLNCIs are designated within the Newtownabbey Countryside at:

- Ballypalady (Geodiversity);
- Ballyvoy Plantation;
- Boghill;
- Breckenhill and Drumadarragh;
- Carn Hill;
- Hydepark Dam;
- Kilgreel House;
- Rea Hill;
- Stoneyford East;
- Straidhill Plantation;
- Tildarg Dam;
- Cavehill/Colinward; and
- Knockagh-Dorisland.

### **Habitats and Species Data**

5.45 As well as the information outlined above in terms of statutory international/European/national and area plan Natural Heritage designations,

outside of these, the Department of Agriculture, Environment and Rural Affairs also holds unpublished sensitive data relating to habitats and species, generally located within the rural area.

### **Key Findings**

5.46 The following key findings in relation to natural heritage have been identified through the evidence in the paragraphs above:

- Given its unique location between two loughs, Antrim and Newtownabbey Borough Council Area is home to a wide range of rich and diverse natural heritage assets.
- The International/European/national statutory natural heritage designations include
  - 2 Ramsar sites;
  - 2 Special Protection Areas (SPA);
  - 1 Special Area of Conservation (SAC);
  - 9 Areas of Special Scientific Interest (ASSIs); and
  - 4 Nature Reserves.
- The local designations include:
  - 2 Local Nature Reserves
  - 28 Sites of Local Nature Conservation Importance (SLNCIs).
- The Department of Agriculture, Environment and Rural Affairs also holds information on sensitive habitats outside of the statutory and area plan designations.

## 6 Landscape

6.1 This section relates to the topic of Landscape and collates evidence comprising:

- Landscape Character Areas;
- Areas of Outstanding Natural Beauty;
- Areas of High Scenic Value;
- Local Landscape Policy Areas; and
- Landscape Wedges.

6.2 The Northern Ireland landscape is one of considerable contrasts, reflecting its geology and topography as well as a long history of settlement and land use. These contrasts can give rise to landscapes of significantly different character, the highest quality of which it is desirable to protect. The concept of 'landscape' overlaps considerably with the built and natural environment, (which are discussed in sections 3 and 4 of this report) contributing to the special landscapes that are part of our culture and heritage.

6.3 The diversity of landscape within the Borough combines to provide a unique resource of significant environmental quality. Metropolitan Newtownabbey has an impressive natural setting situated along the western shore of Belfast Lough, with the Carrickfergus Escarpment to the west forming a magnificent backdrop. The rural area to the west towards Antrim, contains very attractive and contrasting countryside, through the Main, Six Mile Water and Crumlin River valleys, to the Lough Neagh shoreline, to the high ground north east of Antrim Town and the Belfast Hills in the south east.

6.4 The importance of these assets is also acknowledged by the Council in its Corporate Plan for the years 2015-2030, which seeks:

*'A place where people take pride in their surroundings' ..... 'a place where we protect and enhance where possible our natural habitats and built heritage.'*

### Regional Policy Context

6.5 The **Sustainable Development Strategy** aims to meet 2 overarching guiding principles, which are, living within environmental limits and ensuring a strong, healthy, just and equal society. It states that these principles will be met by; a sustainable economy; good governance; sound science; and promoting opportunity and innovation. Ensuring that our Natural Heritage is used in a sustainable way is recognised in the SDS as a contributing factor in the support of a better quality of life and a better quality environment.

6.6 Within the **Regional Development Strategy**, landscape issues are acknowledged in the following guidance:

- Spatial Framework Guidance 5 seeks to – to protect and enhance the quality of the setting of the BMUA and its environmental assets - protecting areas of high scenic value, undeveloped coast line, Belfast Lough, the Lagan Valley Regional Park and the hills around the BMUA from development; and protecting and enhancing the network of open spaces in the BMUA.
- Regional Guidance 11 seeks to - conserve, protect and where possible, enhance our built heritage and our natural environment – maintain the integrity of built heritage assets, including historic landscapes; recognise and promote the conservation of local identity and distinctive landscape character; conserve, protect and where possible enhance areas recognised for their landscape quality; consider the establishment of one or more National Parks.

6.7 The SDS and RDS are supported in their application by the policy direction of the **Strategic Planning Policy Statement**. Landscape issues are included within both the 'Good Design and Placemaking' and 'Preserving and Improving the Built and Natural Environment' core planning principles. The SPPS states:

*'Design is an important material consideration in the assessment of all proposals and good design should be the aim of all those involved in the planning process and must be encouraged across the region. Particular weight should be given to the impact of development .....on the character of areas recognised for their landscape or townscape value, such as Areas of Outstanding Natural Beauty, Conservation Areas, Areas of Townscape Character and Areas of Special Archaeological Interest.'*

*'Our region has a rich and diverse archaeological and built heritage as well as a distinctive and beautiful landscape. It also plays a critical role in supporting the local economy, and must continue to do so through sustainable economic development activity. The quality of our local environment can also influence our health and well-being, and help tackle social deprivation.'*

6.8 The SPPS identifies that when preparing LDPs, the council will take into account Departmental guidance in the form of landscape character assessments.

6.9 As well as the core planning principle outlined above, the SPPS also includes the following regional strategic objectives:

- protect, conserve, enhance and restore the abundance, quality, diversity and distinctiveness of the region's natural heritage;

- further sustainable development by ensuring that natural heritage and associated diversity is conserved and enhanced as an integral part of social, economic and environmental development;
- assist in meeting international (including European), national and local responsibilities and obligations in the protection and enhancement of the natural heritage;
- contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of natural heritage in supporting economic diversification and contributing to a high quality environment; and
- take actions to reduce our carbon footprint and facilitate adaptation to climate change.

6.10 The SPPS also identifies a number of specific strategic policy directions of relevance to Landscape which a council should take into account in the preparation of its LDP.

6.11 The SPPS states that generally planning authorities should adopt a **precautionary principle** when considering the impact of a proposed development on national or international significant landscape or natural heritage resources. Appropriate weight must be given to the various natural heritage assets and LDPs should consider a number of specific measures in relation to Landscape:

- Take full account of the implications of proposed land use zonings, locations for development and settlement limits on natural heritage features and landscape character within or adjoining the plan area;
- Natural heritage features and designated sites should be identified as part of the plan-making process. Where appropriate, policies should be brought forward for their protection and / or enhancement;
- LDPs should seek to protect and integrate certain features of the natural heritage when zoning sites for development through 'key site requirements';
- LDPs should seek to identify and promote green and blue infrastructure<sup>8</sup> where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements;
- LDPs should also consider the natural and cultural components of the landscape and promote opportunities for the enhancement or

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<sup>8</sup> Green infrastructure such as parks, green spaces and street trees; blue infrastructure such as ponds, streams and lakes (RDS 2035, Strategic Guidance RG11 'Natural Environment').

restoration of degraded landscapes<sup>9</sup>, particularly those affecting communities; and

- Local Landscape Policy Areas – these consist of those areas or features within or adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development. These may include: archaeological monuments and their surroundings; listed or locally important buildings, riverbanks and shorelines; attractive vistas, hills and other areas of local amenity importance; and areas of local nature conservation interest, including areas of woodland and other important tree groups. LDPs should designate LLPAs and bring forward local policies and guidance to maintain their intrinsic landscape and environmental value and character.

### **Existing Local Policy Context**

- 6.12 Until the adoption of the LDP Plan Strategy document, the current policy context is defined by the existing area plans and operational planning policy.
- 6.13 The existing area plans for the Borough are the Antrim Area Plan (AAP) 1984 – 2001 and its alterations and the Belfast Metropolitan Area Plan (BMAP) 2015. Outside of the natural and built heritage designations identified in the Plan, it does not designate any landscape designations.
- 6.14 Within BMAP, the strategic section of the Plan includes significantly more detail on landscape designations, with strategic policies as well as detailed policies within the relevant District sections. It contains a number of landscape wedges, Local Landscape Policy Areas and Areas of High Scenic Value.
- 6.15 In terms of current operational planning policy, development proposals which affect landscape are primarily considered under Planning Policy Statement 2: Natural Heritage (2013). This sets out planning policies for development within an Area of Outstanding Natural Beauty, where proposals have to be sensitive to the distinctive special character of the area, the quality of their landscape, heritage and wildlife.
- 6.16 Similarly, Planning Policy Statement 6: Planning, Archaeology and the Built Heritage includes the requirement for area plans to identify and contain policies for Local Landscape Policy Areas. These are features or areas within or adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.
- 6.17 Other policies in relation to landscape, primarily related to protection from the adverse impacts of development are contained within Planning Policy Statements 3, 4, 7, 8, 10, 11, 12, 16, 18 and 21.

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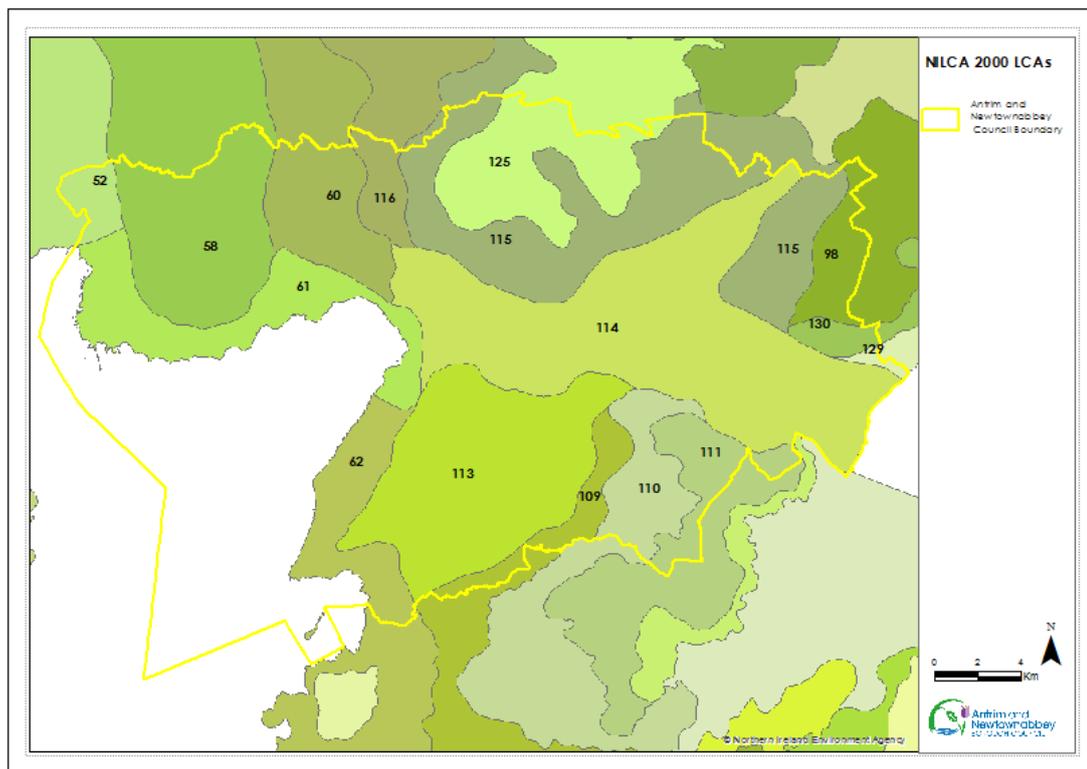
<sup>9</sup> European Landscape Convention (ELC) binding in UK from March 2007

### **Supplementary Planning Guidance**

- 6.18 The supplementary planning guidance 'Creating Places - Achieving Quality in Residential Development' (DOE, 2000) has been the principal guide for use by prospective developers in the design of all new housing areas. It identifies that new development should respect and protect environmental interests.
- 6.19 The supplementary planning guidance 'Living Places: An Urban Stewardship and Design Guide for Northern Ireland' (DOE,2014) is a key reference point for formulating LDPs and states that 'working with nature' is a key component of responsible place making.
- 6.20 Similarly the rural design guide, 'Building On Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' (DOE 2012) offers advice on considering landscape issues for developments in the rural area.
- 6.21 The Supplementary Planning Guidance, 'Wind Energy Development in Northern Ireland's Landscapes', (NIEA, 2010) provides a broad, strategic guidance in relation to the visual and landscape impacts of wind energy development in the Northern Ireland countryside.

### **Landscape Character Areas**

- 6.22 The character of the Northern Ireland landscape has been identified and classified in the Northern Ireland Landscape Character Assessment 2000 (NILCA 2000), which was published by Northern Ireland Environment Agency (NIEA). This document subdivided the landscape of Northern Ireland into 130 different landscape character areas (LCAs), each with a distinctive character; based upon local patterns of geology, land form, land use, cultural and ecological features. Each LCA has a detailed description of these assets, and of where they can be located. The LCA report indicates for each area, the principal forces for change and the key issues influencing landscape sensitivity. It also suggests specific landscape guidelines for each area based either around landscape management or establishing principles for accommodating development.
- 6.23 Within the Council area, 16 LCAs were originally identified from the areas originally surveyed in 1999 as seen in Figure 6.1. These areas follow complex landforms and therefore do not readily accord with council or other administrative boundaries.

**Figure 6.1: Landscape Character Areas NILCA 2000**

Source: NIEA, 2000.

6.24 As illustrated in figure 6.1 the main LCAs present in the Borough are 'Expansive Crumlin Farmland', 'Three and Six Mile Water Valleys' and the 'East Lough Neagh Points' and 'North Lough Neagh Shores'. The LCAs associated with the upland areas of Tardree to the north, Divis to the south and Carrickfergus to the east take up less of the Council area. The detail documents for all 16 LCAs can be viewed by following the hyperlinks in Table 6.1 below.

