

# Local Development Plan | 2030

## Draft Plan Strategy

Topic Paper 2: Affordable Housing

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## Executive Summary

- The Council published its Draft Plan Strategy (DPS) in June 2019 for public consultation. In relation to affordable housing, the DPS included the policy, *'The Council will only permit a residential development of 40 units or greater, where a minimum of 10% of the total units, are provided as affordable housing.'*
- 122 representations were received to the DPS and 26 were received during the counter-representation period. These included a range of responses regarding how affordable housing provision has been addressed in the DPS. Responses were mixed, with some respondents supporting the policy and its threshold, while others stated the policy should be deleted altogether or the threshold increased. The response from the Northern Ireland Housing Executive objected to the level of affordable housing which could be provided at the current policy threshold, whilst a number of Registered Housing Associations sought further clarification on how the threshold was identified.
- This Topic Paper is part of the submission of documents to the Department for Infrastructure (DfI) to cause an Independent Examination into the DPS. It has been prepared following the public consultation phase of the Council's DPS and should be read alongside the Draft Plan Strategy Public Consultation Report which sets out a summary of the main issues raised during this period. This Topic Paper sets out the background in relation to the issue of 'Affordable Housing' within the Borough, as well as stating the position of the Council following the receipt of responses to the DPS.
- The Strategic Planning Policy Statement does not direct Councils to include a policy for affordable housing within their LDPs, but instead specifically identifies the zoning of land and use of Key Site Requirements as the primary means of facilitating identified social / affordable housing need.
- In order to meet anticipated need in the Borough, the NIHE in their response to the Council's Preferred Options Paper, requested that an affordable housing policy should be included within the DPS, as the primary mechanism to deliver affordable housing. The NIHE indicated this should be supported by an allocations mechanism by zoning certain sites entirely for affordable housing (100% zoning) or by attaching a Key Site Requirement (KSR) to a general zoned housing site, requiring the delivery of a set percentage of the housing on the site as affordable housing.
- The NIHE published a Housing Needs Assessment (HNA) in September 2018 which estimated a requirement for 1,800 units over the 15 year plan period, which equates to an annual average build rate of 120 units. It is notable that an annual average build rate of 111 social housing units has been delivered between April 2015 and March 2020 in the absence of a specific development management policy on affordable housing. The more recent Housing Investment Plan 2019 - 2023 indicated a modest increase in social need for the 5 year period, 2018 to 2023.

- In the run up to the publication of the DPS, Officers held a range of planning policy workshops with Members, which discussed a wide range of issues, including that of affordable housing. An Affordable Housing Delivery Options Paper was presented to Members, which placed the issue of affordable housing within the context of the Borough and highlighted the views expressed by the NIHE.
- At meetings of the full Council held in January and March 2019 Members agreed the overall approach to affordable housing as set out within the DPS including a development management policy for all housing developments of 40 units or greater, that would require 10% of units to be delivered as affordable housing.
- The Council has carried out an analysis of information provided by the NIHE (June 2020) in relation to schemes under construction and those anticipated to commence in the short term. This suggests that affordable housing units continue to be delivered in the Borough at a healthy rate. Delivery mechanisms include through the direct development of land purchased by Registered Housing Associations; development and redevelopment of publicly owned land; purchase of existing housing units (Existing Satisfactory Purchase); and the purchase of new housing units from private developers (Off The Shelf). The NIHE has also indicated that approximately 80ha of undeveloped land exists within the NIHE estate across the Borough where it believes that new housing units could be accommodated.
- In addition to the ongoing delivery of social housing units and quantum of undeveloped land in NIHE ownership, the Council acknowledges that the LDP process has an important role to play in facilitating the delivery of affordable housing in the future.
- Central government has sought to address the issue of affordable housing and its facilitation through the development management process for a considerable length of time, however as yet no firm policy position or guidance has been published or adopted indicating to Councils how the issue should be addressed within LDPs. This contrasts significantly with the position in the rest of the UK.
- Notwithstanding the position in other administrations and the frustration evident amongst those directly involved in affordable housing provision that planning in Northern Ireland lags behind these places, it is clear that the evolution of planning policy for affordable housing across Northern Ireland remains at an early stage.
- In this context the Council considers its approach to affordable housing is both appropriate and reasonable. Furthermore, the Council is content that the measures outlined in the DPS are consistent with the direction of the SPPS and will help to facilitate the delivery of adequate levels of affordable housing to meet the identified need across the Borough.