**Table 6.1: LCAs in Antrim and Newtownabbey Borough Council Area**

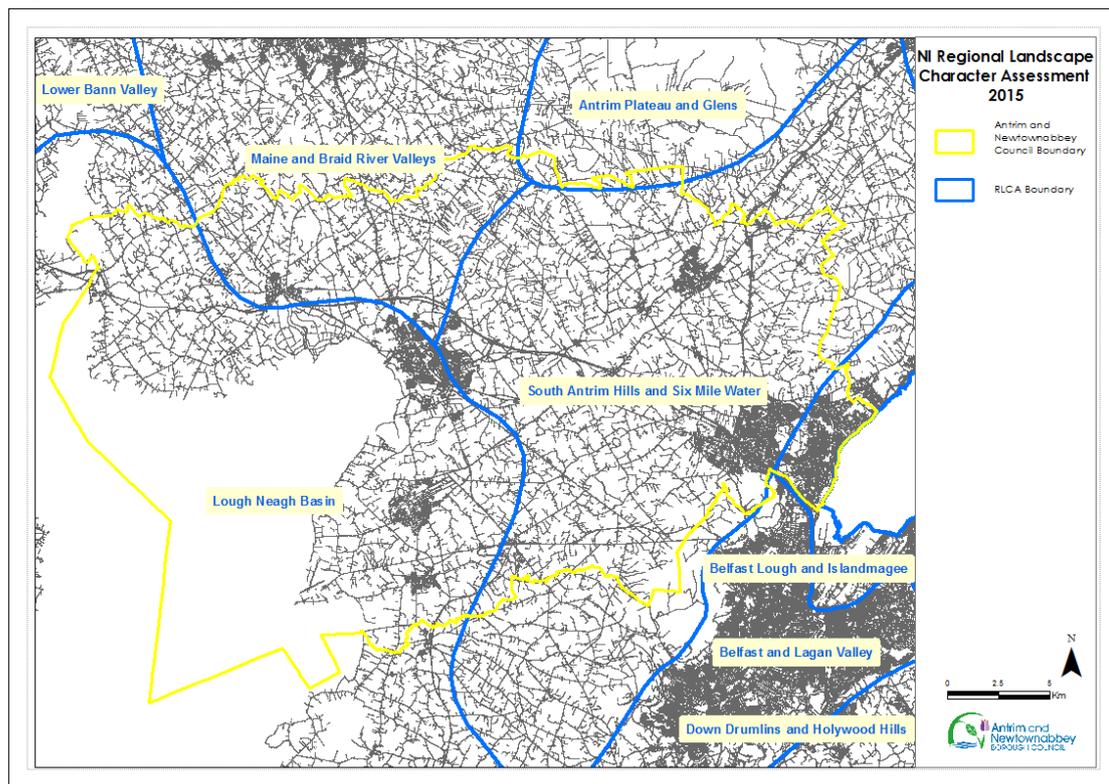
LCA	LCA No.	LCA Detail Document
Lower Bann Valley	52	<a href="#">LCA 52 Lower Bann Valley</a>
Long Mountain Ridge	58	<a href="#">LCA 58 Long Mountain Ridge</a>
River Main Valley	60	<a href="#">LCA 60 River Main Valley</a>
North Lough Neagh Shore	61	<a href="#">LCA 61 North Lough Neagh Shore</a>
East Lough Neagh Points	62	<a href="#">LCA 62 East Lough Neagh Points</a>
Carrickfergus Upland Pastures	98	<a href="#">LCA 98 Carrickfergus Upland Pastures</a>
Upper Ballinderry Plateau	109	<a href="#">LCA 109 Upper Ballinderry Plateau</a>
Derrykillultagh	110	<a href="#">LCA 110 Derrykillultagh</a>
Divis Summits	111	<a href="#">LCA 111 Divis Summits</a>
Expansive Crumlin Farmland	113	<a href="#">LCA 113 Crumlin Expansive Farmland</a>

Three and Six Mile Water Valleys	114	<a href="#">LCA 114 Three and Six Mile Water Valleys</a>
Tardree and Six Mile Water Slopes	115	<a href="#">LCA 115 Tardree and Six Mile Water Slopes</a>
Ballymena Farmland	116	<a href="#">LCA 116 Ballymena Farmland</a>
Tardree Upland Pastures	125	<a href="#">LCA 125 Tardree Upland Pastures</a>
Carrickfergus Shoreline	129	<a href="#">LCA 129 Carrickfergus Shoreline</a>
Carrickfergus Farmed Escarpment	130	<a href="#">LCA 130 Carrickfergus Farmed Escarpment</a>

6.25 As an update, NIEA published a draft **Northern Ireland Regional Landscape Character Assessment (NIRLCA)** in April 2015. It identifies 26 regional RLCAs for Northern Ireland based upon information on people and place; the combinations of nature, culture and perceptions which make each part of Northern Ireland unique. It is intended to form a framework for updating local-scale assessments which will replace the NILCA 2000. The following 5 RLCAs are present within our Borough and are illustrated in Figure 6.2:

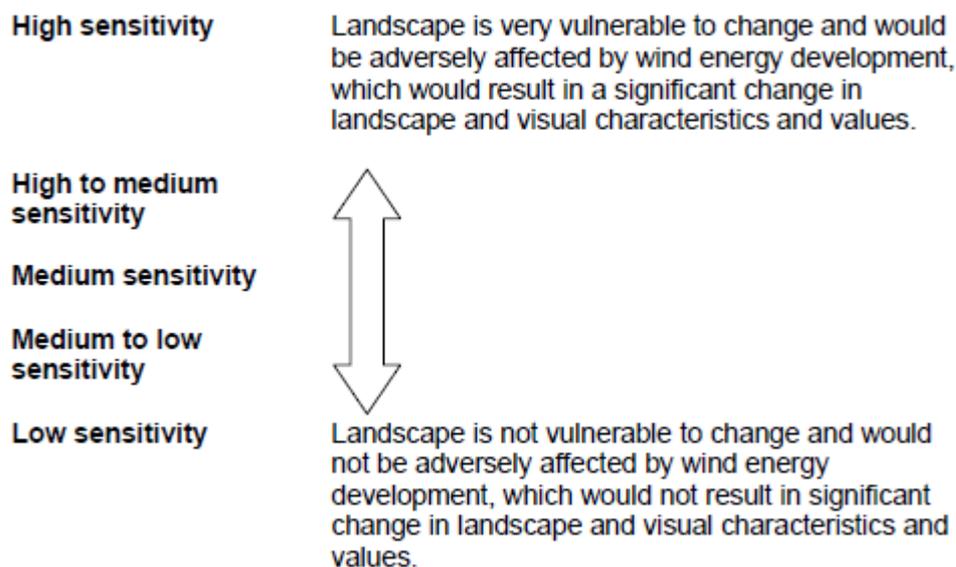
- Lough Neagh Basin;
- South Antrim Hills and Six Mile Water;
- Belfast Lough and Islandmagee;
- Antrim Plateau and Glens; and
- Maine and Braid River Valleys.

6.26 The detailed documents relating to these RLCAs can be viewed in the map viewer at, [NI Regional Landscape Character Map Viewer](#).

**Figure 6.2: NI Regional Landscape Character Areas 2015**

Source: NIEA, 2015.

- 6.27 As illustrated in Figure 6.2, the majority of the Borough is contained within the 'South Antrim Hills and Six Mile Water' RLCA and the 'Lough Neagh Basin' RLCA. The 'Maine and Braid River' RLCA contains an area north and northeast of Randalstown, with small parts of the Borough within the 'Antrim Plateau and Glens' RLCA and the 'Belfast Lough and Islandmagee' RLCA. As illustrated, these RLCAs cross Council administrative boundaries and are shared with the surrounding Councils of Mid and East Antrim, Belfast City, Lisburn City and Castlereagh, Mid Ulster and Armagh, Banbridge and Craigavon.
- 6.28 The supplementary planning guidance, '**Wind Energy Development in Northern Ireland's Landscapes**' provides a broad, strategic guidance in relation to the visual and landscape impacts of wind energy development in each of the 130 LCA's in Northern Ireland. While dealing more specifically with wind energy developments, it gives an indication of those LCAs which potentially are most impacted by development and their sensitivity to change.
- 6.29 For each LCA a description of sensitivity against a number of criteria was prepared. Each LCA was then given an overall sensitivity level using a five point scale as shown in Figure 6.3.

**Figure 6.3: Categorisation of Sensitivity to Wind Energy for LCAs**

Source: NIEA, 2010

6.30 Table 6.2 below shows the sensitivity rating for each LCA in the Borough.

**Table 6.2: Sensitivity to Wind Energy of LCAs**

LCA	LCA Number	Sensitivity to Change
Lower Bann Valley	52	High
Tardree and Six Mile Water Slopes	115	High
Divis Summits	111	High
Carrickfergus Farmed Escarpment	130	High
River Main Valley	60	High to Medium
Carrickfergus Upland Pastures	98	High to Medium
Three and Six Mile Water Valleys	114	High to Medium
Ballymena Farmland	116	High to Medium
Derrykillultagh	110	High to Medium
Upper Ballinderry Plateau	109	High to Medium
East Lough Neagh Points	62	High to Medium
North Lough Neagh Shore	61	High to Medium
Carrickfergus Shoreline	129	High to Medium
Tardree Upland Pastures	125	Medium
Long Mountain Ridge	58	Medium
Expansive Crumlin Farmland	113	Medium

Source: NIEA 2010

6.31 Table 6.2 shows much of the Borough is at the 'High' or 'High to Medium' end of the sensitivity scale in relation to wind energy development. These areas are primarily those with sensitive natural environments like Lough Neagh or the ridgetop areas like Divis Summits or rising land like the Carrickfergus Farmed Escarpment. The Expansive Crumlin Farmland, which constitutes much of the Borough is one of the least sensitive areas within the Borough, with 'Medium' sensitivity to wind energy development.

### **Areas of Outstanding Natural Beauty**

6.32 Areas of Outstanding Natural Beauty (AONBs) are designated primarily for their high landscape quality, wildlife importance and rich cultural and architectural heritage under the Nature Conservation and Amenity Lands (NI) Order 1985 (NCALO).

6.33 Development proposals in AONBs must be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. Proposals must also in the accordance with relevant plan policies.

6.34 There are at present, no AONBs contained within our Borough. The closest AONB is the 'Antrim Coast and Glens' which comes close to the boundary of the Borough, north of Ballynure in the vicinity of Ballyboley Forest.

### **Areas of High Scenic Value**

6.35 The Northern Ireland Landscape Character Assessment 2000 (NILCA) identified Areas of High Scenic Quality and defined them as landscapes of regional or local importance for their scenic quality, i.e. important landscape resources in their own right, regardless of location or setting.

6.36 The Areas of Scenic Quality identified in the NILCA are considered to be of regional significance and represent a second tier (below AONBs) in the hierarchy of landscape classifications. They are characterised by visually pleasing patterns or combinations of landscape elements, and by their generally unspoilt character, free from major intrusion. In addition, they may include significant sites or features of nature conservation, historic or cultural importance. Often they are visually prominent landscapes such as ridge tops, scarp slopes above settlements, and lough shores, and therefore many of these areas are particularly sensitive to change.

6.37 The Areas of Scenic Quality identified, were used as a basis to designate Areas of High Scenic Value (AOHSV) in BMAP in order to protect the setting of the Metropolitan Urban Area and other areas of particular landscape merit. There are therefore 3 AOHSV located within the Borough and are as follows:

- Carrickfergus Escarpment;
- Carnmoney Hill; and

- Belfast Basalt Escarpment.

- 6.38 These AOHSV can be viewed on the following BMAP maps, [BMAP Metropolitan Newtownabbey](#) and [BMAP Countryside](#).
- 6.39 BMAP states that planning permission will not be granted for development proposals that would be likely to have a significant adverse effect on the quality, character and features of interest in Areas of High Scenic Value.
- 6.40 The Antrim Area Plan predates the NILCA and therefore there are no Areas of High Scenic Value designated through that plan, however the NILCA identifies an Area of Scenic Quality along the Lough Neagh Shores. It is anticipated that additional designations will be brought forward through the detailed Countryside Assessment as the LDP progresses.

### **Local Landscape Policy Areas**

- 6.41 Local Landscape Policy Areas (LLPAs) consist of those features within or adjoining settlements considered to be of the greatest amenity value, landscape quality or local significance which are worthy of protection from damaging or undesirable development. They are multi-discipline, bringing together elements of landscape and both natural and built heritage assets and are designated through the LDP process.
- 6.42 Within the Borough there are 38 LLPAs designated under BMAP, which are located at:

#### Metropolitan Newtownabbey

- *Abbey;*
- *Ballycraigy;*
- *Ballymartin Water;*
- *Campbell Road/ Manse Road;*
- *Carnmoney Hill;*
- *Glengormley Park;*
- *Hazelbank;*
- *Loughshore Park;*
- *M5 Lagoon;*
- *Mossley Mill;*
- *Rathcoole;*
- *Rathmore;*
- *Sandyknowes;*
- *Three Mile Water;*
- *University of Ulster;*
- *Valley/Glas-na-Bradán;*

## Elsewhere in the Borough

- *Green Road, Ballyclare;*
- *Six Mile Water Corridor; Ballyclare;*
- *Ross's Avenue, Ballyclare;*
- *Ballyeaston;*
- *Main Street, Ballynure;*
- *Ballynure Water, Ballynure;*
- *Ballyrobert*
- *Doagh River Corridor, Corgy/Kilbride;*
- *Doagh River Corridor, Doagh;*
- *Burn Road, Doagh;*
- *Fisherwick House, Doagh;*
- *Station Road, Doagh;*
- *Straid;*
- *Ballycorr;*
- *Ballycriagy (Some as LLPA as designated in Metropolitan Newtownabbey);*
- *South East of Hillhead;*
- *Logwood Road, Hillhead;*
- *Hillhead Road 1, Hillhead;*
- *North West of Hillhead;*
- *Hillhead House, Hillhead Road, Hillhead;*
- *Ballymartin Water River Corridor, Millbank;*
- *Antrim Road, Millbank;*
- *Roughfort.*

6.43 The location, attributes and characteristics of each LLPA designated under BMAP can be viewed at [LLPAs in Newtownabbey](#).

6.44 BMAP states that in designated LLPAs, planning permission will not be granted for development that would be likely to have a significant adverse effect on those features, or combination of features, that contribute to the environmental quality, integrity or character. Where riverbanks are included within LLPAs, access may be required to the river corridor as part of the development proposals. Any access should not have an unacceptable adverse impact on the flora and fauna of the river corridor. Where proposals are within and/or adjoining a designated LLPA, a landscape buffer may be required to protect the environmental quality of the LLPA.

6.45 The AAP does not include any LLPA designations given the age of the Plan, however given the environmental quality, historic character and local significance of large parts of the former Antrim area, it is considered that the potential may exist for the designation of a significant number of LLPAs through the new LDP.

## Landscape Wedges

6.46 Landscape Wedges consist of rural and urban wedges. Within the former Newtownabbey Council area, a number of Rural Landscape Wedges have been designated through BMAP. These consist of buffer landscapes and open areas that can fulfil any of the following objectives:

- distinguish and maintain the separate identities of the component parts of the Metropolitan Area;
- prevent the merging of the component parts of the Metropolitan Area;
- provide an important element in defining and protecting the setting of settlements ;
- maintain the rural character of the countryside.

6.47 Within designated Rural Landscape Wedges, BMAP states that planning permission will be granted for development proposals that are compliant with prevailing regional planning policy and which meet the following criterion:

- Visual separation between settlements is maintained.

6.48 BMAP designates the following Rural Landscape Wedges, which can be viewed at [BMAP Countryside Map](#):

- Ballyclare - Between Ballyclare and Hillhead;
- Ballyeaston - Between Ballyeaston and Ballyclare; and
- Greenisland - Between Greenisland and Jordanstown.

## Key Findings

6.49 The following key findings in relation to landscape have been identified:

- Councils are required to take into account Landscape Character Assessments when formulating their LDP.
- There are 2 key pieces of guidance, the Northern Ireland Landscape Character Assessment 2000 (NILCA) and the Northern Ireland Regional Landscape Character Assessment (NIRLCA) 2015. The NIRLCA is intended to act as a framework for updating the NILCA.
- The NILCA identifies 16 Landscape Character Areas in the Borough, the main ones being, 'Expansive Crumlin Farmland' and 'Three and Six Mile Water Valleys'.
- The NIRLCA identifies 5 Regional Landscape Area, with the majority of the Borough contained within the 'South Antrim Hills and Six Mile Water' RLCA and the 'Lough Neagh Basin' RLCA.
- The supplementary guidance 'Wind Energy Development in NI' identifies much of the Borough as being of 'High to Medium' sensitivity to wind

energy development and change. The 'Expansive Crumlin Farmland' which takes up much of the Borough is identified as 'Medium' sensitivity.