# 1 Introduction

- 1.1 The Council published the first stage of its new Local Development Plan, the Draft Plan Strategy (DPS) on 28 June 2019, alongside a number of evidence papers and assessments, including Evidence Paper 6: Housing and undertook public consultation over an 8-week period between 26 July - 20 September 2019, with a further 8-week consultation period provided for counter representations to be submitted between 11 October - 6 December 2019.
- 1.2 The DPS set out a range of policies in relation to housing, one of which included a new policy requirement for affordable housing. The Council considers this will aid the delivery of affordable housing units and help meet housing need within the Borough.
- 1.3 122 representations were received to the public consultation on the DPS and 26 submissions were submitted during the counter representation period.
- 1.4 This Topic Paper is part of the submission of documents to the Department for Infrastructure (DfI) to cause an Independent Examination into the DPS<sup>1</sup>. It has been prepared following the public consultation phase of the Council's DPS and should be read alongside the published Draft Plan Strategy Public Consultation Report which sets out a summary of the main issues raised during this period.
- 1.5 This Topic Paper sets out the background in relation to the issue of 'Affordable Housing' within the Borough, as well as stating the position of the Council following the receipt of responses to the DPS. It is intended to assist in progressing the DPS towards Independent Examination.

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<sup>1</sup> All documentation is available to view on the Council's website at [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk) or by contacting the Planning Section or by inspection by appointment only at Mossley Mill and the Antrim Civic Centre.



## 2 Affordable Housing and the Draft Plan Strategy

- 2.1 The Antrim and Newtownabbey Borough Council DPS was published on 28 June 2019. The DPS includes a number of policies which seek to assist in the delivery of affordable housing units within the Borough. SP 4.7 and SP 4.8 of Strategic Policy 4 state:

*"SP 4.7: In order to promote the development of balanced communities and strengthen community cohesion, the Council will work with its statutory partners and Registered Housing Associations to facilitate the delivery of an appropriate mix of housing tenures to meet the needs of all our communities across the Borough".*

*"SP 4.8: The Council has taken account of the Housing Needs Assessment undertaken by the Northern Ireland Housing Executive which identifies the overall social housing need within our Borough. To assist in the delivery of affordable homes over the Plan period, the Council will require proposals for residential development in settlements to meet the provisions of Policy DM 17 and will also consider the need to zone land in the Local Policies Plan specifically for affordable housing."*

- 2.2 Under the Affordable Housing section of Policy DM 17: Homes in Settlements, DM 17.3 and DM 17.4 state:

*"DM 17.3: The Council will only permit a residential development of 40 units or greater, where a minimum of 10% of the total units, are provided as affordable housing. Where a proposed site has been artificially subdivided to be less than the threshold identified under this policy, the proposal will not be supported by the Council."*

*"DM 17.4: The affordable housing element of the proposed development should be distributed throughout the general housing layout and not be easily distinguishable by means of its general design, materials or finishes from the general housing element."*

- 2.3 The Council considered that this approach was a reasonable and appropriate response, having taken into consideration the requirements of the SPPS in relation to affordable housing, as well as consideration of both the Housing Needs Assessment and Housing Market Analysis Update 2017 prepared by Northern Ireland Housing Executive (NIHE) regarding both the quantum of social need and the types of units required. Through this approach the Council wishes to encourage an affordable and diverse choice of housing that will meet the needs of an ageing and changing population, whilst also encouraging the development of balanced communities and helping to strengthen community cohesion.
- 2.4 During the DPS public consultation period, 122 consultation responses were received, including a range of responses regarding how affordable housing provision has been addressed within the DPS. There was a mixed reaction to the inclusion of an affordable housing policy; there were those primarily from a development industry perspective, who stated that the threshold for the application of the policy should be increased, the issue of thresholds be further examined or that the policy be deleted from the DPS altogether; whilst on the other hand the response from NIHE objected to the threshold provided within the Policy and a number a Registered Housing Associations sought further clarification on how the threshold was identified.

### 3 Background to Affordable Housing

- 3.1 In the Strategic Planning Policy Statement (SPPS) affordable housing is currently defined as consisting of:
- **Social Rented Housing** – this is housing provided at an affordable rent by a Registered Housing Association, that is, one that is registered and regulated as a social housing provider. Social rented accommodation should be available to households in housing need and is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland Housing Executive.
  - **Intermediate Housing** – this consists of shared ownership housing provided through a Registered Housing Association and helps households who can afford a small mortgage, but are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association.
- 3.2 It should however be noted that in June 2019, the Department for Communities (DfC) launched a consultation relating to the definition of affordable housing. It aims to provide a revised definition, one that incorporates a wider range of intermediate housing products. DfC is of the opinion that a new and broader definition of affordable housing would be able to take into account the needs of a wide range of groups, some of whom are not currently finding their needs adequately met by the market. The outworking of this consultation is awaited.
- 3.3 The SPPS states that the development plan process will be the primary vehicle to facilitate any identified social/affordable need. The SPPS also directs the LDP to take into account the NIHE's Housing Needs Assessment (HNA) for affordable housing and Housing Market Analysis. This provides an evidence base that must be taken into consideration in the allocation of land in the LDP to facilitate the right mix of housing tenures, including open market and special housing needs such as affordable housing, supported housing and travellers' accommodation.
- 3.4 It should be noted however, that the SPPS does not direct Councils to include a policy for affordable housing within their LDPs, but instead specifically identifies the zoning of land and the provision of Key Site Requirements in the LDP, as the primary means of facilitating identified social / affordable housing need.
- 3.5 It is noted that central government has sought to address the issue of affordable housing and its facilitation through the development management process for a considerable length of time, however as yet no firm position or guidance has been published or adopted indicating to Councils how the issue should be addressed within their LDPs. The Council further notes this lack of government policy or guidance contrasts with the position in England, Scotland and Wales whereby national planning policy makes provision for broad thresholds to be applied for the delivery of affordable housing on general housing sites through policy and in LDPs<sup>2</sup>. In addition, there is also a

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<sup>2</sup> In the Republic of Ireland legislative provision is made for affordable housing under Part V of the Planning and Development Act 2000.



wide range of supplementary planning guidance that provides advice on how such policies should be applied in practice.

## 4 NIHE Position on Affordable Housing

- 4.1 The Council has engaged with the NIHE on the issue of affordable housing on a number of occasions, on a formal and informal basis in the run up to the publication of both its Preferred Options Paper (POP) and the DPS.
- 4.2 Following the publication of the Council's POP, the NIHE responded on a number of matters and specifically requested that the LDP should bring forward an affordable housing policy and indicated this should be the primary mechanism to deliver affordable housing in the Borough. NIHE stated in its response that it:

*"believes there should be a comprehensive affordable housing policy within the Plan, separate from a general housing policy, which sets out the policy approach in urban and rural areas. Such a policy could set out the need and mechanism for delivery, potential options being a development management policy, zoning or Key Site Requirements..... believes that a development management policy, similar to HOU2 in the current Northern Area Plan, should be the primary mechanism to deliver affordable housing in Antrim and Newtownabbey. A refined version of policy HOU2 would allow for a balanced delivery of units across the council area and this type of policy can accommodate changing circumstances throughout the 15-year plan period".*

- 4.3 The Council considered this response at that time, as set out in the Council's POP Publication Consultation Report (published in June 2019) and continued to engage with the NIHE on the matter.
- 4.4 A key piece of evidence which the NIHE also produced to assist the Council in formulating its DPS, was the HNA published in September 2018. The HNA estimates the level of additional accommodation required to meet social housing need for general needs applicants who have registered on the Common Waiting List.
- 4.5 The NIHE advised that the most robust current assessment of social housing need can be projected for a five-year period. However, as the LDP period is 2015 to 2030, the NIHE also provided a long-term projection to 2030, based on the assumption that current trends would continue over this period and that a policy neutral environment would prevail. It therefore recommended that the need figures should be read as an indicator to assist in the identification and potential zoning of sites within the LDP.
- 4.6 The total social housing need estimated by the NIHE for the Borough when taking account of the period 2015 to 2030 is 1,800 units, as shown in Table 1, overleaf. When the number of social units started since 2015 is combined with those units timetabled for delivery, the remaining social housing need for the Borough (as at September 2018) totals 1,272 units.

**Table 1: Social Housing Need in the Borough**

Urban Area/Settlement	Total social housing need to 2030	No. units started since April 2015	No. units programmed	Remaining Social housing need to 2030
Longlands – Glengormley – Mallusk	550	70	74	406
Rathcoole-Monkstown – Whiteabbey	450	144	25	281
Mossley – Ballyduff	150	21	48	81
Antrim Town	200	45	0	155
Ballyclare	80	46	0	34
Crumlin	180	1	0	179
Randalstown	100	1	22	77
Rural settlements	90	11	20	59
<b>TOTAL</b>	<b>1800</b>	<b>339</b>	<b>189</b>	<b>1272</b>

Source: Housing Needs Assessment, NIHE, Sept 2018.