- There are no Areas of Outstanding Natural Beauty within the Borough; however the closest AONB lies to the north of Ballynure, which is the Causeway Coast and Glens.
- There are at present 3 Areas of High Scenic Value which lie within or partly within the Borough, as designated through BMAP. These are at Carrickfergus Escarpment, Carnmoney Hill and Belfast Basalt Escarpment.
- Potential may exist for the designation of further Areas of High Scenic Value within the former Antrim Borough, particularly associated with Lough Neagh.
- In the Borough there are 38 Local Landscape Policy Areas within and adjoining settlements as designated through BMAP and none within the AAP.
- Significant potential exists to identify more LLPAs within the former Antrim Borough given its high quality landscape.
- There are 3 Rural Landscape Wedges designated through BMAP to prevent coalescence between settlements, both north and south of Ballyclare and between Jordanstown and Greenisland.

## 7 Flood Risk

### Local Policy Context

#### Existing Area Plans

- 7.1 Antrim Area Plan 1984-2001 and its three alterations are largely silent on flooding and flood risk, apart from mentioning drainage difficulties on a number of sites by Belfast International Airport. It further states that storm water from within lands zoned for development can be accommodated by the existing watercourse systems, subject to the approval of discharge points. It warns that in some cases downstream improvement works may be required in advance of significant development.
- 7.2 BMAP 2015 was adopted more recently in 2014, and therefore its flood risk management evidence base is comparatively up-to-date. Zoned sites on or adjacent to floodplains include Key Site Requirements to mitigate and manage flood risk.

#### Existing Operational Policy

- 7.3 PPS 15 Revised: Planning and Flood Risk (2014) adopted a precautionary approach to development and the use of land that takes account of climate change and emerging information relating to flood risk through the implementation of the EU Floods Directive in NI and the implementation of sustainable drainage systems.
- 7.4 Consequently, the LDP should not bring forward sites or zone land that may be susceptible to flooding, or that would increase the likelihood of flooding elsewhere, now or in the future, unless in exceptional circumstances.
- 7.5 In certain cases, development within areas of flood risk may still proceed, for example where a proposal is deemed to be of overriding regional importance or is accepted as an exception to the policy for development in floodplains. Where, exceptionally, a new LDP brings forward such a site, it will explain the rationale and set out the measures necessary to manage or mitigate the risk.
- 7.6 Consideration should be given to assessing and managing the flood risk through the adaptation of suitable flood proofing measures. For new development, permanent solutions which incorporate flood proofing into the structure of the building, such as by raised floor levels and impermeable walls will be preferred to other temporary measures. Below ground occupancy and basements should be avoided. During the LDP process, flood risk may also be considered in the definition of settlement limits and in the designation of new settlements.
- 7.7 PPS 15 also points out how the LDP may also need to consider the potential implications of flood risks beyond the Plan area. This may be necessary where:

- a. development in locations beyond the Plan area has the potential to impact upon flood risk within the Plan area; or
- b. Plan proposals could cause or increase the potential for flood risk in locations beyond the Plan area.

7.8 The PPS further explains how the LDP has a role to play in furthering a more sustainable approach to flood management. This includes a number of measures such as:-

- Flood avoidance through the careful selection of housing and economics zonings;
- identifying floodplains and safeguarding them from development likely to impact upon their flood storage and conveyancing capacity;
- identifying and safeguarding from development areas of storm exceedance; and
- promoting sustainable drainage schemes. (SuDS)

7.9 Floodplains and other land important for flood storage or conveyance or sustainable drainage, within or adjacent to settlements can often form important strategic networks of green and / or blue infrastructure. These areas are often important in terms of biodiversity, providing meadowlands and wildlife corridors.

### **Flood Maps**

7.10 The [flood maps](#)<sup>10</sup> produced by Rivers Agency are the key element of flood risk evidence. In 2008, work commenced on the Strategic Flood Map. These used broad scale modelling methodology which had clear limitations. Estimated floodplain outlines and inundation areas were not considered to be sufficiently accurate to determine flood risk to a specific point location.

7.11 In 2013 detailed flood maps for 20 'Significant Flood Risk Areas', as well as a further 49 'Areas for Further Study' were published. The level of detail was greatly improved and they were considered suitable for determining the level of risk to individual properties and specific point locations. For the geographical areas that are not covered by this detailed mapping, the Strategic Flood Map will apply. If these do not provide sufficient detail, a commissioned flood risk assessment may be required.

7.12 The Department for Infrastructure will continue to work with stakeholders to produce catchment-based plans that contain appropriate, affordable solutions that reduce flood risk and protect and enhance the environment.

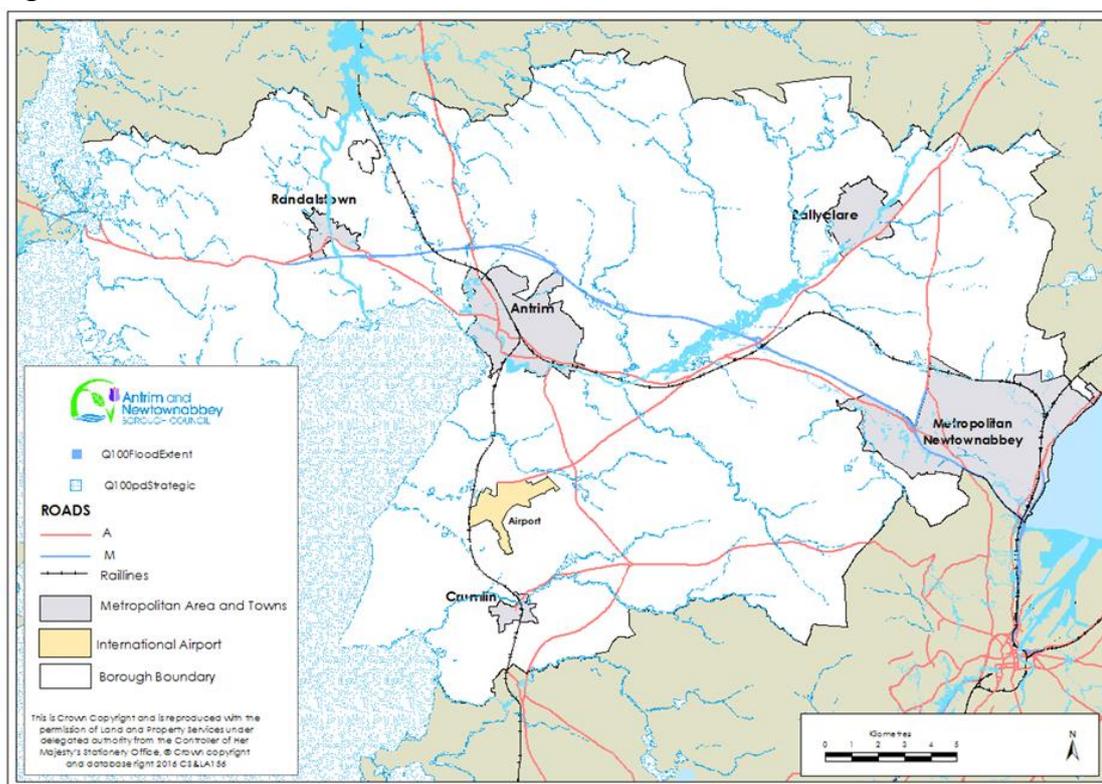
7.13 The flood maps do not show floodplains for any watercourse where the catchment area is less than 3km<sup>2</sup>. Should there be flooding concerns for such a

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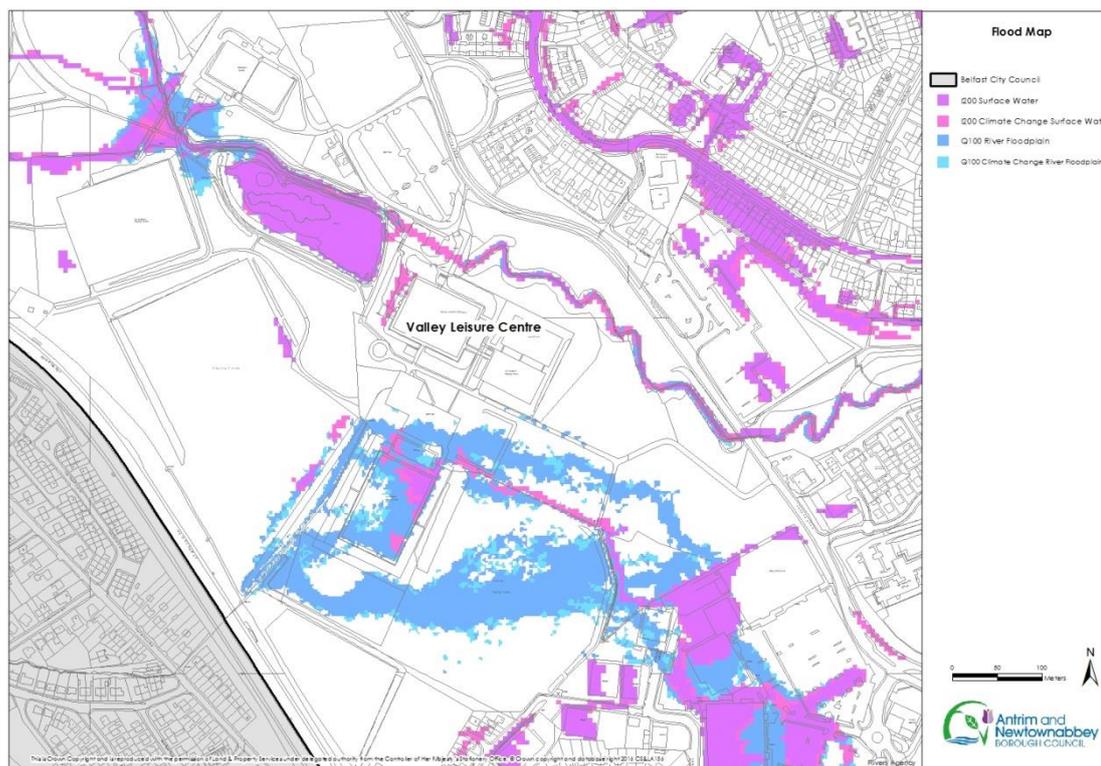
<sup>10</sup> <http://riversagency.maps.arcgis.com/>

catchment area, a tailored assessment may be required. A map showing demonstrating Flood Risk within the Borough can be seen in Figure 7.1 below.

**Figure 7.1: Flood Risk**



- 7.14 Flood Hazard Maps are available for pluvial (surface) water, however they have been produced using a strategic model and consequently, they should be viewed as indicative maps and only to identify general areas that may be prone to surface water flooding. Local knowledge may be of benefit for future recording historic pluvial flooding within the Borough.
- 7.15 Within the flood maps, there are two distinct series of map layers which are titled 'Present Day' and 'Climate Change'. The Present Day map layer was established through modelling techniques which use meteorological, river flow and sea level data which is relevant at this point in time and to that extent this has taken account of any changes to our climate that has already occurred. The Climate Change map layer has been produced to reflect the floodplain outlines for the year 2030. This has been based on the best available predictions for the meteorological conditions and sea levels at that time. An example of the Rivers Agency Flood data can be seen below in Figure 7.2.
- 7.16 The Department for Infrastructure is committed to providing the best available flood risk information and therefore updates and revisions to flood maps will be provided as appropriate.

**Figure 7.2: Example of Rivers Agency flood data.**

## Reservoirs

- 7.17 The Reservoirs Act (Northern Ireland) 2015 introduces legislation for reservoir safety in Northern Ireland for controlled reservoirs. The Act introduces a regime for the management and regulation of controlled reservoirs, in order to protect human life, the environment, economic activity and cultural heritage from the risk of flooding.
- 7.18 A controlled reservoir is a structure designed or used for collecting and storing water, which is capable of holding 10,000 m<sup>3</sup> or more of water above the natural level of any part of the surrounding land. This includes smaller adjacent reservoirs where water can flow between them and where the combined capacity is 10,000 m<sup>3</sup> or more above the natural level of any part of the surrounding land.
- 7.19 Reservoir flooding is extremely unlikely to happen. A maintenance and management regime is in place to ensure that reservoirs are inspected regularly and that essential safety work is carried out.
- 7.20 [Reservoir flood maps](http://riversagency.maps.arcgis.com/)<sup>11</sup> have been prepared by Rivers Agency to provide an indication of the areas that could be affected by reservoir flooding.

<sup>11</sup> <http://riversagency.maps.arcgis.com/>

Information on specific reservoirs within the Borough can be found in the [Reservoirs in Northern Ireland Information Booklet](#)<sup>12</sup> prepared by Rivers Agency.

7.21 There are 12 controlled reservoirs located in the Borough at:-

- Artoges Dam;
- Greenmount College;
- Lower Potterswall Reservoir;
- Upper Potterswall Reservoir;
- Boghill Dam;
- Breckenhill Dam;
- Hydepark Dam;
- Millvale;
- Mossley Mill;
- Springvale;
- Straid Dam and;
- Tildarg Dam.

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<sup>12</sup> <https://www.infrastructure-ni.gov.uk/sites/default/files/publications/dard/reservoirs-in-northern-ireland-by-council-area.pdf>

## 8 Other Constraints

- 8.1 In addition to the preservation of our built heritage, protection of our natural environment and avoidance of flood risk, there are a range of factors that should be considered during the planning process that may constrain development. These include:
- Quarries;
  - Mineral Reserves;
  - Airport Safety Zones;
  - COMAH sites; and
  - Unneighbourly Uses.
- 8.2 When considering the right location for various land uses, we are often guided by constraints. These may include distance from transportation infrastructure, or lack of supporting community facilities. Constraints are interpreted differently depending on the stakeholder's interest, and while most are regarded negatively, some constraints are opportunities to encourage sensitive design, such as environmental designations, archaeological remains, or Conservation Areas. This illustrates that constraints do not always prevent development, but rather, mitigating measures should be implemented.
- 8.3 Within this evidence paper, constraints are focused on flood risk, quarrying, airport safety zones and COMAH sites. Other conceived constraints, such as the natural and built heritage, gas pipeline and areas of mineral constraint are detailed in supporting evidence papers under the relevant topic.

### Regional Policy Context

- 8.4 The **Sustainable Development Strategy** provides a framework that can support and inform decisions to progress the sustainability agenda in Northern Ireland. It adopts Guiding Principles in order to achieve its vision of developing a society in a sustainable way. It 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.
- 8.5 One of the SDS's Guiding Principle is to live within environmental limits, to not only respect the planet's environment, resources and biodiversity, but to also improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.
- 8.6 Within the RDS many policies deal with overcoming various constraints; however Policy RG12 is of particular interest to this evidence paper as it deals with flood risk management.

- 8.7 The SPPS sets out regional planning policies and must be taken into account in the preparation of Local Development Plans. Its policies are also material to all decisions on individual planning applications and appeals.
- 8.8 When describing the purpose of planning, the SPPS reminds us that a key dimension of sustainable development for Northern Ireland is economic growth. This requires the planning system to continue to provide protection to the things we cherish most about our built and natural environment, including our heritage assets while unlocking development potential, supporting job creation and aiding economic recovery for the benefit of all our people.
- 8.9 The document clarifies that the planning system operates in the public interest of local communities and the region as a whole, and encompasses the present as well as future needs of society. It does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Good neighbourliness and fairness are among the yardsticks against which development proposals will be measured.
- 8.10 The document also reminds us that when place-making, planning authorities should make efficient use of existing capacities of land, buildings and infrastructure, including support for town centre and regeneration priorities in order to achieve sustainable communities where people want to live, work and play now and into the future. Identifying previously developed land within settlements including sites which may have environmental constraints (e.g. land contamination), can assist with the return to productive use of vacant or underused land. This can help deliver more attractive environments, assist with economic regeneration and renewal, and reduce the need for green field development.
- 8.11 'Sustainable Water – A Long-Term Water Strategy for Northern Ireland (2015 – 2040)' sets out a range of initiatives to deliver the Executive's long term goal of a sustainable water sector in Northern Ireland. The Strategy recognises how planning can impact on flood risk and water quality and aims to ensure that existing water and sewerage infrastructure and investment proposals inform future planning decisions and the preparation of Local Development Plans.
- 8.12 The Strategy sets out a number of matters that our new LDP will need to take into account which are summarised below:
- Consideration of flood risk using up to date information on the risk from all significant sources of flooding;

- Prevention of inappropriate development in high flood risk areas and ensure that future development does not increase flood risk;
- Exceptional development within high flood risk areas must make provision for adequate mitigation measures;
- Ensure surface water drainage is adequately addressed; and
- Planning policy should promote sustainable water and sewerage services by making appropriate space for water and sewerage infrastructure including sustainable drainage systems.

8.13 Turning to economic development, the SPPS reminds us that some proposed developments may be incompatible with nearby economic development enterprises, either already operating, or approved. For example, activities giving rise to emissions such as dust, odour or micro-organisms may be incompatible with industrial enterprises requiring a particularly clean and contaminant free environment. Examples of the latter include pharmaceuticals, medical products, food products and research and development. Often, an individual enterprise engaged in one of these sectors will offer employment in specialised jobs and of significant importance to the local or regional economy. Accordingly, it is in the public interest to ensure that their operations are not unduly compromised through incompatible development.

8.14 In other cases, incompatibility could arise when new residential development is approved in proximity to an existing economic development use that would be likely to cause nuisance, for example through noise, pollution or traffic disturbance. Where it is clearly demonstrated that a proposal for new or expanded development would prejudice the future operation of an established or approved economic development use, then it will normally be appropriate to refuse the application. However, it is incumbent on the planning authority to explore all reasonable means of mitigation with the developer and the established enterprise prior to determining the application.

8.15 The SPPS continues by explaining that where appropriate, LDPs should identify previously developed land within settlements for potential economic development use. Although not all previously developed sites may be available or feasible in the short term, (for example, some previously developed sites may be subject to land contamination), areas should be identified, in consultation with relevant bodies, where investment in site assembly, remediation, infrastructure and environmental improvement will enable successful economic development in the longer term.

### **Current Operational Policy Context**

8.16 As detailed in the introduction, constraints within this evidence paper are focused on flood risk, quarrying, airport safety zones, and COMAH sites. Other conceived constraints, such as the natural and built heritage, are detailed in

supporting evidence papers under the relevant topic. The following details on current operational policy are therefore specific to constraints mentioned in this topic paper.

### **PPS 11: Planning and Waste Management (2002)**

- 8.17 This document reminds us that, when preparing a development plan, consideration must be given to the likely extent of future waste management facilities. Plans should consider the potential impact of existing or approved waste management facilities when zoning adjoining lands for other forms of development and the need to separate incompatible land uses. The document also reminds planning authorities of the COMAH Directive, and that development plans must consider the need to maintain an appropriate distance between establishments where hazardous substances are present and residential areas, areas of public use or areas of nature conservation interest.
- 8.18 Policies within this PPS that are relevant to this topic include;
- Policy WM 1 Environmental Impact of a Waste Management Facility
  - Policy WM 2 Waste Collection and Treatment Facilities
  - Policy WM 3 Waste Disposal
  - Policy WM 5 Development in the Vicinity of Waste Management Facilities

### **PPS 12: Housing in Settlements (2005)**

- 8.19 This PPS commences by discussing the process for allocating housing land and using the sequential approach which considers site constraints, along with other factors. This is expanded in Appendix 1, where it explains Urban Capacity Studies.

### **PPS 18: Renewable Energy (2009)**

- 8.20 Minimising the risk of landslide or bog burst is a consideration of wind turbine development. Policy RE 1 – Renewable Energy Development, states that applications for wind energy development will be required to demonstrate that the development will not create a significant risk of landslide or bog burst, among other considerations.

### **A Planning Strategy for Rural Northern Ireland**

- 8.21 Policy Min 5 – Mineral Reserves, states that surface development which would prejudice future exploitation of valuable mineral reserves will not be permitted.

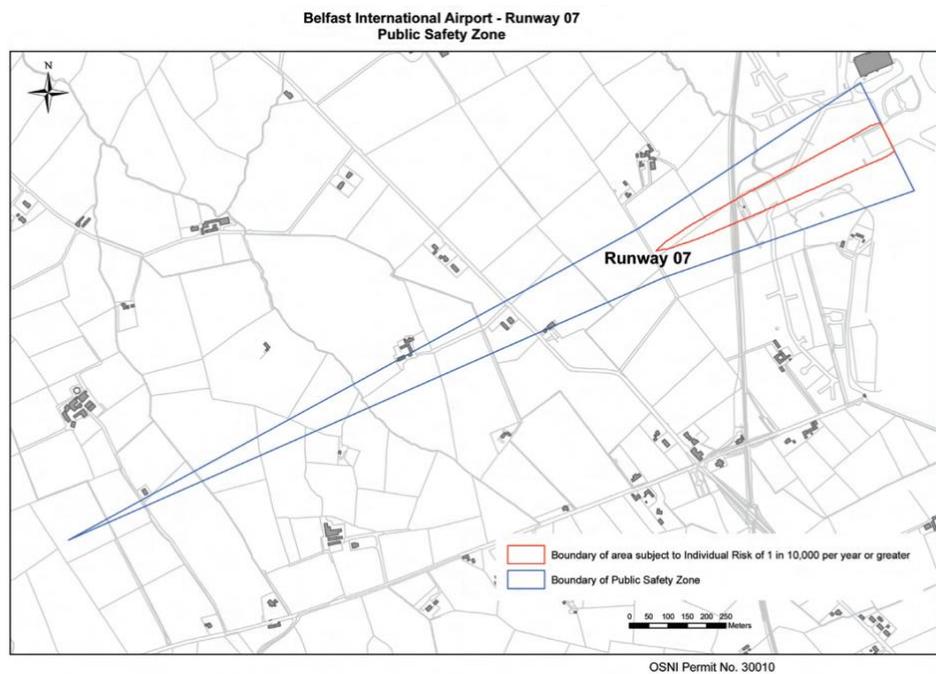
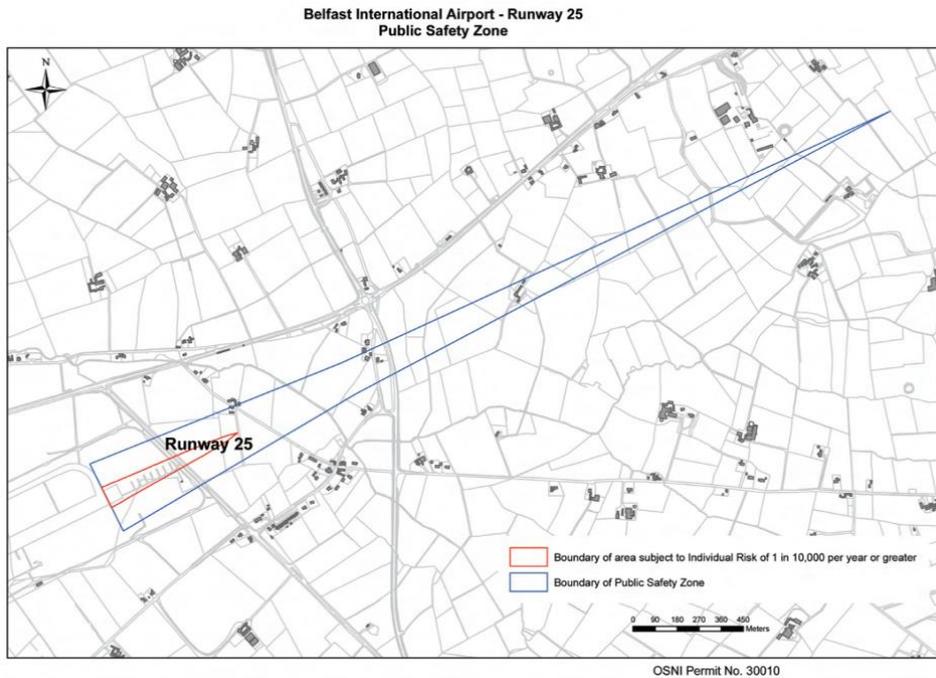
Policy Areas in respect of such minerals will, where appropriate, be defined in development plans.

- 8.22 Policy Min 6 – Safety and Amenity, states that particular regard will be given to the safety and amenity of the occupants of developments in close proximity to mineral workings. It further states that the continuous and disruptive nature of mineral operations make them 'bad neighbours', particularly of housing.
- 8.23 This policy explains that the potential for conflict will be reduced by requiring a degree of separation to be kept between mineral workings and other developments particularly where mineral operations involve blasting. The distance required will vary according to the nature of the mineral operations and neighbouring developments.
- 8.24 In relation to proposals to extract minerals by underground methods, careful consideration will be paid to the effect such developments are likely to have on the stability of the surface lands directly above and surrounding the mine areas. Where there are existing buildings, in particular housing, on these surface lands planning permission for mining will not normally be permitted.

#### **Airport Public Safety Zones (2007)**

- 8.25 Public Safety Zones are areas of land at the ends of a runway at the busiest airports in the UK, within which development is restricted in order to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take-off or landing. This document supersedes the Public Safety Zone for Belfast International Airport as adopted under Antrim Area Plan 1984-2001, and defines a new and extended boundary, as illustrated in Figure 8.1 overleaf.

**Figure 8.1: Extracts from Airport Public Safety Zones (2007) illustrating Belfast International Airport's boundaries.**



### **Supplementary Planning Guidance to PPS 4: Policy PED 8 'Development Incompatible with Economic Development Uses' (2012)**

- 8.26 Policy PED 8 of PPS 4 seeks to safeguard existing or approved economic development uses from incompatible development that would prejudice future operations. This guidance document provides clarification in regard to the circumstances referred to in the policy where certain types of economic development use would be incompatible with existing or approved industrial undertakings requiring a particularly contaminant free environment.
- 8.27 Economic development activities that by their nature emit dust, odour, or other contaminants may have the potential to impact upon 'sensitive industrial enterprises'. Some sources of these emissions include the following:
- Dust - quarrying, manufacture of cement / concrete products, landfill;
  - Odour some agri-food business (e.g. intensive farms, dairies, slaughterhouses and rendering plants) and waste management activities (e.g. landfills, waste transfer stations, composting, land spreading, mechanical biological treatment facilities, hazardous waste treatment facilities, sludge treatment facilities);
  - Microbial contamination (micro-organisms and particles) – some agri-food business (e.g. slaughter houses and rendering plants), clinical or municipal waste treatment facilities; and
  - Viral contamination – contamination from viruses emanating from food and other sources that are present in municipal waste.
- 8.28 This list is not exhaustive. Also, activities that generate significant levels of noise and vibration or which have indirect effects, for example, attracting pests such as flies to the area, may have potential to impact upon 'sensitive industrial enterprises'.

### **Supplementary Planning Guidance – Managing Stormwater – A Strategy for Promoting the Use of Sustainable Drainage Systems (SuDS) within NI (2011)**

- 8.29 The recommendations of this NIEA Strategy have been endorsed by the Assembly Environment Committee, and an inter-departmental agency (known as Stormwater Management Group (SMG)) has been established to facilitate implementation. The aims of the SMG have informed planning policy and should be regarded during the LDP process.
- 8.30 Key deliverables identified by the SMG to deliver implementation by 2017 are as follows:
- Implementation strategy for sustainable drainage in Northern Ireland;
  - Legislation which will enforce sustainable drainage;
  - Technical guidance for the most effective sustainable drainage systems;

- Approval Body which will assess and approve sustainable drainage proposals for new and retrofit schemes. This body will work closely with planning authorities; and
- New Companies will be created to service the new sustainable drainage.

### **Other guidance**

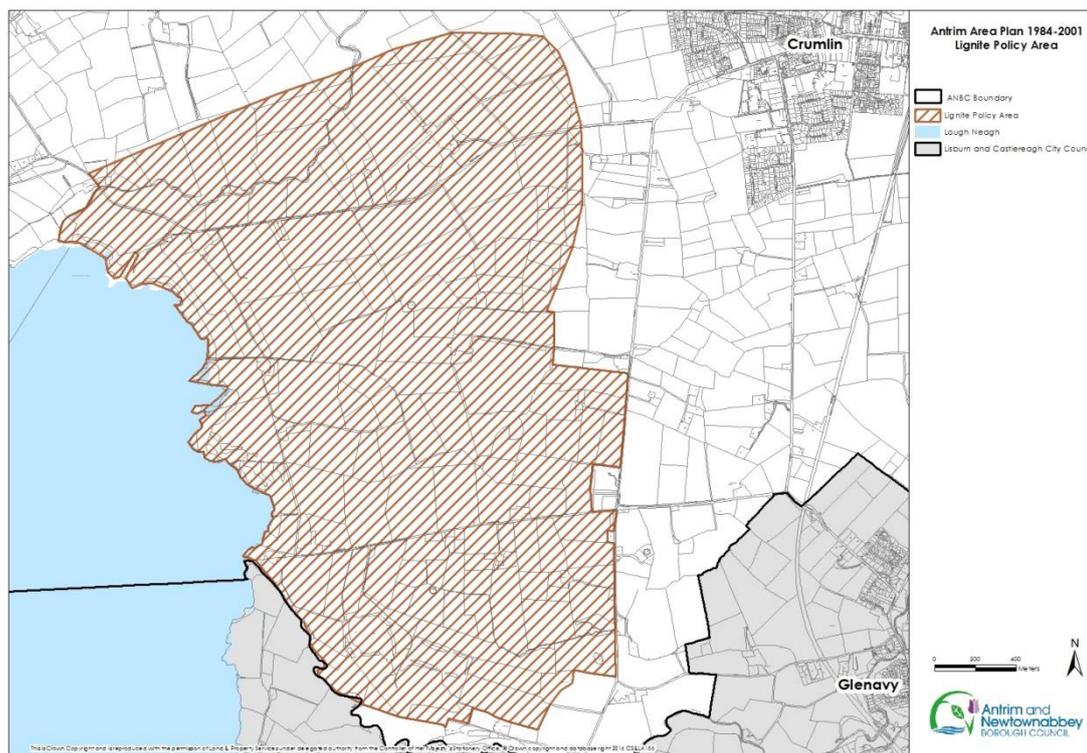
#### **The Reports of the Blasting Control Working Group, DOE 1995**

8.31 This document has been used internally as a guideline in relation to issues relating to mineral extraction. Key issues that need to be taken into consideration are ground vibration, frequency of blasting, noise, separation distances and air over pressure. As such a guideline of at least a 100 metre separation distance between an active blasting quarry and any new dwellings is currently operated.