- 4.7 In its engagement with the Council, the NIHE also advised that one of the key issues for the delivery of affordable housing units across Northern Ireland is the ongoing difficulties being experienced by Registered Housing Associations in acquiring the necessary land or sites for such development. Accordingly, the NIHE proposed two main mechanisms whereby the LDP could help deliver the necessary land to meet affordable housing need, namely a 'development management policy' supported, where appropriate, by an 'allocations mechanism'.
- 4.8 The NIHE suggested that the primary mechanism should be a development management policy to be applied to all planning applications for housing over a 5 unit threshold, requiring that a 20% proportion of the housing units be provided for affordable housing purposes and recommended that this policy should be brought forward at the DPS stage. The NIHE considered that this approach best complies with soundness test CE4 'is the plan reasonably flexible to enable it to deal with changing circumstances?'. They advised that affordable housing to be provided under such a policy would be fully funded to developers by Housing Association Grant and Housing Association's private finance up to Total Cost Indicators (TCI). TCI includes developer profit.
- 4.9 The NIHE indicated that the development management policy approach should be supported by an allocations mechanism, through zoning certain sites entirely for affordable housing (100% zoning) or by attaching a Key Site Requirement (KSR) to a general zoned housing site for the delivery of a set percentage of the housing proposed on the site as affordable housing.

## 5 Council Approach to Affordable Housing

- 5.1 In the run up to the publication of the DPS, Officers held a range of planning policy workshops with Members, which discussed a wide range of issues, including affordable housing. An Affordable Housing Delivery Options Paper was presented to Members, which highlighted the views expressed by the NIHE as summarised in Section 4 of this Topic Paper.
- 5.2 Four options were presented to Members to facilitate the delivery of affordable housing within the LDP: the 'do nothing' approach; zone sites/introduce KSRs for affordable housing; include a development management policy for affordable housing; and lastly a combination of development management policy/zoning/KSRs. Members expressed the view that the Council should be proactive in helping to facilitate the delivery of affordable housing and took the options paper on board for further consideration and comment during November 2018.
- 5.3 A number of responses were received to the four options presented to Members, which were summarised in the Committee Report presented to a meeting of the full Council in January 2019, together with an estimation of the likely yield from a development management policy applied at a number of thresholds. Following consideration the Council agreed that a development management policy approach to the delivery of affordable housing units should be adopted for the DPS and asked that Officers further explore the level of threshold to be applied to individual sites and that the potential zoning of sites for affordable housing in the LDP should be kept under review<sup>3</sup>.
- 5.4 As a consequence, a further Committee Report was presented to a meeting of the full Council in March 2019, outlining four further options which identified differing thresholds and estimated percentage yields for the delivery of affordable housing through the application of the development management policy.
- 5.5 At the meeting the Council subsequently agreed to the inclusion of a development management policy for all housing developments of 40 units or greater, that would require 10% of units to be delivered as affordable housing<sup>4</sup>.

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<sup>3</sup> The minutes of the Council's January 2019 meeting for Item 9.29 are available at <https://antrimandnewtownabbey.gov.uk/getmedia/b367f31b-a31c-47a2-84ed-c7d031027e23/Redacted-Council-Minutes-28-January-2019.pdf.aspx>

<sup>4</sup> The minutes of the Council's March 2019 meeting for Item 12.7 are available at <https://antrimandnewtownabbey.gov.uk/getmedia/06415659-cf7c-43f7-a0ba-16d4f7f96dc8/Redacted-Council-Minutes-25-March-2019.pdf.aspx>.