### **Local Policy Context**

#### **Existing Area Plans**

- 8.32 While the Airport Public Safety Zones (2007) document supersedes the provisions the Public Safety Zone in Antrim Area Plan, the Plan does make further specifications to protect neighbouring land uses from such factors as noise, inappropriate development, and traffic congestion.
- 8.33 In terms of quarrying, the Plan reminds us that they should ideally avoid prominent locations and proximity to residential developments. Where increased traffic from a proposed mineral development would prejudice the safety and convenience of road users the Planning Authority will normally refuse planning permission unless the roads can be satisfactorily improved.
- 8.34 The Plan further states that the Planning Authority aims to protect the proven reserves of lignite and of any mineral of outstanding importance by limiting surface developments which would prejudice the recovery of those reserves. The Plan defines a Lignite Policy Area, as illustrated in Figure 8.2.

**Figure 8.2: Lignite Policy Area as defined in Antrim Area Plan 1984-2001**

- 8.35 While valuable minerals reserves should be safeguarded until their exploitation becomes economically viable, this is a difficult balance to achieve as the landowners on the surface may wish to develop their land.
- 8.36 The Plan was adopted prior to COMAH regulations and as such does not mention them.
- 8.37 When discussing mineral extraction, BMAP focuses on the need to protect the natural environment in the countryside and leaves all other aspects to be assessed under operational policy, such as PPSs and relevant sections of PSRNI. The Plan refers to the Minerals Resource Map as a tool to assist future decisions on a county to county basis. There is no mention of considering other neighbouring land uses, and the Plan does not designate any mineral policy areas.
- 8.38 BMAP does not describe COMAH sites, nor are they illustrated on Plan maps.

### **Health and Safety Executive NI (HSENI)**

- 8.39 The Control of Major Accident Hazards (COMAH) Regulations ensure that businesses take all necessary measures to prevent major accidents involving dangerous substances and limit the consequences to people and the environment of any major accidents which occur. As such COMAH sites are identified for businesses/operators to ensure that the relevant group is consulted in relation to any planning applications.
- 8.40 The LDP must have regard to the prevention of major accidents and limiting their consequences. It should also consider the long-term need for appropriate

distances between hazardous establishments and population or environmentally sensitive areas. Additional measures for existing establishments may be required so that risks to people in the area are not increased.

- 8.41 When considering development proposals around hazardous installations it is essential that the advice of the HSENI is sought on the risks presented by major accident hazards affecting people in the surrounding area.
- 8.42 At present there is one COMAH zone within the Borough located around the waste water treatment works at Dunore Point near to Lough Neagh

### **Key Findings**

- 8.43 The following key findings in relation to other constraints have been identified through the evidence contained in the paragraphs above:
- Constraints within this evidence paper are focused on flood risk, quarrying, airport safety zones, and COMAH sites. Other conceived constraints, such as the natural and built heritage, are detailed in supporting evidence papers under the relevant topic;
  - The Local Development Plan will need to consider existing and potential constraints in the preparation of planning policy and the zoning of sites;
  - There is a public safety zone within the Borough associated with Belfast International Airport, where development is restricted in order to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take-off or landing;
  - There is one lignite policy area at Crumlin;
  - There is one COMAH site at Dunore Point Water treatment Works;
  - The greater part of flood risk evidence will be based on flood maps produced by DARD (now Dept. for Infrastructure);and
  - The Borough has 12 such 'controlled' reservoirs.

## Appendix 1: Strategic Settlement Appraisals

A short strategic appraisal has been completed for each existing settlement comprising a summary of key statistics and a strategic evaluation. The evaluation is based upon the housing evaluation framework detailed in the RDS (Table 3.2, p. 42) which includes the following tests.

Resource Test	Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.
Environmental Capacity Test	An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made.
Transport Test	Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.
Economic Development Test	The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed.
Urban and Rural Character Test	Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement.
Community Services Test	The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed.

It should be noted that at this stage of plan preparation, only a high level strategic evaluation has been completed. It is considered this is sufficient to inform the preparation of preferred options. More detailed appraisals will be prepared to inform the draft Plan Strategy.

### Settlement Statistics

Settlement	Area in hectares	Population	Households	Average Household Size (persons)
Metropolitan Newtownabbey*	2822.88	65703	26263	2.50
Antrim	1304.59	23353	9576	2.44
Ballyclare	495.33	9919	4026	2.46
Crumlin	127.98	5099	1763	2.89
Randalstown	188.91	5099	1991	2.56
Ballyeaston	7.20	99	41	2.41
Ballynure	29.03	977	380	2.57
Ballyrobert	24.27	659	231	2.85
Burnside (Cogry/Kilbride)	33.74	1246	467	2.67
Doagh	59.25	1390	592	2.35
Dunadry	26.21	430	190	2.26
Parkgate	22.71	676	256	2.64
Straid	10.40	384	154	2.49
Templepatrick	68.94	1437	605	2.38
Toome	58.48	781	263	2.97
Ballycor	7.04	92	32	2.88
Ballycraigy	3.64	72	22	3.27
Bruslee	1.47	17	6	2.76
Craigarogan	6.53	58	27	2.15
Creggan-Cranfield	13.74	110	34	3.24
Groggan	7.60	135	54	2.50
Hillhead	12.33	150	59	2.54
Killead	4.26	81	32	2.53
Kingsmoss	2.70	44	16	2.75
Lowtown	1.59	23	8	2.85
Millbank	9.55	140	47	2.98
Milltown	9.16	115	39	2.95
Moneyglass	9.36	103	38	2.71
Roughfort	9.45	215	86	2.50
Tildarg	2.07	22	8	2.79

\*For the purposes of this paper, Metropolitan Newtownabbey includes that part of Greenisland transferred to the Borough of Antrim and Newtownabbey in April 2015 which extends to 20.50 hectares with an estimated 2011 population of 148 persons.

## Metropolitan Newtownabbey

### Key Statistics:

Area: 2822.88ha

Population: 65,703

Population density: 23 persons/ha

Households: 26,263

Household density: 9 households/ha

Estimated housing land supply: 170.3ha (4430 units)

Estimated employment land supply: 125ha

### Strategic Evaluation

Resource Test	The settlement is well provided for being the main urban area within the Borough. A water supply is available and waste water treatment is through Whitehouse works which has further capacity.
Environmental Capacity Test	The settlement is shaped by the Belfast Hills to the south, Carnmoney Hill in the centre, Carrickfergus escarpment to the north and Belfast Lough to the east, with these landforms providing constraints to further development in these areas.
Transport Test	The settlement is well located in relation to transport infrastructure being situated upon both the eastern seaboard and north-western key transport corridors which provide links to all the region's main gateways.
Economic Development Test	The scale of the settlement provides an opportunity to facilitate the development of major economic investments.
Urban and Rural Character Test	The settlement is predominantly urban in scale; however some of the suburbs contain an historic village at their core. Mallusk in particular is separate from the contiguous residential areas of the rest of Metropolitan Newtownabbey.
Community Services Test	The settlement performs an important role in providing a broad range of services for the resident population and that of neighbouring areas.

## Antrim

### Key Statistics:

Area:	1304.59ha		
Population:	23,353	Population density:	18
Households:	9,567	Household density:	7

Estimated housing land supply: 126.10ha (3,509 units)

Estimated employment land supply: 10ha

### Strategic Evaluation

Resource Test	The settlement is well provided for being the second largest within the Borough. A water supply is available and waste water treatment is through Antrim works which has further capacity.
Environmental Capacity Test	Lough Neagh and the Shane's Castle Estate constrain development to the west of the town. The Six Mile Water flows through the town and has a flood plain which should be kept free from development.
Transport Test	The town is well located at the point that the Northern and North-Western key transport corridors intersect. Rail lines provide services northwards towards Coleraine and eastwards to Belfast.
Economic Development Test	Much of the zoned employment land has been developed and further land is required to accommodate jobs growth. The town is a main hub and the appropriate level of economic development should reflect this status.
Urban and Rural Character Test	The town is predominantly urban in character with an historic core. Much of the suburban area reflects the settlement's 'new town' heritage. There are pockets of rural character at the town's fringe that should be protected such as the riparian environment along the Six Mile Water.
Community Services Test	The town possesses a good range of services which are indicative of its status as a main hub. These facilities provide for both the resident population and that of neighbouring towns and villages in a broad rural hinterland.

## Ballyclare

### Key Statistics:

Area: 495.33ha

Population: 9,919

Population density: 20

Households: 4,026

Household density: 8

Estimated housing land supply: 165.8ha (3500 units)

Estimated employment land supply: 10ha

### Strategic Evaluation

Resource Test	A water supply is available. Waste water is treated at the town's sewage works.
Environmental Capacity Test	The Six Mile Water flows through the town and has a flood plain which constrains development.
Transport Test	The town is located on a trunk road (A57) which provides a link from the M2 at Templepatrick towards the port of Larne. Bus services connect the town with Belfast, Antrim and surrounding villages. Congestion is experienced in the town centre which it is hoped will eventually be relieved by the proposed western relief road.
Economic Development Test	The settlement is predominantly a dormitory town with the extent of employment opportunities not commensurate with its growing population. Consequently an opportunity exists to potentially rebalance this situation.
Urban and Rural Character Test	The town is urban in nature with an historic core surrounded by extensive suburban neighbourhoods.
Community Services Test	The town contains a small range of services that provide for the town and surrounding villages.

## Crumlin

### Key Statistics:

Area:	127.98ha		
Population:	5,099	Population density:	40
Households:	1,763	Household density:	14

Estimated housing land supply: 15.3ha (400 units)

Estimated employment land supply: none

### Strategic Evaluation

Resource Test	A public water supply is available. A public sewage system is available which is served by Antrim WWTW, which has significant spare capacity.
Environmental Capacity Test	Crumlin Glen and River constrains growth to the North of the settlement. There is potential for flooding in the immediate vicinity of the River.
Transport Test	A bus station is located within the town centre. The settlement lies approximately 1km from the A26 Northern Key Transport Corridor and 4km from Belfast International Airport. There are walking opportunities associated with Crumlin Glen. The settlement is on the route of National Cycle Network 94 (Loughshore Trial)
Economic Development Test	There are a range of small scale employment opportunities associated with the town centre and a limited number of business elsewhere within the settlement.
Urban and Rural Character Test	Significant numbers of recently developed, medium density housing has been built around the traditional linear pattern of Main Street. The character is urban, with an abrupt transition to rural in the immediate hinterland.
Community Services Test	The settlement performs a community services role for the surrounding area. A number of churches, halls, retailing, a range of schools and leisure opportunities exist within the settlement.

## Randalstown

### Key Statistics:

Area: 188.91ha

Population: 5,099

Population density: 27

Households: 1,991

Household density: 11

Estimated housing land supply: Vacant

Estimated employment land supply: none

### Strategic Evaluation

Resource Test	A public water supply is available, and there are public sewers serving the (majority of the) settlement.
Environmental Capacity Test	Expansion is constrained by rising land to the west and by the Shanes Castle Estate and the M22 motorway to the south.
Transport Test	The River Maine is a central feature of the settlement which gives rise to potential flooding issues in lower lying areas of the town.
Economic Development Test	The settlement is located north of the M22 motorway (part of the North West KTC which links Belfast and Londonderry). Access to the M22 is via the Castle Road junction to the east and Moneynick Road to the west. Public transport services connect the settlement to the primary destinations of Cookstown, Antrim, Ballymena, and Belfast.
Urban and Rural Character Test	The National Cycle Network (Route 94: Loughshore Trail) travels through Randalstown via Castle Road-Randalstown Viaduct-New Street-Staffordstown Road. The Viaduct and formal access to the River Maine provide opportunities for walking and cycling routes, whilst there is potential for the development of additional routes throughout the settlement.
Community Services Test	The town centre and immediate surrounding areas offer a wide range of services including commercial and retail uses. Existing industrial areas are located to the north of the town on the Magheralane Road, and to the south east on the Castle Road.

## Ballyeaston

### Key Statistics:

Area: 7.20ha

Population: 99

Population density: 14

Households: 41

Household density: 6

Estimated housing land supply: 0.37ha (8 units)

### Strategic Evaluation

Resource Test	A public water supply is available, and there are public sewers serving the majority of the settlement.
Environmental Capacity Test	Expansion is constrained to the south and east due to Local Landscape Policy Area and Rural Landscape Wedge designations.
Transport Test	The settlement is located approximately 2.5 miles to the west of the A8 strategic road (part of Eastern Seaboard KTC) and 0.5 miles north-east of Ballyclare. Existing road and footway infrastructure may limit the potential for walking and cycling routes. Public transport services provide a link to Ballyclare and to Burnside.
Economic Development Test	There is limited scope for economic development in this scale of settlement.
Urban and Rural Character Test	The settlement is centred around the convergence of Trenchill Road/Main Street, Ballynashee Road, and Ballyeaston Road/Lower Ballyboley Road and is rural in character.
Community Services Test	The settlement does not perform a significant community service role and function. The village benefits from two places of worship and associated church halls, and an Orange Hall, which cater for the local community.

**Ballynure**

## Key Statistics:

Area: 29.03ha

Population: 977

Population density: 34

Households: 380

Household density: 13

Estimated housing land supply: 0.8ha (27 units)

## Strategic Evaluation

Resource Test	A public water supply is available. A public sewage system is available which is served by Ballyclare WWTW, which has significant spare capacity.
Environmental Capacity Test	There is potential for flooding in the immediate vicinity of the Ballynure River. Expansion of the village is constrained by the A8 and the former line of the A8 which splits the village in two. The Mid and East Antrim Council Boundary acts as a barrier to the N and W of the settlement.
Transport Test	The settlement lies adjacent to the A8 Eastern Seaboard Corridor Key Transport Corridor. Potential for cycling and walking routes are limited.
Economic Development Test	There are limited small scale employment opportunities within the settlement. Ballyclare is the closest settlement (5km away) with greater employment potential.
Urban and Rural Character Test	The village still maintains a rural character due to the amenity value of the Ballynure River and traditional Main St. More recent development has taken place along the roads leading to the centre of the village.
Community Services Test	The settlement performs a community services role for the surrounding area. A number of churches, halls, a primary school and local retailing exist within the settlement.

**Ballyrobert**

## Key Statistics:

Area: 24.27ha

Population: 659

Population density: 27

Households: 231

Household density: 10

Estimated housing land supply: 3.89ha (82 units)

## Strategic Evaluation

Resource Test	A public water supply is available. A public sewage system is available which is served by Ballyclare WWTW, which has significant spare capacity.
Environmental Capacity Test	Development is constrained to the north by the natural boundary of Lisnalinchy Burn and to the east by the line of the former railway. Expansion to the south is constrained by potential coalescence with Kingsmoss.
Transport Test	The settlement lies approximately 5km from the M2 motorway (NW Key Transport Corridor) and Ballymartin Park and Ride site. It lies 2.5km from the Eastern Seaboard Corridor Key Transport Corridor.
Economic Development Test	There are limited small scale employment opportunities within the settlement. The nearest larger employment centre is Ballyclare, 2.5km away and Newtownabbey 3km away.
Urban and Rural Character Test	A traditional pattern developed around a crossroads. More recent development has occurred along these roads. The village still maintains a rural character.
Community Services Test	The settlement performs a limited community services role for the surrounding area. A number of halls, a primary school and local shop/Petrol Filling Station exist within the settlement.

**Burnside (Cogry/Kilbride)**

## Key Statistics:

Area: 33.74ha

Population: 1,246

Population density: 37

Households: 467

Household density: 14

Estimated housing land supply: 4.90ha (152 units)

## Strategic Evaluation

Resource Test	A public water supply is available. A public sewage system is available which is served by Ballyclare WWTW, which has significant spare capacity.
Environmental Capacity Test	The expansion of the settlement to the east is constrained by the Doagh River corridor.
Transport Test	The settlement lies 6km from the M2 motorway (NW Key Transport Corridor) and Ballymartin Park and Ride site. It also lies 6km from the Eastern Seaboard Corridor Key Transport Corridor.
Economic Development Test	There are limited employment opportunities within the settlement. Greater employment opportunities are located in Ballyclare, 3 km away.
Urban and Rural Character Test	The settlement has developed through the convergence of Cogry and Kilbride and has experienced significant recent housing growth. The settlement is rural in character due to its landscape quality.
Community Services Test	The settlement has a limited community services offering, confined to a primary school, hall and public house.

## Doagh

### Key Statistics:

Area: 59.25ha

Population: 1,390

Population density: 23

Households: 592

Household density: 10

Estimated housing land supply: 11.2ha (278 units)

### Strategic Evaluation

Resource Test	A public water supply is available. A public sewage system is available which is served by Ballyclare WWTW, which has significant spare capacity.
Environmental Capacity Test	There is potential for flooding in the immediate vicinity of the Doagh River, to the east of the settlement and to the south associated with the Six Mile Water. Fisherwick House Historic Park and Garden is located to the NE of the centre of Doagh. These together with the Doagh River to the west constrain expansion.
Transport Test	The settlement lies approximately 4km from the M2 motorway (NW Key Transport Corridor) and Ballymartin Park and Ride site. It lies 7km from the Eastern Seaboard Corridor Key Transport Corridor.
Economic Development Test	There are limited small scale employment opportunities within the settlement. Doagh Business Park is located to the north of the settlement, with a large employer present. The nearest larger employment centre is Ballyclare, 2km away.
Urban and Rural Character Test	More recent medium density housing has been built around the traditional linear pattern around the convergence a number of roads. The village still maintains a rural character.
Community Services Test	The settlement performs a community services role for the surrounding area. A number of churches, halls, a primary and local retailing and services exist within the settlement.

**Dunadry**

## Key Statistics:

Area: 26.21 ha

Population: 430

Population density:  
16

Households: 190

Household density: 7

Estimated housing land supply: 5.6 ha (82 units)

## Strategic Evaluation

Resource Test	A public water supply is available. A public sewage system is available which is served by Antrim WWTW, which has significant spare capacity.
Environmental Capacity Test	The expansion of the settlement is constrained by the potential for flooding from the Six Mile Water and its tributaries. This also acts as a separation to the 2 nodes of the settlement and prevents their coalescence. The railway line also acts as a physical barrier to the southern expansion of the northern node.
Transport Test	The settlement lies approximately 3.5km from the M2 motorway (NW Key Transport Corridor) and 5km Ballymartin Park and Ride site.
Economic Development Test	There are limited employment opportunities within the settlement. Greater employment opportunities are located in Antrim, 3 km away.
Urban and Rural Character Test	The settlement has developed in 2 nodes, in a linear pattern, generally in low density, individual plots with a limited number of larger housing developments. The settlement is rural in character due to the high landscape quality afforded by the Six Mile Water corridor.
Community Services Test	The settlement has a limited community services offering, confined to the hospitality sector.

## Parkgate

### Key Statistics:

Area:	22.71ha		
Population:	676	Population density:	30
Households:	256	Household density:	11

Estimated housing land supply: 0.50ha (12 units)

### Strategic Evaluation

Resource Test	A public water supply is available, and there are public sewers serving the (majority of the) village.
Environmental Capacity Test	Expansion is constrained to the south by the M2 motorway, and a number Tree Preservation Orders (TPOs) to the north and east of the settlement.
Transport Test	The settlement is located to the north of the M2 motorway (part of the Northern and North West KTCs). Access to the M2 is via the Ballyclare Road. Public transport services connect the village to Antrim, Ballyclare, Carrickfergus and Larne.  Existing road and footway infrastructure offers the potential for walking and cycling routes from the village to nearby Templepatrick and beyond.
Economic Development Test	A number of businesses are located within the village including convenience retailing, hot food bars, and restaurant/public house. There is limited scope for economic development in this scale of settlement.
Urban and Rural Character Test	The settlement is of a linear form along Main Street and is rural in character.
Community Services Test	The settlement performs a limited community service role and function for the local population. The village benefits from a primary school, and a single place of worship. In addition, the Torrens Memorial Hall functions as a community building for a variety of uses.

**Straid**

## Key Statistics:

Area: 10.4ha

Population: 384

Population density: 37

Households: 154

Household density: 15

Estimated housing land supply: 0.10ha (4 units)

## Strategic Evaluation

Resource Test	A public water supply is available, and there are public sewers serving the settlement.
Environmental Capacity Test	Expansion is physically constrained to the east by the Bryantang Water which gives rise to potential flooding issues. A Local Landscape Policy Area encompasses the settlement particularly to the west and south.
Transport Test	The settlement is located approximately 1.5 miles east of the A8 strategic road (part of Eastern Seaboard KTC). The relative isolation of the village, combined with the existing road and footway infrastructure limits the potential for walking and cycling routes.
Economic Development Test	A number of businesses are located near to the settlement including Ballylagan Organic Farm, Tea Room and Guest House. There is a local convenience store in the village. There is limited scope for economic development in this scale of settlement.
Urban and Rural Character Test	The settlement is of a small linear form along Main Street and is rural in character. An Area of Village Character has been designated within the settlement which covers the majority of Main Street due to the existence of many of Straid's original buildings.
Community Services Test	The settlement does not perform a major community service role and function. The village benefits from a primary school, a single place of worship, a Masonic Hall and an Orange Hall, which cater for the local community.

## Templepatrick

### Key Statistics:

Area:	68.94ha		
Population:	1,437	Population density:	21
Households:	605	Household density:	9

Estimated housing land supply: 9.7ha (220 units)

### Strategic Evaluation

Resource Test	A public water supply is available, and there are public sewers serving the village.
Environmental Capacity Test	There is potential for surface water flooding within the centre of the settlement and at the southern boundary. Expansion is constrained to the North due to the Upton Park Demesne, the road network and the railway line to the South.
Transport Test	Templepatrick is located on a primary road network and is served by the A6 and A57 roads leading to Antrim, Ballyclare, Belfast City Centre and Belfast International Airport. The village lies just south of the M2 Motorway- approximately 2.5 km.
Economic Development Test	A number of businesses are located within the settlement, these are mainly in the service sector. Businesses within the Settlement include The Templeton Hotel, along with other convenience retail such as Spar, Petrol Filling Station and Winemark. Overall there are limited small scale employment opportunities within the settlement.
Urban and Rural Character Test	Templepatrick is located within the Three and Six Mile River Valley Landscape. The settlement has developed overtime from a linear form towards the demesne estate walls of Castle Upton.
Community Services Test	The settlement performs a community service role for the surrounding area. It Benefits from a Primary School, Orange hall and a number of churches.

## Toome

### Key Statistics:

Area: 58.48ha

Population: 781

Population density: 13

Households: 263

Household density: 4

Estimated housing land supply: 14.4ha (362 units)

### Strategic Evaluation

Resource Test	Toome has a readily available clean water supply. Mains sewerage is available with waste water pumped to the Creagh treatment works on the opposite side of the Bann.
Environmental Capacity Test	The River Bann runs along the western side of the settlement. With its flood plain introducing a significant constraint on development in that area.
Transport Test	The village lies adjacent to the A6 north western key transport corridor which bypasses the built-up area. Busses run on this key corridor to Belfast and the north west.
Economic Development Test	The settlement contains a number of business premises which provide employment opportunities including those at the TIDAL business park on the Roguery Road.
Urban and Rural Character Test	The village has a historic core centred on a crossroads. Suburban areas are predominantly to the south and east of the centre.
Community Services Test	The village has a primary school, convenience shop and a number of other facilities providing services for the resident population and that of nearby smaller hamlets.

**Ballycor**

## Key Statistics:

Area: 7.04ha

Population: 92

Population density: 13

Households: 32

Household density: 5

Estimated housing land supply: 0.9ha (6 units)

## Strategic Evaluation

Resource Test	A public water supply is available. There are no public sewers serving the settlement's northern node, however a small number of properties in the southern node benefit from public sewerage.
Environmental Capacity Test	Expansion of the northern node is not physically constrained, however, with regard to the southern node, a Local Landscape Policy Area has been designated both adjacent and within. In addition, to the north-west of the southern node, there is an archaeological site in the form of Church ruins and an associated graveyard.
Transport Test	The settlement is located to the north of Ballyclare and to the west of Ballynure, from where there is convenient access to the A8 strategic road (part of Eastern Seaboard KTC). The proximity of the settlement to both Ballyclare and Ballynure gives rise to potential walking and cycling routes, however, the existing road and footway infrastructure may limit the scope.
Economic Development Test	The settlement is predominantly residential in nature, with no businesses or shops located therein. Given the scale of the settlement, there is limited scope for economic development.
Urban and Rural Character Test	Ballycor exists as a small, two centre rural settlement, which is predominantly residential in nature, and a small bi-nodal form along road.
Community Services Test	The settlement does not perform a community service role and function. There are no community facilities in the settlement.

**Ballycraigy**

## Key Statistics:

Area: 3.64ha

Population: 72

Population density: 20

Households: 22

Household density: 6

Estimated housing land supply: 0.01ha (1 unit)

## Strategic Evaluation

Resource Test	A public water supply is available, though there are no public sewers serving the settlement.
Environmental Capacity Test	Expansion is constrained to the south by the Ballyvesey Road.
Transport Test	The settlement is located approximately 1.5 miles to the west of Corrs Corner on the A8 strategic road (part of Eastern Seaboard KTC) and 2 miles to the north of the M2 motorway (on the North and North West KTCs). The proximity of the settlement to Metropolitan Newtownabbey and other transportation routes increase the potential for walking and cycling routes
Economic Development Test	There are no shops or businesses located within or near to the settlement. Therefore, the scope for economic development in the settlement is limited.
Urban and Rural Character Test	The settlement is small in scale and is located where the Ballyvesey and Ballycraigy Roads. Dominated by Ballycraigy Congregational Church, the majority of the residential properties in the settlement create a semi-urban character.
Community Services Test	The settlement does not perform a significant community service role and function. Ballycraigy Congregational Church does however cater for the local community and those who attend from further afield.

**Bruslee**

## Key Statistics:

Area: 1.47ha

Population: 17

Population density: 11

Households: 6

Household density: 4

Estimated housing land supply: 0.20ha (2 units)

## Strategic Evaluation

Resource Test	A public water supply is available, though there are no public sewers serving the settlement.
Environmental Capacity Test	Expansion is constrained to the west due to the waste facility and to the east by the A8 dual carriageway.
Transport Test	The settlement is located adjacent to the A8 strategic road (part of Eastern Seaboard KTC). The location some distance from the nearest town limits the potential for walking and cycling routes.
Economic Development Test	A number of businesses are located near to the settlement. There is limited scope for significant economic development in this scale of settlement.
Urban and Rural Character Test	The settlement is of a small linear form along road and is rural in character.
Community Services Test	The settlement does not perform a community service role and function. The only facility is a single place of worship.

## Craigarogan

### Key Statistics:

Area:	6.53ha		
Population:	58	Population density:	9
Households:	27	Household density:	4

Estimated housing land supply: 0.50ha (3 units)

### Strategic Evaluation

Resource Test	Craigarogan contains no facilities or services only those of residential dwellings. The closest resources available to Craigarogan are located in Mallusk (2miles), Newtownabbey (3.3miles) and Templepatrick (3.9miles). Craigarogan is served by Roughfort Waste Water Treatment Works (WWTW) of which there is limited spare capacity for connection. A public water supply is available.
Environmental Capacity Test	BMAP has been assigned a settlement development limit around Craigarogan to prevent further development along Clarke Lodge Road and Bernice Road and includes opportunities for appropriate infill development, which will consolidate the settlement form. Mallusk Quarry located south of the settlement poses as an environmental constraint for settlement expansion.
Transport Test	Craigarogan has developed at the junction of the Bernice Road and the Clarke Lodge Road. Craigarogan is served to the north east by the B95 Mallusk Road. The 1E bus service to Roughfort turning circle serves Craigarogan. There is potential for walking and cycling facilities to nearby Mallusk and surrounding towns.
Economic Development Test	There is limited scope for economic development in this scale of settlement however Craigarogan is situated in close proximity to Mallusk- a major industrial area.
Urban and Rural Character Test	The settlement is of a small linear form at the junctions of Bernice Road and Clarke Lodge Road of which it is rural in character. There is an unscheduled historic monument on western edge of settlement.
Community Services Test	The settlement does not perform a community service role and function.

## Creggan-Cranfield

### Key Statistics:

Area:	13.74ha		
Population:	110	Population density:	8
Households:	34	Household density:	2

Estimated housing land supply: 5.10ha (128 units)

### Strategic Evaluation

Resource Test	Creggan-Cranfield has limited resources and facilities with one primary school, trout fishery, B&B guest house, a GAA pitch and associated clubhouse, a shop, a fuel yard and a mechanics yard. Randalstown located some 3 miles south west would be the closest settlement for resource and facilities other than those listed. Creggan-Cranfield is served by its own WWTW however there is no capacity for additional connections.
Environmental Capacity Test	No environmental constraints.
Transport Test	Creggan-Cranfield is some 1.7mile from the A6 however is located some distance from the nearest town limiting the potential for walking and cycling. No public transport serves this settlement.
Economic Development Test	There is limited scope for economic development in this scale of settlement however is within close proximity to Randalstown, Toome and Antrim.
Urban and Rural Character Test	Creggan-Cranfield is a rural linear settlement that consists of low density individual dwelling plots.
Community Services Test	The settlement offers sporting and fishing recreation facilities with other community services available in Randalstown.