## 6 Current Delivery of Affordable Housing

- 6.1 It is important to note that at present there is no development management policy in operation within the Borough to help facilitate the delivery of affordable housing. Similarly, the land set aside for social housing provision through zoned social housing sites is limited within draft BMAP 2015, while there are no such sites identified within the Antrim Area Plan 1984 – 2001.
- 6.2 Despite the limited provision for the delivery of affordable housing within the current and draft development plans, as shown in Table 1, the HNA prepared by NIHE identifies that almost 350 social housing units had been started in the Borough since 2015, whilst approximately 190 units were programmed for commencement. It is important to point out that the vast majority of these units have been facilitated through the normal development management process, on land which lies outside of any social housing zonings in the legacy plans. This suggests that social housing units in the Borough are continuing to be delivered through a range of mechanisms and without policy intervention, at a healthy rate.
- 6.3 These mechanisms can include the direct development of land purchased by Registered Housing Associations, development or redevelopment of NIHE owned land, redevelopment or purchase of existing housing units (Existing Satisfactory Purchase) and the purchase of new housing units from private developers (Off The Shelf). Recent examples of 'Existing Satisfactory Purchase' and 'Off The Shelf' within the Borough include the following planning approvals:
- the redevelopment and change of use of former student accommodation to social housing units at Glenville Road, Newtownabbey; and
  - the development of social housing at Abbeyville Place, Newtownabbey.
- 6.4 The redevelopment of underutilised brownfield land, especially that within public ownership, is also an important potential source of land for social housing. The Council has recently approved the redevelopment of the former Carn View Children's Home, Newtownabbey for a 63 unit social housing scheme. It is also anticipated that other such sites within the Borough, for example redevelopment of the former Newtownabbey Community High School site primarily for social housing provision, will help to meet the needs of the Borough.
- 6.5 Following the compilation of the 2018 HNA and the publication of the DPS, the Council has sought an updated position from the NIHE (as of June 2020), on the number of completed social housing units within the Borough. The number of completed social housing units in the Borough in the 5 year period between April 2015 and March 2020, is shown in Table 2.

**Table 2: Social Housing Completions Apr 2015 to Mar 2020, NIHE**

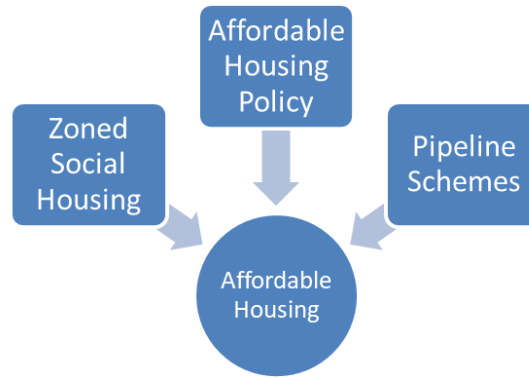
	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	<b>Total (5 years)</b>
<b>Social Housing Completions</b>	153	123	57	117	107	<b>557</b>

- 6.6 As shown in Table 2, it is clear that affordable housing units are continuing to be delivered at a healthy rate within the Borough. A total of 557 units were completed for social housing in the 5 years, April 2015 to March 2020. This equates to an annual average build rate of 111 social units.
- 6.7 It is notable that the identified social housing need within the HNA of 1,800 units over the 15 year plan period, equates to an annual average build rate of 120 units. As a consequence the annual average social housing requirement is, to a large extent, currently being delivered in the absence of a specific development management policy for affordable housing.
- 6.8 Since the compilation of the Housing Needs Assessment, NIHE has produced updated social housing need figures, as set out in the Antrim and Newtownabbey Housing Investment Plan (HIP) 2019-2023. This document identifies social housing need for the 5 year period, 2018 to 2023 of 847 units. Whilst this figure would indicate a modest increase in need over this 5 year period, what is not clear is whether this increase would necessarily result in an increase in overall social housing need to the end of the plan period. The HIP also identified that some 660 units would be required for Intermediate Housing in the Borough over a 10 year period 2018 – 2028. It is important to note that the current definition of Intermediate Housing, includes a product based means to purchase, which can often be facilitated to a large extent through general market housing.
- 6.9 As well as the historical completion of units, for the next number of years going forward, the NIHE has provided an update on its Social Housing Development Programme for the Borough (see Annex 1) over that identified in the both the HNA and the HIP. This information indicates that some 193 social units were under construction across the Borough at June 2020, while NIHE anticipates that schemes for some 636 social units will commence over the next 3 years (which equates to over 200 units per annum).
- 6.10 These figures are illustrative of the amount of social housing schemes 'in the pipeline' to help meet need in the Borough, even without the application of a specific development management policy for affordable housing.