## Groggan

### Key Statistics:

Area: 7.6ha

Population: 135

Population density: 18

Households: 54

Household density: 7

Estimated housing land supply: 0.59ha (21 units)

### Strategic Evaluation

Resource Test	The settlement has very limited resources consisting solely of housing, with one primary school located approximately half a mile north west of the settlement. Groggan is served by the Antrim WWTW and has a significant spare capacity for connection.
Environmental Capacity Test	Groggan is located within Landscape Character Area 58 'Long Mountain Ridge.' Expansion of the settlement is constrained by the existing road network and the lack of services available.
Transport Test	Groggan is located around a junction of the Portglenone Road (B52) and Groggan Road, extending north east along the Coolsythe Road to the Ahoghill Road (B93). No bus services pass through the settlement however the 122 Ballymena - Portglenone service passes along the Ahoghill Road.
Economic Development Test	Employment opportunities do not exist within the settlement with economically active population travelling to the surrounding towns for work i.e. Ballymena, Randalstown, Antrim, and Toome.
Urban and Rural Character Test	The settlement is very rural in character and is clustered around the junction of Groggan Road and Portglenone Road in a traditional linear form extending along the Coolsythe Road. The core of the settlement is characterised by higher density development with a number of semi-detached dwellings. Dwellings become detached and more spacious as they extend away from the junction. The settlement is well hidden by existing vegetation on approach from all roads.
Community Services Test	Groggan lacks community based facilities, except for the primary school located half mile outside the settlement. Residents therefore tend to travel further afield for community facilities, possibly to Randalstown or Antrim which is approximately 7 mile away.

## Hillhead

### Key Statistics:

Area:	12.33		
Population:	150	Population density:	12
Households:	59	Household density:	5

Estimated housing land supply: 1.3ha (10 units)

### Strategic Evaluation

Resource Test	The settlement consists mainly of dwellings located along the main B94 Hillhead Road situated between two nodes. There are a number of services present outside the development limit namely a caravan shop, shed sales and garden nursey. Ballyclare WWTW serves Hillhead and has significant spare capacity for additional connections as to does the water supply.
Environmental Capacity Test	BMAP has assigned a settlement development limit around Hillhead to prevent further spread of ribbon development and coalescence between the two nodes and with Ballyclare.
Transport Test	Bus service route 168B serves Hillhead stopping at Boyce's Halt. Hillhead is located 1.3miles east from the A8 key transport corridor and serves the A57 Templepatrick Road to the north west.
Economic Development Test	Hillhead has limited employment opportunities however opportunities may exist in neighbouring Ballyclare town.
Urban and Rural Character Test	Hillhead is a rural linear settlement and is an area of high quality landscape and nature importance. A number of unscheduled archaeological sites and monuments are located within and just outside the settlement.
Community Services Test	The settlement does not perform a community service role and function.

**Killead**

## Key Statistics:

Area: 4.26ha

Population: 81

Population density: 19

Households: 32

Household density: 8

Estimated housing land supply: 0.6ha (13 units)

## Strategic Evaluation

Resource Test	Antrim WWTW serves Killead and has significant spare capacity for connection.
Environmental Capacity Test	The settlement to the south/west is located very close to the International Airport runways (approx.300m away) constraining expansion. The topography of the area is flat land. Urban extension of the settlement is constrained to the north by flood plains along streams and by overhead flight paths.
Transport Test	Killead is located on a minor road network. The A26 and A57 serve the settlement linking with Antrim town, Templepatrick, Belfast International Airport, Nutts Corner and Belfast. A bus service operates Monday-Friday through the settlement providing a link to Antrim and Crumlin.
Economic Development Test	The settlement is in close proximity to Nutts Corner business park. There is limited scope for significant economic development in this scale of settlement.
Urban and Rural Character Test	Located within the Expansive Crumlin Farmland (NI Landscape Character Assessment) is rural in character and has developed in linear form from the historic core at the crossroads at its north end. Council/public housing was built at the south end of the settlement in the mid-1990s. Additional individual houses have been built between the two nodes of development in a ribbon of development along the eastern side of Killead Road.
Community Services Test	Community services are restricted in Killead to those provided by the Church and Church hall. Residents in the settlement would be served by community facilities in Crumlin, Antrim and Templepatrick. The settlement has limited resources comprising of only a Presbyterian Church and associated Church hall, it has no school. Belfast International Airport is situated close to the settlement.

## Kingsmoss

### Key Statistics:

Area: 2.70ha

Population: 44

Population density: 16

Households: 16

Household density: 6

Estimated housing land supply: none

### Strategic Evaluation

Resource Test	Kingsmoss has no WWTW and relies on the provision of septic tanks. No services and facilities within settlement however there are a number of services and facilities outside the settlement and within Ballyrobert.
Environmental Capacity Test	Kingsmoss has a settlement development limit to prevent further development onto Ballyrobert and Kingsmoss Road; to prevent encroachment into the open countryside and to prevent coalescence with Ballyrobert to the north. A disused railway line bisects the settlement and is of conservation importance.
Transport Test	Kingsmoss is located off the B56 Ballyrobert Road, B59 Mossley road and 2.3miles from the A8 key transport corridor. The 153/153a bus service passes Kingsmoss settlement. No opportunities exist for walking and cycling due to absence of footpaths.
Economic Development Test	A number of businesses are located near to the settlement. There is limited scope for economic development in this scale of development.
Urban and Rural Character Test	Kingsmoss is rural in character and has developed at the junction of the Ballyrobert Road and the Kingsmoss Road to form a cluster. There are a number of unscheduled Archaeological sites and monuments outside the settlement development limit. Area of high quality landscape
Community Services Test	There are no community services in Kingsmoss however there is an Orange hall outside the settlement limit. Residents in the settlement would be served by community facilities in Ballyrobert.

**Lowtown**

## Key Statistics:

Area: 1.59ha

Population: 23

Population density: 14

Households: 8

Household density: 5

Estimated housing land supply: none

## Strategic Evaluation

Resource Test	A public water supply is available, though there are no public sewers serving the settlement.
Environmental Capacity Test	Expansion capacity is limited to a few infill sites that could accommodate no more than a total of four dwellings if existing scale and plot size is followed.
Transport Test	The settlement is not served by public transport and there are no cycle and walking routes.
Economic Development Test	There are no businesses within the development limits and there is little scope for additional development.
Urban and Rural Character Test	The settlement is of a small linear form along a single road and the area is rural in character.
Community Services Test	The settlement does not perform a community service role or function.

**Millbank**

## Key Statistics:

Area: 9.55ha

Population: 140

Population density: 15

Households: 47

Household density: 5

Estimated housing land supply: 2.2ha (18 units)

## Strategic Evaluation

Resource Test	A public water supply is available, though there are no public sewers serving the settlement.
Environmental Capacity Test	Expansion is constrained largely by the Ballymartin Water and associated river corridor which has flooding and natural habitat implications for development.
Transport Test	The settlement is located on the B95 Antrim Road linking Templepatrick with Sandyknowes and is serviced by two regular Ulsterbus services. The settlement is also within 1 mile of Ballymartin Park and Ride. The settlement is linked by public footpath to Templepatrick.
Economic Development Test	There are no businesses within the development limits and there is little scope for additional development.
Urban and Rural Character Test	The settlement is characterised by large detached dwellings with sizeable amenity space. The settlement is largely clustered between Mill Bank Lane, Mill Bank Road and Antrim Road. The setting is rural with large farm complexes dominating the landscape.
Community Services Test	The settlement does not perform a community service role or function.

**Milltown**

## Key Statistics:

Area: 9.16ha

Population: 115

Population density: 13

Households: 39

Household density: 4

Estimated housing land supply: 2.7ha (46 units)

## Strategic Evaluation

Resource Test	A public water supply is available and mains sewerage is connected to Antrim WWTW.
Environmental Capacity Test	Expansion is constrained to the south west by Shane's Castle Estate.
Transport Test	The settlement is located adjacent to the A6 Antrim to Randalstown road which provides walking, cycling and bus routes.
Economic Development Test	There is limited scope for significant economic development in this scale of settlement.
Urban and Rural Character Test	The settlement is rural in character and of a small linear form along the Milltown and Junction roads with only minor in-depth development.
Community Services Test	The settlement does not perform a community service role and function.

## Moneyglass

### Key Statistics:

Area:	9.36ha		
Population:	103	Population density:	11
Households:	38	Household density:	4

Estimated housing land supply: 0.50ha (13 units)

### Strategic Evaluation

Resource Test	A public water supply is available, there is a waste water treatment works but there is no additional capacity and thus no new connections.
Environmental Capacity Test	Expansion is constrained to south due to the Moneyglass Demesne. Both Moneyglass RC Church (along with cemetery) and the GAC have a large land take within the settlement limit. There are small pockets of available land in the centre of the settlement.
Transport Test	There is a highly limited bus service that largely facilitates children to get to and from school on weekdays between Ballymena and Toome. There are no walking and cycling routes linking the settlement to larger nearby settlements.
Economic Development Test	A number of businesses are located within and near to the settlement. A pub and a construction supply yard are the biggest employers within the settlement. An Industrial park is located two miles away and provides additional local employment. There is limited scope for additional economic development in this scale of settlement.
Urban and Rural Character Test	The settlement is of a small linear form along two roads from a junction. The area is rural in character.
Community Services Test	The settlement provides several community services. Moneyglass GAC provides sport and recreational facilities for the wider rural community. The village has a single place of worship, and a village pub.

## Roughfort

### Key Statistics:

Area:	9.45ha		
Population:	215	Population density:	23
Households:	86	Household density:	9

Estimated housing land supply: 0.5ha (5 units)

### Strategic Evaluation

Resource Test	A public water supply is available. Although there is a sewerage service for most of the settlement at the waste water treatment site located to the north of the settlement there is very limited spare capacity.
Environmental Capacity Test	Expansion is constrained in several areas adjacent to, and within, the settlement development limit. There are three sites of archaeological and historical importance which separate the two nodes of development, these being a Motte, a chambered grave and a derelict church.
Transport Test	The settlement is served by Metro bus route into Belfast. There are no national cycle or walking routes through the settlement.
Economic Development Test	There is limited scope for economic development in this scale of settlement. Within one mile of the settlement there are several large businesses such as building supply and haulage companies, some are visible from the settlement
Urban and Rural Character Test	The settlement is formed of two distinct nodes, these nodes are focussed around two road junctions. Development is largely in linear form around the two nodes and predominantly along Roughfort Road. Although the setting is rural, the density of development in the local area appear to be quite high.
Community Services Test	The settlement does not perform a community service role or function.

## Tildarg

### Key Statistics:

Area:	2.07ha	Built-up area:	
Population:	22	Population density:	11
Households:	8	Household density:	4

Estimated housing land supply: none

### Strategic Evaluation

Resource Test	A public water supply is available. There are no public sewers serving the settlement.
Environmental Capacity Test	Expansion is feasible to the west of current hamlet which would double the size of the settlement.
Transport Test	The settlement is located close to the junction of Tildarg Road South and the B94 Collin Road approximately 3.2 miles north of Ballyclare. The distance from Ballyclare, together with the high elevation and topography around the settlement, limit the potential for walking and cycling routes.
Economic Development Test	There is limited scope for economic development in this scale of settlement. There are no businesses within the settlementBV
Urban and Rural Character Test	The settlement is a cluster of (mostly) detached houses bound on two sides by Tildarg Road and Tildarg Road South. The areas is rural in character and sits high in the landscape in the Antrim Hills.
Community Services Test	The settlement provides a community service role with Tildarg Primary School in the middle of the settlement.

## **Appendix 2: Preliminary Assessment of Suggested New Hamlets**

**Settlement: Aldergrove****Location and Character**

Aldergrove is located approx 3km to the north west of Crumlin on the Ballynadrentagh Road between Antrim and Crumlin. It is located at its junction with Diamond Road and Ballynadrentagh Road.

The location exhibits a sense of place which provides the features of a settlement. There is a notable change in character from the surrounding area and focus around the crossroads. This sense of place is reflected locally in the 'welcome to Aldergrove' road signs.

The line of the non-operational railway line forms a physical barrier in the easterly direction.

**Description of Uses**

The settlement consists of a Church, graveyard and hardcored church car park at the crossroads. There is also a former Public House which appears to be now used as an interior designers and clerical uniform retailer, again located at the crossroads. There is also a Residential Care home nearby.

There are also approximately 9 dwellings in the immediate area around the crossroads and a former primary school 'St James' on the edge of the built area along Diamond Road, which would now appear to be used as a scout hall

The nearest existing settlement Crumlin serves the area in terms of medical, educational and retail services.

## **Settlement: Caddy**

### **Location and Character**

Caddy is located on the Caddy Road approximately 1.6m to the north of its junction with the Ahoghill Road, some 4.5km to the north of Randalstown, and 0.5km to the south of the Boundary with Mid and East Antrim Borough Council. Ballymena is approximately 9km to the north of Caddy. The primary node of the settlement is located at the junction of the Caddy Road and Tamlough Road

There is a clear sense of place and of entry to a settlement, primarily due to the change in character from the surrounding area. However, added to this is the level of the Caddy Road, which when approaching from the south rises and levels just as you reach the settlement. A feeling of entry to the settlement is further enhanced by the placement of "welcome" signs.

There are no immediate physical barriers associated with the settlement, however the land to the east of the Caddy Road sweeps down to the nearby River Maine.

### **Description of Uses**

The settlement consists of a Community Hall, which appears to have originally an Orange Hall. The facility is utilised by Caddy and District Community Group. A former school building (Caddy National School) still remains in the settlement. Whilst it is no longer used for educational purposes, the current use of the building was not immediately evident.

There are approximately 10 dwellings in the immediate area around the primary node. Worthy of note is 53 Caddy Road, a residential property, with some character, that is set back from the road itself. Whilst now overgrown, it is apparent that the property may have once possessed a sizeable garden.

Street lighting has been provided with 4 lights having been fitted to existing telegraph poles along the short stretch of road between Nos 56 and 75 Caddy Road.

Whilst outside the perceived settlement, a scrap yard (James Kernohan & Sons) is sited on the Tamlough Road just to the north-west. Drummaul Cemetery is located approximately 0.6km to the south of the settlement. It is apparent that the cemetery is of a considerable age, and is no longer used for new burials. Greenfields Day Care facility and Caddy Veterinary Practice are located approximately 0.6km and 2km respectively to the south of the settlement.

It is likely that, given the proximity of the settlement to both Randalstown and Ballymena, that the settlement avails of services at those locations.

## **Settlement: Cargin**

### **Location and Character**

Cargin is located on the Staffordstown Road between Toome and Creggan-Cranfield at its junction with the Cargin Road, approximately 3km to the south-east of Toome and some 7.4km to the south west of Randalstown.

Due to the similarity in characteristics with the surrounding area, there is no real sense of entrance into a settlement, other than that suggested by the presence of a public house, or by the presence of two churches (one being a replacement for the other), adjacent graveyard and associated car parking. The church does however provide a sense of place, and a focal point for Cargin.

The landscape rises steeply to the rear of the church grounds forms a barrier in a southern direction, whereas a stream/watercourse forms a barrier to the east.

### **Description of Uses**

The settlement consists of a Church (Sacred Heart Roman Catholic Church) with adjacent graveyard and car parking facilities, and a public house (Mallon's Bar). In addition, the original church, referred to as the Old Sacred Heart RC Church, is located immediately to the south-east of the existing church. Whilst in derelict condition, the original church building, which dates from the 1820s, benefits from Grade B1 listed status.

There are approximately 7 dwellings in the immediate area – this figure includes the Parochial House adjacent to the Church.

Street lighting has been installed in the area immediately outside the Church, and provision of pedestrian infrastructure in the form of pavements is restricted to this locality, indicating that the primary use of the locality is perhaps for ecclesiastical purposes.

A post box is located opposite the Church, adjacent to the church car park.

It is likely that Toome, and Randalstown provide a service function with regard to the local population.

## **Settlement: Creavery**

### **Location and Character**

Creavery is located on the Creevery Road, approximately 0.3km to the east of the A26 Lisnevenagh Road between Antrim and Ballymena, and some 2.3km to the north of the Dunsilly Roundabout and 5km to the east and north of Randalstown and Antrim respectively. The primary node of the settlement would appear to be in the vicinity of Creavery Gospel Hall and Creevery Terrace.

Whilst it is clear that there is an awareness of entering a settlement, this is due to the clustering of residential properties, particularly those at Creevery Terrace, which differ from the norm in that they are three distinct blocks of 1970s style terraced housing. The alignment of the Creevery Road and the siting of signage relating to speed limit restrictions ensure that the presence of the settlement is clearly detectable.

The A26 Lisnevenagh Road forms a physical barrier to the west of the settlement.

### **Description of Uses**

The settlement consists of Creavery Gospel Hall and associated car parking. A joinery business (Crawford Joinery) is located immediately to the west of the main settlement. A trotting stadium is located immediately to the north of the dwellings at Creevery Terrace. Access to this facility was not possible, as the area was secured – therefore it was not clear if it is still in use.

It may be argued that the public house/restaurant (The Ramble Inn) and associated car parking forms part of the settlement, as there is clear pedestrian linkage between this area and nearby residential properties. Northern Ireland Water infrastructure, in the form of Creevery Sewage Pumping Station is located in close proximity to the Lisnevenagh Road. In addition, a post box is located on the Creevery Road – between the Ramble Inn and Creevery Terrace.

Creavery Primary School is located on Thornhill Road, approximately 0.8 km to the east of Creevery Terrace, to which there is no physical pedestrian connection. Only a few houses are in close proximity to the school, which is bounded primarily by agricultural lands

Between The Ramble Inn and 20 Creevery Road, there are approximately 17 dwellings, all of which are detached properties, except those at Creevery Terrace.

Pedestrian infrastructure is present between the Ramble Inn and 20 Creevery Road, and street lighting has been installed along this stretch of road.

## **Settlement: Gortgill**

### **Location and Character**

Gortgill is located approximately 1.9km to the north east of Toome, on the Roguery Road between Toome and Moneyglass. The settlement is linear in form and culminates towards the junction of the Roguery Road and Cloghogue Road.

The settlement is predominantly residential in character, and it is considered that there is a sense of place, particularly in the vicinity of the existing petrol filling station. The visual point of entry to the settlement is denoted by a change in character from the surrounding area. From the south, this appears to be just prior to the former school building (Gortgill Schools). Approaching from the north, the visual point of entry appears to be at the Cloghogue Road junction.

A secondary node is formed at the junction of the Roguery Road and Loughbeg Road. This, however, is visually distinct from that of the primary settlement.

Moneyglass Demesne forms a barrier to the east of the settlement.

### **Description of Uses**

Within the primary settlement, there is a petrol filling station and associated shop, and the former 'Gortgill Schools' building – the current use of which was not immediately clear. There are approximately 24 dwellings in the area considered to be within the primary settlement, between the former school building and just beyond the junction with the Cloghogue Road. Of note is the dwelling at 73 Roguery Road, which was a gate lodge at the main entrance to Moneyglass House and Demesne. Designed by Sir Charles Lanyon in around 1855, this former gate lodge benefits from Grade B2 listed status.

The secondary node provides a small convenience store with post office facility, and a hair salon, as well as what appears to be a Community Hall. Approximately 9 residential properties are located in the vicinity, with road frontage onto the Loughbeg Road.

In terms of infrastructure, street lighting is present throughout the primary settlement (Roguery Road and Cloghogue Road). However, only two street lights exist on the roadside outside No. 8 Loughbeg Road. Pavements have been installed on at least one side of the Roguery Road. There are no pavements on the Cloghogue Road or Loughbeg Road. There are two bus stops located close to the access for 76 Roguery Road – evidence that the settlement is served by public transport.

Outside of local retail provision, it is likely that the nearest settlements of Toome and Moneyglass provide other services to Gortgill.

## **Settlement: Loanends**

### **Location and Character**

Loanends is located at a crossroads of the Carmavy Road and the Seven Mile Straight, approximately 6km to the South east of Antrim. This crossroads forms a high point in the landscape, looking down in to the open countryside to the North West and South East.

There is a definite change in character at this location in comparison to the surrounding area and this sense of place is reflected locally in the 'welcome to Loanends' signs.

### **Description of Uses**

The settlement consists of a significant range of community type uses including a church, graveyard and church hall at the cross roads which act as a focal point.

There is also a recently constructed primary school and associated playground and sports pitches with 195 pupils enrolled in 14/15 which is nearing total enrolment capacity. The former primary school and playground opposite is lying derelict.

A number of other halls lie within the area of study, with a hall to the south east adjacent to the primary school which is possibly not used or underutilised and a recently constructed gospel hall to the north west on the edge of the area of study. A bus stop is located within the settlement and there is a footpath present.

There are also approximately 14 dwellings within the vicinity of the area of study.

## **Settlement: Maghereagh**

### **Location and Character**

Maghereagh is located on the Barnish Road, approximately 1.8km west of Randalstown and 7.2km to the north west of Antrim.

The settlement presents in linear form along the Barnish Road, however there is also significant development in a southern direction along Whitehill Drive and Maghereagh Road.

Given the change in character from the surrounding area, I consider that there is a sense of place, and an awareness of entry to a settlement, particularly along the Barnish Road in the vicinity of the existing sports facility.

The track bed of the former railway line between Randalstown and the current Belfast to Londonderry railway line forms a barrier to the west and north of the settlement. The M22 motorway also forms a physical barrier 0.8km to the south.

### **Description of Uses**

The proposed settlement comprises a community and sports facility (Tir Na Nog GAC), and a community hall (Randalstown Hibernian Hall). It is not apparent if this hall is associated with the neighbouring GAC.

There are approximately 17 dwellings on the Barnish Road, between its junction with Whitehill Drive, and the point at which the former railway track bed would have crossed the Barnish Road. These comprise a mix of designs and styles of housing in detached and semi-detached form.

The settlement benefits from pedestrian infrastructure to the southern edge of the Barnish Road, and street lighting has been installed in the area.

Given the proximity of Randalstown to the proposed settlement, it is likely that the resident population will avail of the variety of services offered within the town.

## **Settlement: Moneynick**

### **Location and Character**

Moneynick is located on the Moneynick Road, approximately 4.3km to the east of Toome and some 4.8km to the west of Randalstown. The Moneynick Road (A6) forms part of the North West Key Transport Corridor, which connects Belfast and Londonderry.

The settlement presents in linear form, and a sense of place is evident, particularly in the vicinity of the local primary school and adjacent residential properties. However, the tree and hedgerow lined boundaries against the Moneynick Road softens the sense of place as these somewhat obscure the visual awareness of the settlement.

A sense of arrival into the settlement is identified through changes in the characteristics from the surrounding, predominantly agricultural area, and this is further emphasised by the siting of signs that state, 'Welcome to Moneynick'.

### **Description of Uses**

The settlement comprises a Primary School (Moneynick Primary School), a furniture shop (Carsons of Duneane), and the Moy Park Animal Feed Mill (formerly McLarnons). A public house (The Elver Inn) is located to the east of the settlement; however, this no longer appears to be open for business.

Between Carsons of Duneane (on the west of the settlement), and the former public house (to the east), there are approximately 12 dwellings of varying styles and designs. Most development, residential or otherwise, is located on the southern side of the Moneynick Road.

Pedestrian infrastructure is in place in the form of pavements on the southern side of the Moneynick Road, however, there is no street lighting.

Due to the proximity of the settlement to Toome and Randalstown, it is likely that these locations provide essential services to the resident population of Moneynick.

## **Settlement: Newmill**

### **Location and Character**

Newmill is located on high ground at the junctions of Ballywee Road and Newmill Road with the Hollybank Road, approximately 1.8km to the north of Parkgate.

It is evident there has been settlement and undertakings at this location for a substantial period of time, generally focused on the 'mill complex', from which the area derives its name. There is also a high degree of character afforded by the former mill complex (now housing), associated mill race, water wheel and stone bridge.

In my view there is a sense of place and focus which sets Newmill apart from the area surrounding it and it has been long established as a place in the landscape.

### **Description of Uses**

Within the settlement area there is an orange hall, with the Wayside pub located just outside of the substantially built up area.

There are also approximately 17 dwellings in the node surrounding the Mill which itself has been recently converted to a dwelling. Some of these dwellings are suburban in character, whilst others exhibit the character of vernacular cottages.

More road frontage dwellings exist further to the south along Hollybank Road and feel more divorced from the nucleated part of the built up area focussed on the Mill.

## **Settlement: Rathmore**

### **Location and Character**

Rathmore is located to the east of Antrim approximately 2km from the edge of the settlement development limit. The Rathmore Road is a quiet road due the fact that many of the roads in the vicinity are dead ends as a consequence of the building of the M2 Motorway.

There is also a high degree of visual amenity afforded by the trees in the area, the topography and the burn running through the area.

The location exhibits aa sense of place and focus which sets Rathmore apart from the area surrounding it.

### **Description of Uses**

Within the settlement area there is Rathmore Boarding Kennels and a gospel hall located in the most focussed part of the settlement. A farm complex defines the western extent of the built area. There is also evidence of an approved use for a radio control car racetrack off the Loughanmore Road opposite the Orange Hall.

At present there approximately 10 dwellings in the area to the north of Loughanmore Road, these are mainly of suburban appearance.

There is also an Orange Hall and sports pitch on the opposite side of Loughanmore Road on Burnside Road, together with a number of large roadside dwellings. These however lack the close nit character of the built form of the buildings on the Rathmore Road.

## **Settlement: Staffordstown**

### **Location and Character**

Staffordstown is located approximately 6.4km to the south east of Toome and some 5.6km to the south west of Randalstown at the junction of the Staffordstown Road and Greenan Road.

There is a sense of place and arrival in the vicinity, which is underpinned by the increasing concentration of development, particularly along the roadside, and the contrast that this presents from the surrounding landscape. Approaching from the north-west, entrance into Staffordstown is announced by traditional agricultural buildings on both sides of the road. From the south-east, entrance to the settlement is gradual – with residential properties bounded by planted and native hedgerow and tree line. 'Welcome to Staffordstown' signs located just outside the settlement provide reinforcement to the sense of arrival. On the Greenan Road, approaching from the south, entrance to Staffordstown is announced by the visibility of residential properties on the right hand side leading up to the junction with Staffordstown Road. From the north, arrival into the settlement is not apparent until the junction is reached.

### **Description of Uses**

The proposed settlement consists of an Orange Hall (Staffordstown and Cargin Orange Hall), which is located at the north-western edge of the perceived settlement.

There are approximately 12 dwellings in the immediate area around the crossroads.

Whilst there are no pavements or street lighting in the settlement, there is a public telephone box and a bus stop.

As the nearest existing settlement, Toome is likely to share a functional role with regard to service provision with Randalstown, and other nearby settlements.

**Settlement: Straidhavern****Location and Character**

Straidhavern is located on the Straidhavern Road and Tully Road, approx 0.6 km from its junction with the Nutts Corner Roundabout.

Whilst it is true that there are a number of commercial type undertakings going on, the area seems to lack the sense of place experienced within other new hamlets under consideration.

**Description of Uses**

Within the study area there is Straidhavern Primary School however this is below the minimum enrolment threshold as detailed in the Sustainable Schools policy with 50 pupils enrolled versus an approved enrolment of 125 pupils.

There is also a petrol filling station and diner/restaurant, which has a number of commercial activities in sheds to the rear. There is also a larger commercial premises to the south in the form of 2 large sheds where 'Solomatix Renewables' and 'Conveyortec' are present.

At present there approximately 3 dwellings in the area and a further under construction opposite the primary school. There are also a significant number of dwellings on the Dundesert Road which lies opposite the Straidhavern Road.

## **Settlement: Tavnaghmore**

### **Location and Character**

Tavnaghmore is located on the Fernisky Road approximately 0.6km to the north-east of the A26 Lisnevenagh Road between Antrim and Ballymena, and 3.2km to the south of Kells. The primary node of the settlement appears to be the junction of the Fernisky Road and Chapelstown Road

There is a clear awareness with regard to a sense of place, and that one has entered a settlement – primarily due to the alignment of approach roads and variation in boundary treatments (native hedgerow, tree line, stone wall). Views into the settlement are generally obscured by boundary treatments particularly on the Fernisky Road, and whilst entrance is somewhat sudden, a sense of place is clearly evident due to the contrasting character from the surrounding area. There is a clear focal point at the junction of the Fernisky Road and Chapelstown Road, which is dominated by the small Church and prominent residential property opposite. Furthermore, a small, vernacular long-house style stone building, whilst apparently not in use, but in seemingly relatively good condition, adds to the sense of place within the settlement.

There are no physical barriers with regard to the settlement per se; however, a small stream traverses the Chapelstown Road to the north west of the Primary School.

### **Description of Uses**

The settlement consists of a Church (St. Macnissius' Church) and associated church hall, and a Primary School (St. Macnissius' Primary School) with playing fields and relatively new, enclosed car parking provision with high quality tarmac surfacing.

There are approximately 14 dwellings within the immediate vicinity of the primary node.

Whilst there are no pavements within the settlement, street lighting has been installed around the identified focal point. A recycling point is provided within the grounds of St. Macnissius' Primary School.

It is likely that the settlements of Randalstown, and Kells and Connor are likely to provide essential services to the local community.

## **Settlement: The Diamond**

### **Location and Character**

The Diamond is located approximately 5km to the north west of Crumlin at the junction of the Ardmore Road and the Diamond Road.

There is a clear awareness with regard to sense of place, and that one has entered a settlement as there is a notable change in character from the surrounding area and focus around the crossroads. This sense of place is reflected locally in the 'welcome to The Diamond' road signs at the 40mph limits.

### **Description of Uses**

The settlement consists of approximately 19 dwellings in 2 main groups. There is also an Orange Hall present within the area of study to the north east. There is a line of single storey dwellings to the south exhibiting considerable uniformity in form and materials.

There is a definite vernacular character to the area around the crossroad with farm buildings and what I would consider a locally significant building in the form of a dwelling on the corner.

There is also a heavily treed area located at the crossroads, within which are located broken down wallsteads, evidence of settlement in this location for a considerable period.

The area is served by Crumlin as the closest existing settlement in terms of medical, educational and retail services.

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