## 7 Delivery of Affordable Housing in the DPS

- 7.1 As illustrated in Table 2, affordable housing continues to be delivered across the Borough in the current policy context at a rate that broadly equates to the level of identified need, without the application of a specific policy for affordable housing through the development management process. There are also a number of schemes commenced or expected to commence in the short to medium term that will continue to assist in meeting local needs as evidenced by the NIHE Social Housing Development Programme (see Annex 1).
- 7.2 In addition to the level of affordable housing delivery identified in Table 2, and notwithstanding the problems that the NIHE has indicated Registered Housing Associations have encountered in acquiring development land, it has also indicated to the Council that there is a significant amount of land across the Borough which is within the NIHE estate where it believes new housing units could be accommodated. These sites are primarily located within existing housing estates in Metropolitan Newtownabbey and Antrim, with a more limited potential in Randalstown and Ballyclare.
- 7.3 Furthermore, following the announcement in November 2020 by the Minister for Communities that the NIHE will undergo a restructuring process to enable it to once again build new social housing units, it is anticipated that this is likely to increase the supply of such homes, both in terms of outright numbers and speed of delivery, including further development of the NIHE estate.
- 7.4 In total the NIHE has identified approximately 80ha of undeveloped land within their ownership in the Borough, although it should be noted that not all of this land is considered appropriate for development or required to meet the level of need in a particular location. These sites have been considered within the Strategic Urban Capacity Study undertaken as part of the housing evidence base for the DPS, details of which are set out in Evidence Paper 6: Housing. It is anticipated that such lands may be considered for social housing zonings at the Local Policies Plan stage, should this be deemed necessary, following detailed consideration of the overall housing land supply.
- 7.5 However, in addition to the ongoing delivery of social housing units and quantum of undeveloped land in the NIHE ownership, the Council acknowledges that the LDP process has an important role to play in facilitating the delivery of affordable housing in the future. Hence the inclusion by the Council of planning policy relating to the delivery of affordable housing within the DPS, as well as pointing to the role of zoning sites at the Local Policies Plan stage of the LDP (Policy SP 4.8 refers).



**Figure 1: Components of the Delivery of Affordable Housing**

- 7.6 In relation to the specifics of the planning policy for affordable housing advocated by the Council in the DPS (Policy DM 17 refers), it was noted in Section 3 of this paper that central government within Northern Ireland has sought in recent years to address the issue of affordable housing and its facilitation through the development management process when planning powers rested with the then Department for the Environment (DOE). In June 2014 the then Department for Social Development (which had responsibility for housing matters) issued a consultation paper on Developer Contributions for Social Housing, whilst DOE issued a draft Planning Policy Statement on Affordable Housing at the same time. Ultimately however, neither consultation resulted in a final policy position being adopted by central government.
- 7.7 With the transfer of the bulk of planning responsibilities to Councils in 2015 as part of RPA consideration of the delivery of affordable housing through the development management process now rests with Councils through the LDP process. However, following the abortive work undertaken in 2014 no firm policy position or guidance has been published or adopted by central government on this matter or that indicates to Councils how the issue should be addressed within LDPs. Indeed even the Strategic Planning Policy Statement for Northern Ireland is silent on the use of development management policy for affordable housing. This contrasts significantly with the position in the rest of the UK.
- 7.8 In addition, the Council would point out, that unlike the position in the other administrations, Councils in Northern Ireland are not responsible for housing matters which brings with it its own difficulties in terms of the practical application of local planning policy for affordable housing through LDPs.
- 7.9 In view of ongoing difficulties and in an effort to help Councils across Northern Ireland address issues arising in meeting housing need through their LDPs, the Strategic Planning Group<sup>5</sup> has set up a Housing and Planning Sub-Group chaired by the Chief Planner in the Department for Infrastructure (DfI) to include representatives from the Department for Communities (DfC), NIHE as well as the Heads of Planning from several Councils. This is seeking to consider how the planning system in Northern Ireland can more effectively address the issue of delivery of affordable housing with a particular emphasis on the role of LDPs. The first meeting of this Sub-Group took place in October 2020 and a

<sup>5</sup> The Strategic Planning Group is a quarterly meeting forum hosted by DfI Planning Officials with representatives of all Council Planning Sections – normally Heads of Planning.

range of issues to be addressed were identified. These included the following: consideration of the need for regional policy and guidance potentially involving both DfI and DfC; addressing viability issues in the development management process; and seeking practical solutions to address issues and delays arising with current proposals for social and affordable housing applications.

- 7.10 Notwithstanding the position in other administrations and the frustration evident amongst those directly involved in affordable housing provision that planning in Northern Ireland lags behind these places, it is clear that the evolution of planning policy for affordable housing across Northern Ireland remains at an early stage.
- 7.11 In this context, the Council considers that both the strategic approach to affordable housing outlined in Policy SP 4 of the DPS, as well as the threshold proposed for the provision of affordable housing through the development management process as outlined in Policy DM 17 are appropriate and reasonable positions for the Council to take at this time, particularly in light of the evidence presented which indicates that affordable housing needs are currently broadly being met.
- 7.12 As the position and practice in Northern Ireland evolves over time, and in particular should a regional policy position be brought forward by central government, the Council considers the statutory requirement for monitoring and review of LDPs will offer the opportunity for it to reconsider and if necessary amend the threshold currently put forward in the DPS for the provision of affordable housing through the development management process.
- 7.13 In conclusion, the Council is therefore content that the measures outlined in the DPS are consistent with the direction of the SPPS and will help to facilitate the delivery of adequate levels of affordable housing to meet the identified need across the Borough.

## **Annex 1: Social Housing Development Programme, NIHE, June 2020**

## Social Housing Sites Under Construction, June 2020, NIHE

District Council	Housing Association	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Onsite Date	Completion Year
Antrim	Ark	53 Mill Road	Crumlin	New Build	General Needs	Urban	11	2018/19	27/03/2019	2020/21
Antrim	Choice	55 Niblocks Oaks	Antrim	Existing Satisfactory Purchase	General Needs	Urban	1	2019/20	28/03/2020	2020/21
Antrim	Choice	Neilsbrook Park (17-19 Portglenone Road)	Randalstown	New Build	General Needs	Urban	10	2018/19	29/11/2018	2020/21
Antrim	Choice	Neilsbrook Park (17-19 Portglenone Road)	Randalstown	New Build	Active Older People	Urban	4	2018/19	29/11/2018	2020/21
Antrim	Clanmil	5 Roguery Road	Toome	Off-the-Shelf	General Needs	Rural	7	2014/15	31/03/2015	2020/21
Antrim	Triangle	Oldstone Manor	Muckamore	Off-the-Shelf	Active Older People	Rural	7	2019/20	30/03/2020	2020/21
Newtownabbey	Apex Housing	Rathmullan Drive (T)	Rathcoole	New Build	Active Older People	Urban	24	2017/18	30/03/2018	2020/21
Newtownabbey	Choice	Devenish Drive (T)	Monkstown	New Build	Active Older People	Urban	6	2017/18	29/03/2018	2020/21
Newtownabbey	Choice	Devenish Drive (T)	Monkstown	New Build	General Needs	Urban	12	2017/18	29/03/2018	2020/21
Newtownabbey	Choice	Devenish Drive (T)	Monkstown	New Build	Wheelchair	Urban	2	2017/18	29/03/2018	2020/21
Newtownabbey	Clanmil	Former Tesco Site, Carnmoney Road	Glengormley	New Build	General Needs	Urban	28	2017/18	28/12/2017	2020/21
Newtownabbey	Clanmil	Former Tesco Site, Carnmoney Road	Glengormley	New Build	Active Older People	Urban	20	2017/18	28/12/2017	2020/21
Newtownabbey	Clanmil	Glenwhirry Court	Newtownabbey	Rehab	General Needs	Urban	18	2018/19	30/03/2019	2020/21
Newtownabbey	Clanmil	Glenwhirry Court	Newtownabbey	Rehab	Active Older People	Urban	18	2018/19	30/03/2019	2020/21
Newtownabbey	Connswater	22 Braden Heights	Newtownabbey	Existing Satisfactory Purchase	General Needs	Urban	1	2019/20	04/03/2020	2020/21
Newtownabbey	Connswater	10 Mill River Mews	Ballyclare	Existing Satisfactory Purchase	General Needs	Urban	1	2019/20	04/03/2020	2020/21
Newtownabbey	Connswater	5 Greenvale Terrace	Ballyclare	Existing Satisfactory Purchase	General Needs	Urban	1	2019/20	31/03/2020	2020/21
Newtownabbey	Connswater	19 Dunloy Gardens	Newtownabbey	Existing Satisfactory Purchase	General Needs	Urban	1	2019/20	31/03/2020	2020/21
Newtownabbey	Connswater	51 Huntingdale Court	Ballyclare	Existing Satisfactory Purchase	General Needs	Urban	1	2019/20	31/03/2020	2020/21
Newtownabbey	Radius	Moylinney, 37 Ballyalton Park (Surplus Site)	Newtownabbey	New Build	General Needs	Urban	6	2019/20	28/03/2020	2021/22
Newtownabbey	Radius	Moylinney, 37 Ballyalton Park (Surplus Site)	Newtownabbey	New Build	Active Older People	Urban	14	2019/20	28/03/2020	2021/22

## Social Housing Sites Programmed to Start, NIHE.

District Council	Housing Association	Scheme Name	Location	Type	Need Group	Strategic Group	Units	Onsite Year	Completion Year
Antrim	Choice	Dublin Road	Antrim	New Build	Active Older People	Urban	32	2020/21	2023/24
Antrim	Choice	Stiles Way	Antrim	New Build	General Needs	Urban	33	2020/21	2022/23
Antrim	Radius	5, 7, 9 Riverside	Antrim	New Build	Active Older People	Urban	16	2020/21	2022/23
Antrim	Rural	99-101 Main Street	Randalstown	New Build	General Needs	Urban	8	2020/21	2021/22
Antrim	Rural	Ballysavage Road	Parkgate	New Build	General Needs	Rural	10	2020/21	2022/23
Antrim	Rural	Ballysavage Road	Parkgate	New Build	Wheelchair	Rural	4	2020/21	2022/23
Antrim	Choice	Farmhill Road	Crumlin	New Build	General Needs	Urban	70	2021/22	2024/25
Antrim	Clanmil	Deerpark Hotel	Antrim	New Build	General Needs	Urban	37	2021/22	2022/23
Antrim	Choice	Farmhill Road	Crumlin	New Build	General Needs	Urban	43	2022/23	2025/26
Newtownabbey	Apex Housing	122 Ards Drive	Newtownabbey	Rehab	General Needs	Urban	1	2020/21	2021/22
Newtownabbey	Choice	19A Glengormley Park	Newtownabbey	New Build	General Needs	Urban	30	2020/21	2022/23
Newtownabbey	Choice	2-28 Shore Road	Newtownabbey	New Build	General Needs	Urban	36	2020/21	2021/22
Newtownabbey	Choice	2-28 Shore Road	Newtownabbey	New Build	Wheelchair	Urban	2	2020/21	2021/22
Newtownabbey	Choice	Old Mill Drive (T)	Newtownabbey	New Build	General Needs	Urban	1	2020/21	2021/22
Newtownabbey	Clanmil	Cashel/Cloyne Rehabs	Monkstown	Rehab	General Needs	Urban	2	2020/21	2021/22
Newtownabbey	Clanmil	Cashel/Cloyne Rehabs	Monkstown	Rehab	Wheelchair	Urban	1	2020/21	2021/22
Newtownabbey	Connswater	21 Carwood Park South	Newtownabbey	Existing Satisfactory Purchase	General Needs	Urban	6	2020/21	2020/21
Newtownabbey	Connswater	Milewater Road (T)	New Mossley	New Build	General Needs	Urban	34	2020/21	2022/23
Newtownabbey	Connswater	Milewater Road (T)	New Mossley	New Build	Active Older People	Urban	10	2020/21	2022/23

Newtownabbey	Connswater	Milewater Road (T)	New Mossley	New Build	Wheelchair	Urban	6	2020/21	2022/23
Newtownabbey	Connswater	181 Ballyclare Road	Newtownabbey	New Build	General Needs	Urban	14	2020/21	2021/22
Newtownabbey	Connswater	208 Ballyduff Road	Newtownabbey	New Build	General Needs	Urban	6	2020/21	2021/22
Newtownabbey	Rural	Main Street	Doagh	New Build	General Needs	Rural	6	2020/21	2021/22
Newtownabbey	Apex Housing	Newtownabbey High School	Newtownabbey	New Build	General Needs	Urban	46	2021/22	2023/24
Newtownabbey	Apex Housing	Newtownabbey High School	Newtownabbey	New Build	Active Older People	Urban	22	2021/22	2023/24
Newtownabbey	Apex Housing	Newtownabbey High School	Newtownabbey	New Build	Wheelchair	Urban	12	2021/22	2023/24
Newtownabbey	Clanmil	Abbey Caravan Site, Shore Road	Newtownabbey	New Build	General Needs	Urban	24	2021/22	2022/23
Newtownabbey	Connswater	Aspen Park	Newtownabbey	New Build	General Needs	Urban	36	2021/22	2022/23
Newtownabbey	South Ulster	41 Knockenagh Avenue	Newtownabbey	New Build	General Needs	Urban	63	2021/22	2023/24
Newtownabbey	Connswater	Barna Square	Newtownabbey	New Build	General Needs	Urban	25	2022/23	2023/24



Mossley Mill  
Carnmoney Road North,  
Newtownabbey  
BT36 5QA

Antrim Antrim Civic Centre  
50 Stiles Way,  
Antrim,  
BT41 2UB

[www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk)