

# Local Development Plan 2030

## PLAN STRATEGY







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## Foreword

Antrim and Newtownabbey Borough Council is pleased to announce the formal adoption of the Local Development Plan 2030 – Plan Strategy. This represents a key milestone in the Local Development Plan process for the Borough and one that provides an important plan-led framework, to allow development to take place in an appropriate and sustainable manner to meet the needs of our citizens today, whilst laying the foundations for the future.

We are committed to using this powerful place-shaping tool to benefit the people who live in Antrim and Newtownabbey, those who work in our local businesses and invest in our Borough, and the visitors who support our growing tourism sector.

We have not achieved this key milestone in isolation and have collaborated with a wide range of other strategic partners who have a key role to play in the delivery of housing, education and health facilities, open spaces, roads, water and other essential infrastructure. The Plan Strategy has also been subject to significant research to provide for a robust evidence base to help shape the Plan Vision, Strategic Objectives and policies contained within it, in a manner that responds to the needs of the Borough.

A key part of the development of the Plan Strategy involved widespread public engagement with stakeholders from across the Borough, including the valuable role, input and support of our Elected Members, to hear a range of views and identify which issues were most important. We wish to thank those who took the time to contribute and add significant value to this process, by ensuring that the Plan Strategy best meets the needs of our citizens.

We maintain our commitment to become a progressive and prosperous Borough and we will continue to be inspired and driven by the ambition of our people to make this a reality. This has been carried through and embedded in the Vision developed for the Plan to be a 'place that all citizens can take pride in and that is appealing to new residents, investors and visitors alike, with improved job opportunities, housing availability and connectivity that meets the needs of our community. Development will be sustainable and of high quality and will address the ongoing challenges of climate change. Our built and natural environment will continue to be high quality and well looked after and will support prosperity and economic development and provide for a wide range of recreational and leisure activities'.

The land and natural and built heritage assets, which make up our unique Borough, play a critical role in shaping the social, economic and environmental wellbeing of our communities. Effective spatial planning, which meets the needs that have been identified across the spectrum from housing and employment to tourism, has the potential to deliver significant benefits within the current Plan period to 2030 and beyond.

We are fortunate that our Borough is home to a stable core of large companies, which provide essential, well-paid employment opportunities. Through the combined efforts of our economic development and planning functions, we will assist our businesses to grow, whilst seeking to attract new investment into our Borough. We will also target support to the diverse range of small and micro businesses both urban and





rural, which make up the majority of our active businesses, assisting them to maximise their development potential and facilitating their physical growth in a sustainable manner. We are conscious of the low level of entrepreneurship we experience, and will seek to stimulate and grow the number of people choosing self-employment as an option, providing suitable workspace to meet their needs.

We recognise and value the urban and rural diversity of our Borough, which connects Lough Neagh in the west with the Belfast Lough shore in the east. We have sought to strike a balance within the Plan Strategy, which will enable both our urban and rural communities to flourish. We will support our towns to grow and develop, building on their existing infrastructure and services to create vibrant and dynamic hubs which people will be drawn to. At the same time, we recognise and value the importance of our rural areas, supporting farming interests and the agricultural sector. The beauty and tranquillity of our countryside is priceless and as we seek to protect it for the future we will also support appropriate growth in the present.

We want our Local Development Plan to be understood and owned by those who live in our Borough and those who have an interest in its future development.

We will now commence the second stage of the Local Development Plan process, which will be the preparation of a Local Policies Plan, which builds on the framework provided by the Plan Strategy and provides for a spatial expression of the policies contained within it. The Local Policies Plan will identify site-specific aspects such as settlement limits, land use zonings and environmental and landscape designations, helping to shape the Borough in a sustainable fashion which recognises the needs of our citizens to 2030 and beyond.

We will therefore continue to work in partnership with local communities and stakeholders across the Borough, to achieve the best outcomes for the people of Antrim and Newtownabbey.



**Councillor Leah Kirkpatrick**  
Mayor of Antrim and  
Newtownabbey Borough  
Council



**Councillor Rosie Kinnear**  
Chair of the Planning  
Committee



**Richard Baker** GM MSc  
Chief Executive





Plan  
Strategy



**ADOPTION**



## Adoption

Antrim and Newtownabbey Borough Council adopted the Local Development Plan 2030 - Plan Strategy on 3 July 2025 in accordance with Section 12 of the Planning Act (Northern Ireland) 2011 and Regulation 24 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. The Plan Strategy became effective on the date of adoption.

The Plan Strategy and other associated statutory documents are available to download at [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk)

The document can be made available in alternative formats upon request. If for any reason requests for a particular alternative format cannot be met, other possible solutions will be explored. If you would like this document in an alternative format, please contact the Council:

Email us at:

**[planning@antrimandnewtownabbey.gov.uk](mailto:planning@antrimandnewtownabbey.gov.uk)**

By Phone:

**0300 123 6677**

or by writing to:

**Forward Planning Team,**

**Mossley Mill,**

**Carnmoney Road North,**

**Newtownabbey BT36 5QA**

## Keeping the Community Involved

The Council wishes to encourage the ongoing involvement of the local community in the plan process. You can sign up to receive our Local Development Plan emails to keep up to date on the progress of the Plan and upcoming events.

If you would like to receive our Local Development Plan emails, please contact the Forward Planning Team.





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**HOW TO USE  
THIS DOCUMENT**

## How to use this document

The Plan Strategy document is structured into a number of sections.

**Section 1** sets out the introduction and purpose of the Local Development Plan (LDP).

**Section 2** sets the scene and examines the regional and local context for the Plan Strategy, provides a profile of our Borough and considers drivers for change.

**Section 3** lays out our overarching Plan Vision and Strategic Objectives for the Borough.

**Sections 4-13** set out our Strategic Policies, including our Spatial Growth Strategy and the settlement hierarchy for the Borough, as well as the Detailed Management Policies needed to manage and facilitate growth. A guide to Strategic Policies and Detailed Management Policies and how to use and interpret them is provided below.

**Section 14** sets out how we intend to monitor the LDP in order to measure the effectiveness of its delivery.

## The Strategic Policies

Strategic Policies are broken down by a series of headings phrased as statements: 'Introduction', 'Where we want to be', 'How we are going to get there' (this is where the Strategic Policies are set out), 'Why we have taken this approach'; and 'What it will look like' (where relevant to provide illustrations).

### Introduction

This introduces the topic area.

### Where we want to be

This sets out the relevant Strategic Objectives identified to deliver the Council's Plan Vision up to the year 2030 and interlinks them with the outcomes defined in the Council's Community Plan - 'Love Living Here'.

### How we are going to get there

This sets out the Strategic Policy for achieving the Strategic Objectives and the strategic approach to be taken in the LDP in relation to the particular topic area. It provides key information and, where relevant, identifies those matters which will be taken forward in the Local Policies Plan.





## Why we have taken this approach

Here we outline our reasoned justification and rationale for the approach we have taken in the Strategic Policy.

## What it will look like

This illustrates the spatial elements of the Strategic Policy or other key information where relevant.

## The Detailed Management Policies

The Strategic Policies are supplemented by a range of Detailed Management Policies which start with the prefix 'DM' and are broken down by the following headings:

- (a) Why we have this policy – here we outline our reasoned justification and rationale for the Policy;
- (b) The Policy itself; and
- (c) Amplification (where this is deemed necessary).

### **POSITIVE PLANNING NOTE: Adding Value**

Developers should note that under the 'plan-led' system introduced by the Planning Act (NI) 2011, the Local Development Plan is the primary consideration for decision making on all new development schemes. Proposals will therefore be required to accord with the provisions of the Plan unless, exceptionally, other material considerations indicate otherwise.

The Strategic and Detailed Management Policies contained in this Plan Strategy set out the main policy considerations that the Council will take into account in its assessment of planning applications. As a consequence they must be read together as more than one policy is likely to apply to the particular development in question.



## Policy - Easy Guide

Policy Reference	Policy Title	Page No
<b>Sustainable Development</b>		
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**INTRODUCTION**

# 1 Introduction

- 1.1 The Antrim and Newtownabbey Local Development Plan (LDP) is the first to be brought forward by the Council since the transfer of planning powers to local government in 2015. It has been prepared under the new process for development plans introduced by the Planning Act (NI) 2011 and it will apply to the entire Antrim and Newtownabbey Borough area.
- 1.2 This Plan Strategy is one of two development plan documents which, when read together, will comprise the LDP for the Borough. The second document is the Local Policies Plan and this will be brought forward by the Council once the Plan Strategy has been adopted.

## What is the Local Development Plan?

- 1.3 The LDP is a spatial land use Plan which primarily is about place. It will guide future development and use of land in our towns, villages, hamlets and rural areas by addressing the spatial implications of social, economic and environmental change. It is therefore a powerful tool for place-shaping.
- 1.4 The purpose of the LDP is to inform the public, statutory authorities, developers and other interested parties of how our Borough should develop in the years ahead. It will balance competing demands and aim to ensure that appropriate development occurs in the right place, at the right time. The policies and proposals of the LDP will be used to determine planning applications. A good LDP will lead to decisions that are consistent and people will know what to expect in terms of change, and the locations where development will be encouraged.
- 1.5 The new planning system outlined in the Planning Act (NI) 2011 has introduced what is commonly referred to as the 'plan-led' system. As a consequence the LDP will be the primary consideration for decision making on all new development schemes. Proposals will be required to accord with the provisions of the LDP unless, exceptionally other material considerations indicate otherwise. As a consequence the LDP should be read as a whole and will be applied in its entirety to all development proposals.





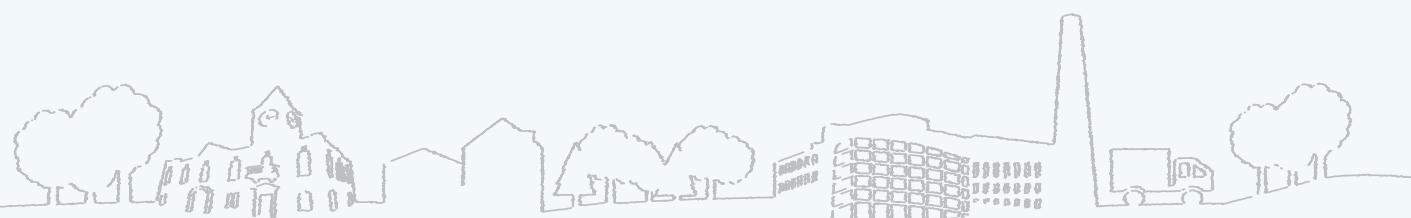
## 1.6 In summary, the LDP is intended to:

- Provide a plan framework that will support the economic and social needs of our Borough up to 2030, taking into account regional strategies and policies, whilst providing for the delivery of sustainable development;
- Facilitate sustainable growth by co-ordinating public and private investment that will encourage development where it can be of most benefit to the wellbeing of our community;
- Allocate sufficient land to meet the needs of our Borough;
- Provide a plan-led framework for rational and consistent decision making;
- Help deliver the spatial aspects of the Community Plan; and
- Provide an opportunity for all stakeholders and in particular our residents to have a say about where and how development within our Borough should take place.

## 1.7 As indicated above the LDP comprises two documents; a Plan Strategy and a Local Policies Plan that are prepared in sequence.

## 1.8 This document is the Plan Strategy and it sets out how the Council considers our Borough will grow and develop up to 2030. It provides:

- A Plan Vision for Antrim and Newtownabbey;
- A set of Strategic Objectives to deliver the Plan Vision based upon the theme of sustainable development and interlinked with the Community Plan Outcomes;
- A Spatial Growth Strategy setting out the approach to development across our Borough and indicating at a strategic level where growth will occur up to 2030;
- Strategic Policies, to implement our Strategic Objectives;
- Detailed Management Policies which supplement the Strategic Policies that together will guide decisions in the development management process; and
- Details of how the Council intends to monitor the Strategic Objectives of the Plan to ensure the Council is delivering what it set out to achieve.



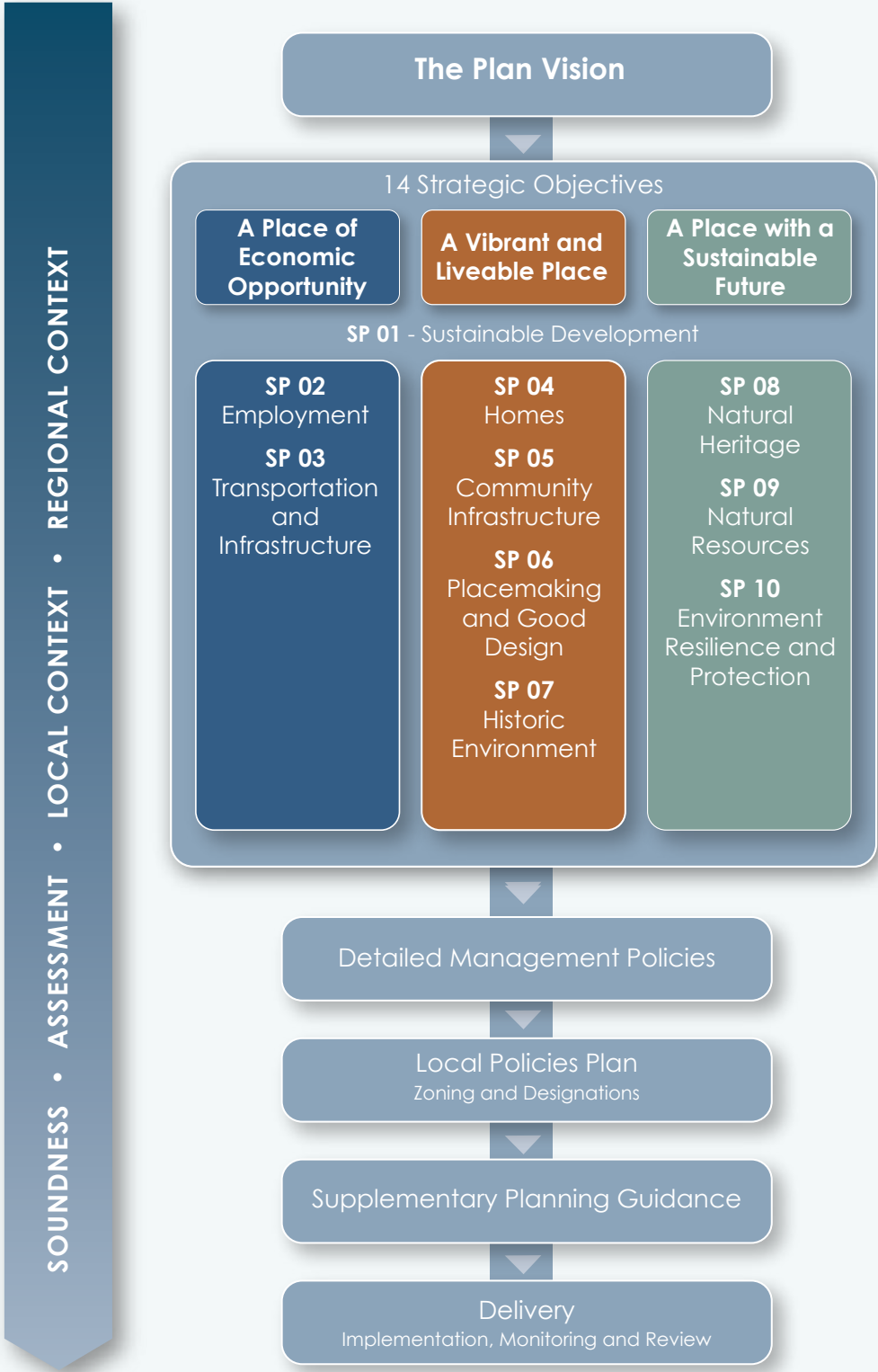


Figure 1 : Plan Preparation Process



**1.9** Once the Plan Strategy is adopted the Council will prepare the second LDP document, the Local Policies Plan. This will set out development zonings, associated key site requirements and other site specific proposals, and local policy designations required to deliver the Plan Vision, Strategic Objectives and Spatial Growth Strategy in the Plan Strategy as well as defining the limits for all our settlements.

**1.10** In addition to these key documents, the Council will bring forward, as appropriate, a range of supplementary planning guidance documents to support the implementation of the LDP together with advice notes and information to assist applicants in the planning process.

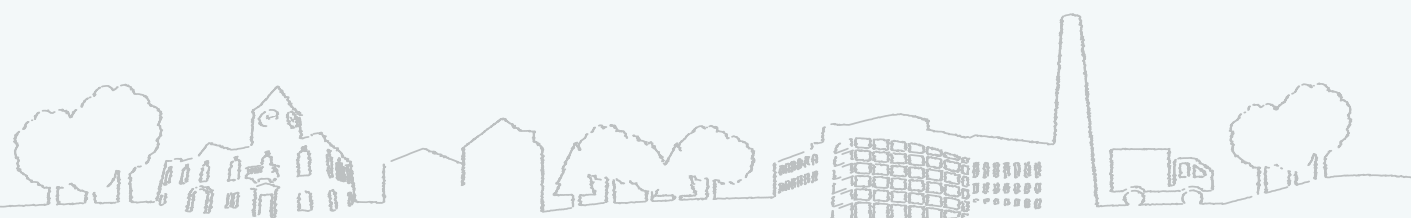
**1.11** Once both documents comprising the LDP are adopted, it will be monitored annually to determine if it is meeting its objectives. The provisions of the LDP will also be reviewed every five years to determine whether any amendments are required.

## Transitional Arrangements

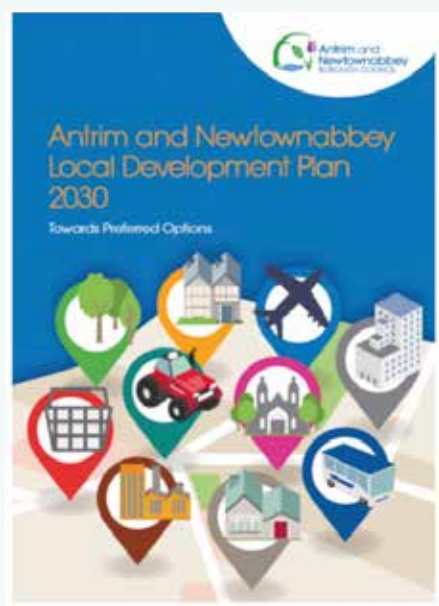
**1.12** Under the Planning (Local Development Plan) Regulations (NI) 2015, a transitional period applies where provisions contained in the legacy development plans prepared by the former Department of the Environment will continue to apply until such time as the Council's Local Development Plan is adopted.

**1.13** The following is a list of the legacy development plans that apply to the Borough:

- Antrim Area Plan 1984-2001 and its alterations (AAP);
- Belfast Urban Area Plan 2001 (BUAP);
- Carrickfergus Area Plan 2001 (CAP);
- Draft Newtownabbey Area Plan 2005 (dNAP); and
- Draft Belfast Metropolitan Area Plan 2015 (dBMAP).



- 1.14 It should be noted that the Belfast Metropolitan Area Plan adopted in September 2014 was subsequently quashed as a result of a judgment of the Court of Appeal delivered in May 2017. As a consequence, the BUAP is now the statutory development plan for the Metropolitan Newtownabbey area of the Borough, with dBMAP remaining a material consideration.
- 1.15 Once the Plan Strategy is adopted it will replace the regional operational policies that are currently retained by the Strategic Planning Policy Statement (comprised of the existing suite of Planning Policy Statements and the remaining extant provisions of the Planning Strategy for Rural Northern Ireland). If there is any conflict between a policy contained in a legacy Plan and the Council's Plan Strategy, the matter must be resolved in favour of the Council's Plan Strategy.
- 1.16 Until such times as the Council's Local Policies Plan identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans will continue to apply in the decision making process.
- 1.17 Once the Council's Local Policies Plan is adopted the legacy plans as they relate to our Borough, shall cease to have effect.





## How did we get here?

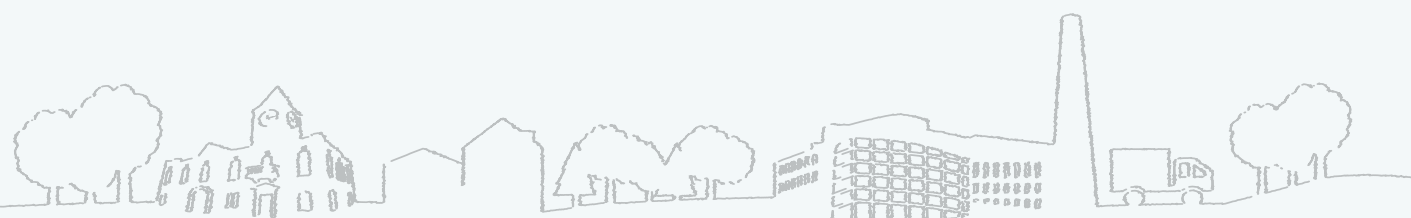
**1.18** The Council has undertaken extensive consultation and encouraged public participation on issues relating to the future development of the Council area in accordance with the Council's agreed Statement of Community Involvement. This commenced in 2015 and included extensive engagement with key statutory stakeholders and elected representatives.

**1.19** The Council also held a series of public engagement events with the support of Planning, Landscape, Architecture, Community, Environment (PLACE), and published an online questionnaire to identify the key planning issues as identified by the general public during the consultation.

**1.20** These consultations contributed positively to the preparation of the Council's Preferred Options Paper (POP) published in 2017. The POP was the first formal stage in the preparation of the LDP for the Borough and was designed to promote debate in relation to key strategic planning issues arising in the area. The POP set out a range of strategic options in relation to how and where development should be located within the Borough. It included options for our settlements, our centres, employment land and housing locations, as well as a number of other key planning issues.

**1.21** The Council asked the public for their views on a range of planning topics and issues outlined in the POP. A total of 148 representations were received which were considered during the development of the Plan Strategy document and, where relevant, these will also be considered during the preparation of the Local Policies Plan. Details are set out in the Council's published 'Preferred Options Paper Public Consultation Report 2019'.

**1.22** The Plan Strategy has also taken account of the wider challenges, issues and opportunities affecting neighbouring Council areas. The Council borders five local authority districts (Armagh, Banbridge and Craigavon Borough, Belfast City, Lisburn and Castlereagh City, Mid and East Antrim Borough, and Mid Ulster District Councils). The Council has actively engaged with its neighbouring Councils to consider cross cutting issues and how these can be best addressed as part of the LDP process.



## Evidence Base and Assessments

- 1.23 The LDP is supported by a comprehensive evidence base which has been prepared and reviewed throughout the preparation of the Plan Strategy (the full list of evidence papers is set out in Appendix A). The evidence encompasses a wide range of background papers and studies comprising:

Population; Settlement Evaluation; Economic Growth; Retail and Commercial Leisure Study; Tourism; Housing; Historic Environment; Community Facilities; Transportation; Open Space, Sport and Recreation; Public Utilities; Minerals; Renewables; Flooding; Waste; Landscape Character Assessment; Natural Heritage; Rural Pressure Analysis; Coast; Loughs; and Placemaking and Good Design.

- 1.24 The information set out in the Evidence Papers has been collated at a point in time and will continue to be updated as work progresses towards the Local Policies Plan stage of the LDP. These background papers and studies are available online at: [www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk)

- 1.25 The LDP is also subject to a number of assessments as detailed below. These assessments are a key part of the LDP preparation process and have helped to inform the preparation of the Plan Strategy. These assessments will also be undertaken/updated to accompany preparation of the Local Policies Plan as well as any reviews of the LDP itself.

- 1.26 **Sustainability Appraisal (SA)** – A Sustainability Appraisal is a tool for appraising the provisions of the LDP to ensure that they are in line with the objectives of sustainable development. It is a requirement of the Planning Act (Northern Ireland) 2011 and assesses the social, economic and environmental impacts of the LDP. The SA incorporates a Strategic Environmental Assessment (SEA) as required under the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004.



**1.27 Habitats Regulations Assessment (HRA)** – This assessment is being prepared under the provisions of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) which transposes the EU Birds and Habitats Directives. It considers the potential impact of the provisions of the LDP on Natura 2000 sites, comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) which afford protection to habitats and species listed in the Habitats and Birds Directives, as well as any site listed under the Ramsar Convention to protect wetlands of international importance. The HRA aims to assess possible adverse effects on these sites as a result of the implementation of the LDP.

**1.28 Equality Impact Assessment (EQIA)** – In accordance with Section 75 of the Northern Ireland Act 1998 and the Council's Equality Scheme, an equality screening is being undertaken at each key stage of the LDP. The purpose is to determine any potential impact on Section 75 groups to ensure that the Council has fulfilled its functions to have due regard to the need to promote equality of opportunity and to promote good relations between persons of different religious belief, political opinion or racial group. Where a potential impact is identified, the Council will undertake an EQIA.

**1.29 Rural Needs Assessment (RNA)** – In accordance with the Rural Needs Act (NI) 2016 and in line with Council policy, an RNA is being undertaken at each key stage of the LDP to ensure that the social and economic needs of people in rural areas are taken into account when preparing the LDP. The assessment seeks to identify how the policy will impact on people in rural areas and to gain an understanding of any differential impacts arising.







Plan  
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2

**SETTING THE  
CONTEXT**



## 2 Setting the Context

- 2.1 Under the planning system introduced by the Planning Act (NI) 2011, the Council, when preparing the Local Development Plan (LDP) must take account of the provisions of the Regional Development Strategy, any policy or advice contained within guidance issued by the Department for Infrastructure (DfI) including the Strategic Planning Policy Statement (SPPS), and must also take account of such matters as the Department may prescribe.
- 2.2 In addition, Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 requires that all Councils, in exercising their functions, act in a manner that will contribute to the achievement of sustainable development. This is reinforced by Section 5 of the Planning Act, which requires that the Council in exercising its functions in relation to a development plan must do so with the objective of furthering sustainable development and take account of relevant policy and guidance, such as the Sustainable Development Strategy.
- 2.3 There is also a need to take account of the relationship between the LDP and the Council's corporate objectives for the Borough expressed in its Corporate Plan as well as its relationship to the Council's Community Plan – Love Living Here, given the statutory link between both documents provided for in the Local Government Act (Northern Ireland) 2014.
- 2.4 This Section considers the key Strategies, Plans and Policy documents at both a regional and local level that have influenced the preparation of the Plan Strategy.
- 2.5 In addition, there are a large number of other Government Strategies and Plans, such as the Biodiversity Strategy for Northern Ireland and 'Lifetime Opportunities', the Government's Anti-Poverty and Social Inclusion Strategy that, whilst not specifically referenced in this Section, have been taken into account in preparation of the Plan Strategy.



## Regional Policy Context

### Programme for Government 2016-2021

**2.6** 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 these outcomes. The delivery of many of the outcomes and indicators will be the responsibility of Central Government; however, the LDP may have a supporting role in this process. Any specific responsibilities for the LDP will be borne out of discussions with Central Government Departments.

**2.7** The 14 strategic outcomes are as follows:

- We prosper through a strong, competitive, (regionally balanced) economy;
- We live and work sustainably, protecting the environment;
- We have a more equal society;
- We enjoy long, healthy, active lives;
- We are an innovative, creative society where people can fulfil their potential;
- We have more people working in better jobs;
- We have a safe community where we respect the law, and each other;
- We care for others and we help those in need;
- We are a shared society that respects diversity;
- We are a confident, welcoming, outward-looking society;
- We have high quality public services;
- We have created a place where people want to live and work, to visit and invest;
- We connect people and opportunities through our infrastructure; and
- We give our children and young people the best start in life.



## The Sustainable Development Strategy

**2.8** The Executive's Sustainable Development Strategy (SDS) - 'Everyone's Involved' brings forward a vision of Northern Ireland developing in a sustainable way. It aims to put in place measures to ensure that the Council can continue to grow our Borough's economy, improve our Borough's society and communities and utilise our Borough's natural resources in an environmentally sustainable manner. Delivery of the SDS is based upon the following six guiding principles:

- Living within environmental limits;
- Ensuring a strong, healthy, just and equal society;
- Achieving a sustainable economy;
- Promoting good governance;
- Using sound science responsibly; and
- Promoting opportunity and innovation.

## Regional Development Strategy 2035

**2.9** The Regional Development Strategy (RDS) - 'Building a Better Future' provides a strategic and long-term vision for the future development of Northern Ireland up to 2035.

**2.10** The RDS vision is for 'An outward-looking, dynamic and liveable Region with a strong sense of its place in the wider world; a Region of opportunity where people enjoy living and working in a healthy environment which enhances the quality of their lives and where diversity is a source of strength rather than division.'

**2.11** The Strategy contains eight aims:

- Support strong, sustainable growth for the benefit of all parts of Northern Ireland;
- Strengthen Belfast as the regional economic driver and Londonderry as the principal city of the North West;
- Support our towns, villages and rural communities to maximise their potential;
- Promote development which improves the health and wellbeing of communities;



- Improve connectivity to enhance the movement of people, goods, energy and information between places;
- Protect and enhance the environment for its own sake;
- Take actions to reduce our carbon footprint and facilitate adaptation to climate change; and
- Strengthen links between north and south, east and west, with Europe and the rest of the world.

**2.12** The RDS also contains Regional Guidance which provides policy direction in relation to the economy, society and environment as well as Spatial Framework Guidance tailored to each component of the Spatial Framework it identifies. It seeks to influence the future distribution of development throughout the Region and sets out a Housing Growth Indicator for each Council area as a guide for those preparing LDPs. It also provides the context in which to make policy and development decisions aimed at achieving sustainable development throughout Northern Ireland.

**2.13** In relation to our Borough the RDS identifies Metropolitan Newtownabbey as part of the Belfast Metropolitan Urban Area, where significant investment should be centred, including employment opportunities and infrastructure provision. Global Point is highlighted as one of four key locations for economic growth.

**2.14** Antrim is defined as a Main Hub town, with the Strategy identifying the well-developed transport infrastructure that provides easy access to all the main gateways for Northern Ireland, as the area's principle strength. Further to this, the RDS clusters the well-connected Main Hub towns of Antrim, Ballymena and Larne, noting the potential advantage in attracting business. The Strategy recognises the Borough's rural area and indicates that a strong network of smaller towns supported by villages will help to sustain and service the rural community.

**2.15** The RDS states that economic and social development depends on modern and efficient infrastructure. The Borough is well positioned on three Key Transport Corridors and is home to the Gateway at Belfast International Airport. Gateways are described as strategically important transport interchanges that are important for economic development, freight distribution activities and additional employment generation.



## Ensuring a Sustainable Transport Future: A New Approach to Regional Transportation

**2.16** Ensuring a Sustainable Transport Future – 'A New Approach to Regional Transportation' complements the RDS and contains high level aims and strategic objectives to support the growth of the economy, enhance the quality of life for all and reduce the environmental impact of transport. It sets out the approach to regional transportation and is used to guide strategic investment decisions beyond 2015.

### Transport Plans

**2.17** The Belfast Metropolitan Transport Plan, the Regional Strategic Transport Network Transport Plan and the Sub Regional Transport Plan currently apply to our Borough.

**2.18** The Department for Infrastructure is currently preparing new Transport Plans which will cover our Borough including a new Regional Strategic Transport Network Transport Plan and an Eastern Transport Plan. The Council is represented on the Project Boards for both plans and is working to ensure that the transport needs of our Borough are properly addressed and that the Council's LDP and emerging Transport Plans are aligned.

## Sustainable Water – A Long-Term Water Strategy for Northern Ireland 2015-2040

**2.19** Sustainable Water – A Long-Term Water Strategy for Northern Ireland 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 LDPs.

**2.20** The Strategy sets out a number of matters that the LDP will need to take into account which are summarised as follows:

- 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 prevent future development from increasing 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.

## UK Marine Policy Statement

**2.21** The UK Marine Policy Statement (MPS) was published in September 2011 and was prepared and adopted under the Marine and Coastal Access Act 2009. The statement provides the policy framework for the Marine Planning system and for taking decisions that have the potential to impact on the marine environment. The policy framework will contribute to the achievement of sustainable development in the UK's marine area which includes both offshore and inshore regions including all tidal rivers and sea loughs. As our Borough abuts Belfast Lough, the Plan Strategy has had regard to the provisions of the MPS.

## Draft Marine Plan for Northern Ireland

**2.22** The draft Marine Plan for Northern Ireland was published in April 2018 by the Department of Agriculture, Environment and Rural Affairs (DAERA). The draft Marine Plan has been developed within the framework of the UK Marine Policy Statement (MPS) in order to protect and sustainably manage the marine environment in Northern Ireland and facilitate sustainable development including coastal areas. The draft Marine Plan will inform and guide the regulation, management, use and protection of our marine area, both the offshore and inshore regions. The draft Marine Plan was taken into account in preparing the draft Plan Strategy and will continue to inform the LDP process until such time as it is adopted.

**2.23** Under Section 8 of the Marine Act (NI) 2013 the Council must take any authorisation or enforcement decision in accordance with any appropriate marine plan unless relevant considerations indicate otherwise.





## The Strategic Planning Policy Statement

**2.24** The Strategic Planning Policy Statement for Northern Ireland (SPPS) - 'Planning for Sustainable Development' is one of the most significant documents in terms of policy context for our new LDP. The SPPS both outlines and provides strategic direction on the new planning system introduced in April 2015. Critically, it defines regional strategic policy objectives for a range of topics, including housing, economic development, transportation and town centres, that will inform the LDP and in particular the development of new operational planning policies for our Borough.

**2.25** The SPPS sets out five key core planning principles that underpin the planning system with the aim of furthering sustainable development which are:

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

**2.26** The SPPS also sets out a range of supplementary planning guidance which supports the regional policies and which has been retained as material planning considerations.

**2.27** Importantly, as outlined in Section 1, the SPPS indicates that once the Council's Plan Strategy is adopted, its policies will replace regional operational planning policies comprised of the existing suite of Planning Policy Statements and the remaining extant provisions of the Planning Strategy for Rural Northern Ireland.



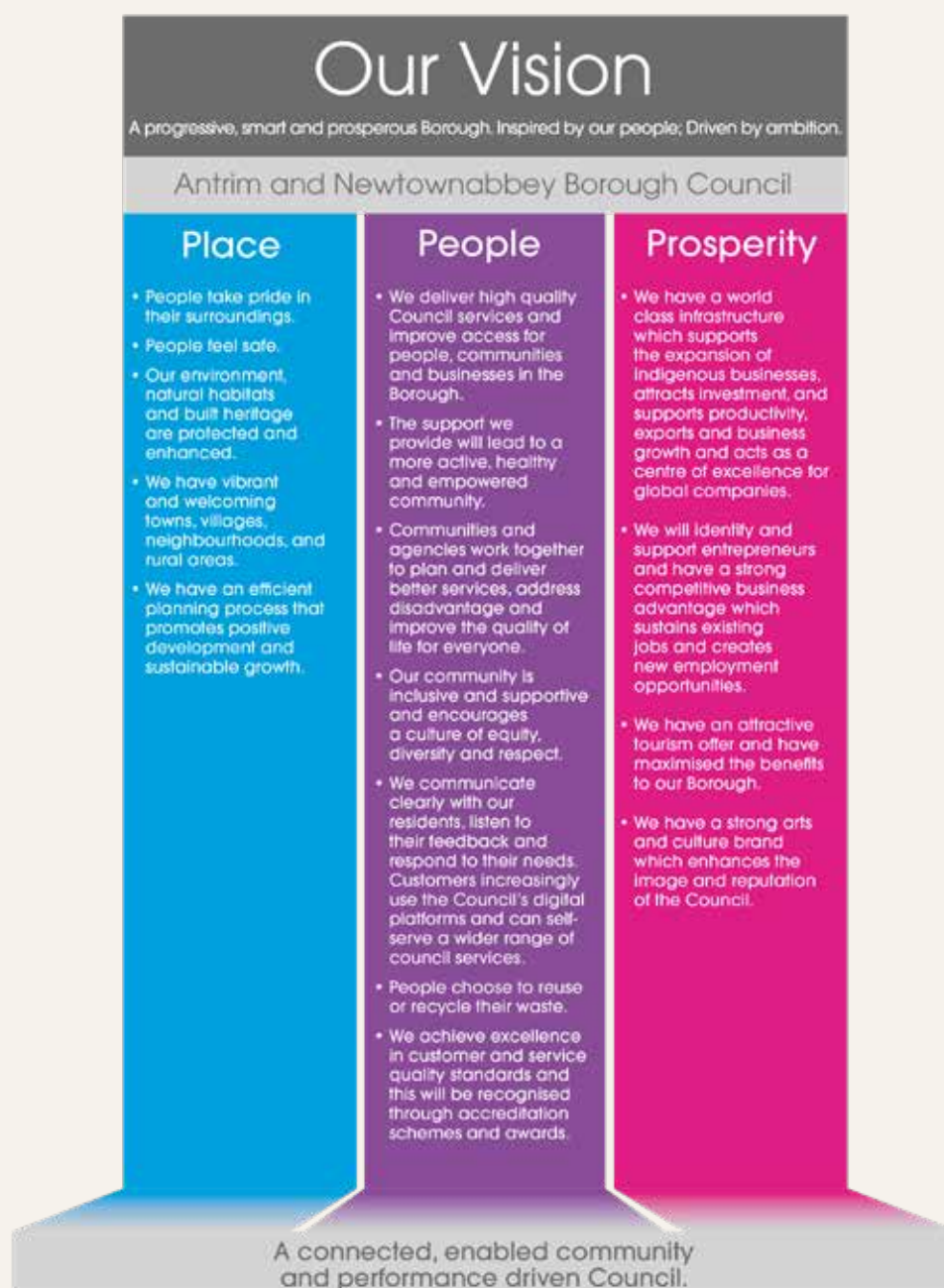


## Local Policy Context

### Corporate Plan - Our Borough Your Vision 2019-2030

**2.28** The Council's Corporate Plan sets out the Vision for our Borough and identifies what we need to do between now and 2030 to achieve this. The Vision is:

**A progressive, smart and prosperous Borough.  
Inspired by our people; Driven by ambition.**





## 2.29

The Corporate Plan sets out a number of objectives in relation to Place, People and Prosperity. The LDP has a key role to play under the objective of 'Place' and the Corporate Plan states that:

'As civic leaders, the community planning process and the development 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 infrastructure is enhanced to develop the Borough for future generations. The Local Development Plan will provide a framework for foreign direct investment, indigenous investment and future employment trends and incorporate measures for the protection and enhancement of the natural and historic environment. It will contribute to the creation of a safe and sustainable community with good access to jobs and key services.

We will continue to develop the Borough so that people will want to visit, live and work in it, where they feel safe and where their local environment is protected and enhanced. We will use the statutory powers of environmental health, building control and planning to improve the quality of life and health, safety and welfare of those living and working in the Borough.

We will support communities and empower residents to take responsibility for their environment so that people will be united by a strong sense of pride in their place.

We will have succeeded if:

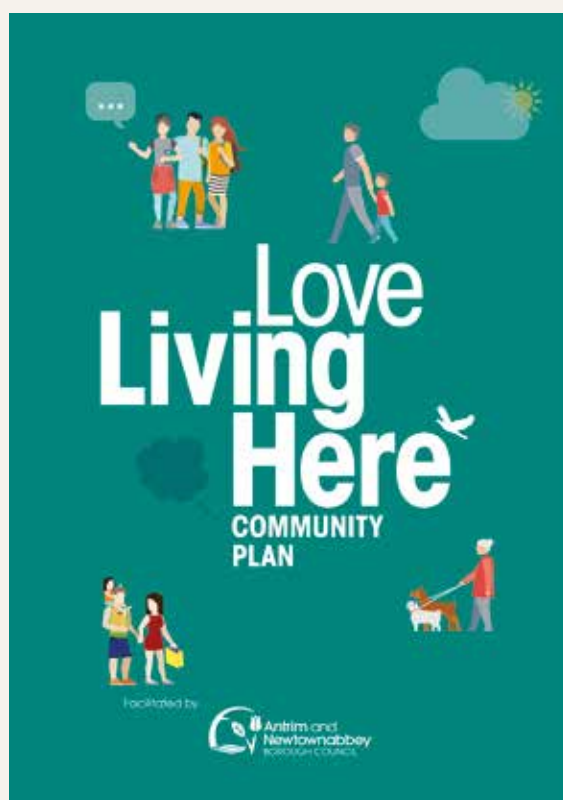
- People take pride in their surroundings.
- People feel safe.
- Our environment, natural habitats and built heritage are protected and enhanced.
- We have vibrant and welcoming towns, villages, neighbourhoods, and rural areas.
- We have an efficient planning process that promotes positive development and sustainable growth.'





## Community Plan – Love Living Here

- 2.30** The Council's Community Plan aims to improve the sustainable social, economic and environmental wellbeing of Antrim and Newtownabbey. A comprehensive engagement exercise with communities, partners and other stakeholders was undertaken during the development of the Community Plan at a Borough wide level and through locality forums. This engagement process led to the development of five priority areas described as Outcomes through which the Council and its strategic partners will focus the delivery of services over the life of the Community Plan to 2030.



- 2.31** The Council's Community Plan and LDP have developed in tandem through a joint approach to engagement and sharing key research and evidence. This collaboration has enabled a sound understanding of the priorities for the Borough to be established and appropriate responses developed. The LDP has aligned its Strategic Objectives to the Community Plan's Outcomes and will seek to deliver upon the spatial aspects of the Community Plan.



# Community Plan - Outcomes

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## Outcome 1:

### Our citizens enjoy good health and wellbeing

#### Our Priorities

- (a) Antrim and Newtownabbey is a place where people of all ages value their health and wellbeing and look after it in a variety of ways and encourage others to do so too;
- (b) Exercise and physical activity are acknowledged as important ways to stay well both physically and mentally;
- (c) There is provision of accessible recreational and leisure opportunities for all our citizens;
- (d) The value of other activities such as volunteering, participating in local clubs and groups and learning new things as ways to look after our emotional and mental wellbeing is recognised;
- (e) The particular needs of an ageing population are met so that our citizens can live long, healthy and independent lives in their own homes if that is their wish; and
- (f) The particular needs of the most vulnerable in our community are met so that they can live active and healthy lives. These needs may include access to leisure or play facilities, access to appropriate advice and support or access to services.



## Outcome 2:

### Our citizens live in connected, safe, clean and vibrant places

#### Our Priorities

- (a) Getting around our Borough is easier for those who don't have access to a car and for those who would prefer a more active mode of transport;
- (b) Our town and village centres are vibrant places where people live and where they spend their leisure time;
- (c) Our citizens can be active participants in community life, if they wish to be, with opportunities to participate in clubs and activities and to get involved in volunteering;
- (d) Our towns and villages, and our green and open spaces, are clean and vibrant places which our citizens have pride in;
- (e) Our natural environment is valued; and
- (f) Local people get involved in decisions on the future development of their areas through the Place Shaping Forum.





### Outcome 3:

## Our citizens benefit from economic prosperity

### Our Priorities

- (a) Our local economy thrives, with local businesses starting up, growing, expanding and generating employment;
- (b) Enterprise and innovation are encouraged and supported from an early age to build businesses and entrepreneurs of the future;
- (c) Our area has a skilled population and infrastructure which is attractive to investors and employers; and
- (d) Barriers to accessing employment are reduced or removed enabling all of our citizens to have equitable access to the opportunities available in the Borough.



### Wildly Important Goal:

## Our vulnerable people are supported

### Our Priorities

- (a) Our ageing population is supported to live active lives as part of their community;
- (b) Our ageing population is supported to live as contentedly and independently as possible for as long as possible; and
- (c) Our young people are supported to access opportunities which enable them to fulfil their potential.



### Outcome 4:

## Our citizens achieve their full potential

### Our Priorities

- (a) A range of formal and informal learning opportunities are available;
- (b) There is a culture of lifelong learning in Antrim and Newtownabbey with a range of opportunities to acquire new skills and qualifications;
- (c) Our children and young people achieve throughout their education and progress to employment;
- (d) Our children and young people are ambitious and inspired to achieve from an early age; and
- (e) The range of ways in which people learn, and develop skills for life and work is acknowledged through availability of placements, internships and apprenticeships.

## Belfast Region City Deal

**2.32** The Belfast Region City Deal (BRCD) signals a new approach to collaborative working. The deal is comprised of the six Councils of Antrim and Newtownabbey Borough Council, Ards and North Down Borough Council, Belfast City Council, Lisburn and Castlereagh City Council, Mid and East Antrim Borough Council and Newry, Mourne and Down District Council, working in partnership with Queen's University Belfast, Ulster University, the Further Education colleges across the Belfast Region, the Northern Ireland Departments and the private sector.

**2.33** The BRCD Councils have agreed an integrated set of projects to transform the Region's economy. The agreed programme seeks to address a number of key barriers to growth by taking measures to improve productivity, invest in innovation, tackle economic inactivity and deprivation, address skills gaps and inequalities, invest in additional world-class visitor experiences and develop the physical and digital infrastructure. At the heart of the City Deal vision is a drive to deliver inclusive growth and to focus efforts on areas in which our Borough can become genuinely world-class; namely digital/ICT, life and health sciences, creative industries, advanced manufacturing and tourism.

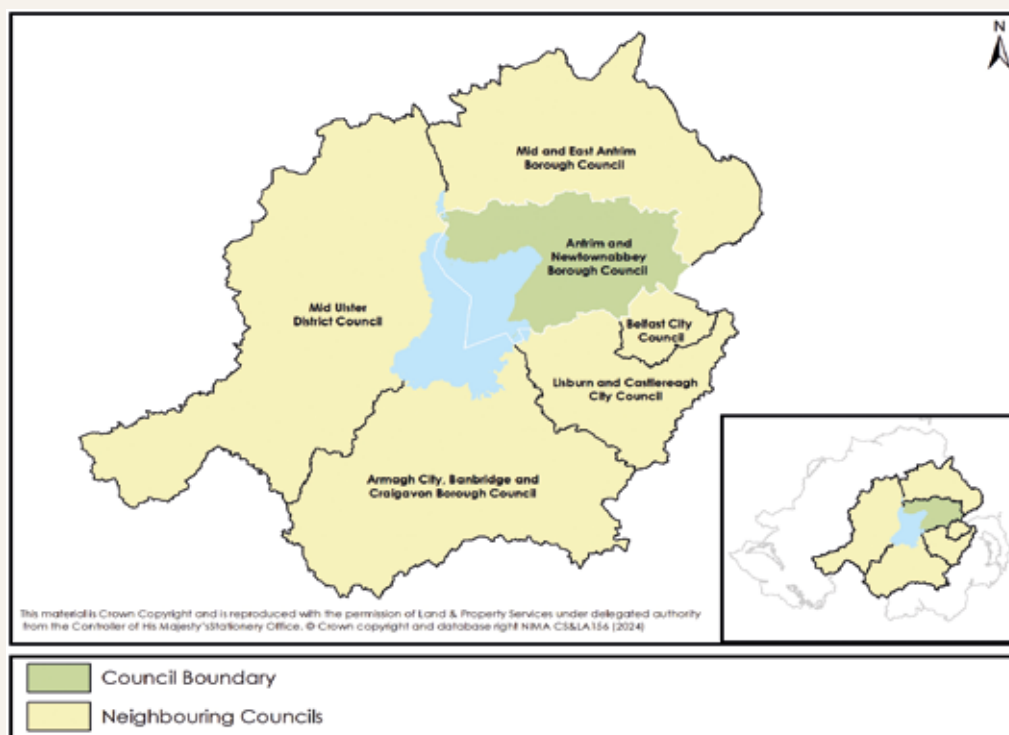


Figure 2 : Neighbouring Local Councils



## Legacy Development Plans

**2.34** The legacy development plans for the Borough listed below have provided an important baseline for the Council in the development of the new LDP.

- Antrim Area Plan 1984-2001 and its alterations (AAP);
- Belfast Urban Area Plan 2001 (BUAP);
- Carrickfergus Area Plan 2001 (CAP);
- Draft Newtownabbey Area Plan 2005 (dNAP); and
- Draft Belfast Metropolitan Area Plan 2015 (dBMAP).

## Council Masterplans

**2.35** A number of non-statutory town and village masterplans have been produced over the past number of years and work is ongoing by the Council to review and update these, including the preparation of several new village plans.

## Neighbouring Councils

**2.36** The Council does not sit in isolation and adjoins the boundaries of five neighbouring Councils both by land and water - Armagh, Banbridge and Craigavon Borough, Belfast City, Lisburn and Castlereagh City, Mid and East Antrim Borough, and Mid Ulster District Councils (see Figure 2) .

**2.37** It is a requirement that each Council, in preparing its new LDP, has regard to relevant plans, policies and strategies relating to adjoining Councils and where cross boundary issues are relevant, it should be established if the LDP conflicts with the plans of neighbouring Councils.

**2.38** The Council has therefore been liaising with its neighbouring Councils to consider cross cutting issues. A number of cross boundary working groups and project boards have been established and each Council has engaged with its neighbours at the stage of publication of our respective key planning documents. The Council has also taken cross boundary issues into consideration in the preparation of our evidence base to inform the LDP and will continue to work with neighbouring authorities as the Plan progresses. This is particularly important in relation to the delivery of key elements of the RDS.



## Population/Society

We have a  
Borough population  
of over

**140,000**

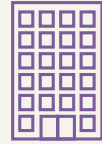


Borough covers

**728** sq km



**3** Further  
Education  
facilities



**70** schools



**4** Hospitals

## Economy/Infrastructure

Excellent access

**65,000 vehicles**

passing each day on the M2 corridor



The Borough  
attracts high  
profile businesses  
- approx

**67,000**

employed in  
our Borough



**6,000,000**  
**passengers**

per annum arriving and  
departing through Belfast  
International Airport

## Homes

**Households**



**71%**

Owner  
Occupied

**29%**

Rented  
Accommodation



One person  
Households



Household  
Size

## Environment



**Diverse  
Landscape**

– provides a unique  
resource of significant  
environmental quality



**Rich  
Natural  
Heritage  
Sites**



**Important  
Historic  
Environment**

## Profile of our Borough

- 2.39** This section provides a strategic overview of the Borough, including facts relating to the spatial characteristics and geography of the area and incorporates information from our evidence papers and the Council's strategies including the Community Plan. It helps to set the scene for issues that the LDP will seek to address.

### Population and Society

- 2.40** Our Borough is set to grow over the Plan period. An estimated 141,697 people currently live in Antrim and Newtownabbey Borough with an expected population increase to 146,003 people by 2030. The LDP will need to respond to this population increase and ensure that there is an adequate supply of housing, employment and services.
- 2.41** The population of our Borough is ageing with the number of people aged 65 and over expected to rise significantly. It is also predicted that there will be a marked rise of people with a life expectancy over the age of 85. These trends are likely to place additional demands on housing, health, community services and transport. The Council recognises that the Department of Health and other strategic partners are responding to these changing demographics through policy approaches, including Transforming Your Care. Maintaining people within their own homes and communities and providing health services through multi-disciplinary hubs are amongst the challenges for the future. The LDP must be responsive to these changes and also ensure that any new developments are easily accessible by an ageing population.
- 2.42** The working age population (16-64) is estimated to decline over the Plan period with the number of young people (0-15) expected to decrease as well, which will have an impact on the economy and may have implications for school provision in the Borough.
- 2.43** There were 54,035 households in our Borough in 2011 and it is projected that by 2030 there will be 59,814 households. The average household size in our Borough is 2.51 persons and it is projected that by 2030 this will reduce to 2.41 persons. Whilst household size will reduce, it is projected that by 2030, the largest housing growth will be 'one person' households, followed





closely by 'two person' households. These changes highlight the need to not only ensure an adequate supply of land for housing, but also to help meet a range of housing types to address the different/diverse needs of the population.

**2.44** The Northern Ireland Multiple Deprivation Measure (NIMDM) 2017 illustrates that there are considerable inequalities throughout our Borough and approximately 19% of our Borough's residents suffer from a long-term health problem or disability which limits their daily activities and which has lasted, or is expected to last at least 12 months.

**2.45** Our Community Plan has identified that the most commonly recorded diseases for patients registered with GP Practices within our area are hypertension (high blood pressure), asthma, diabetes mellitus and heart disease. Respiratory and circulatory disease are also an issue in our area with higher hospital admission rates for these illnesses than in other Council areas. The Community Plan has also identified that it is common for health inequalities to exist between more affluent areas and those with higher levels of deprivation. Therefore it is important that the LDP seeks to positively contribute to the health and wellbeing of our communities.

**2.46** The Northern Ireland Housing Statistics (Land and Property Services) recorded a total of 59,428 dwellings in our Borough on 1 April 2018. 71% of the households in our Borough are comprised of owner occupied homes and 29% are rented accommodation. Social housing comprises 14% of households in our Borough and private rented households comprise 15%.

**2.47** In 2018 there were 2,562 overall applicants on the NIHE Common Waiting List, with 1,703 of these in housing stress and 537 allocations. Single person applicants comprise approximately 44% of those on the waiting list, followed by small family applicants and older persons.

**2.48** The NIHE Housing Needs Assessment estimates that the total social housing need at the present time (2019) equates to 1,272 units. Metropolitan Newtownabbey has the greatest social housing need, especially the Longlands, Glengormley and Mallusk areas. The LDP has an important role in facilitating a reasonable mix and balance of housing tenures and types in the overall provision of housing.



## Education<sup>[1]</sup>

**2.49** There are currently 53 primary, 10 post primary and 7 special needs schools serving our Borough. Further education courses are also offered at the Northern Regional College, Ulster University (Jordanstown) and the College of Agriculture, Food and Rural Enterprise (CAFRE) at Greenmount.

**2.50** The Education Authority (EA) has identified a number of key challenges for the education system across Northern Ireland. These include matching the provision of places available in schools to population trends, addressing school provision which is not sustainable and improving the quality of provision.

**2.51** Linked to this there are a number of specific development proposals likely to arise in the Borough over the Plan period in part caused by the ongoing rationalisation of education provision:

- Abbey Community College in Newtownabbey, an amalgamation of the former Newtownabbey Community High School and Monkstown Community College currently operates from the existing Monkstown College site, however, subject to capital funding, it is planned that a new build school will be developed over the next 3 to 4 years at a location yet to be identified.
- Proposals for a new school for Gaelscoil Eanna, Newtownabbey was announced in 2016. This project is currently awaiting approval of a feasibility study.
- Six schools - Antrim Primary School, Ballyclare Primary School, Fairview Primary School, Glengormley Controlled Primary School, The Thompson Primary School and Thornfield House School - have been successful in advancing to the planning stage of the Department of Education's School Enhancement Programme announced in January 2017 and feasibility studies are currently being undertaken.
- A Fresh Start Scheme for a 6th Form Centre at Park Hall Integrated College, Antrim is planned by the EA at an estimated cost of £4m.
- As a consequence of the previous Newtownabbey Community High School site being declared surplus to requirements, there is anticipated to be a demand for social housing on this site.

[1] A number of these schemes have progressed since the publication of this document.



- 2.52** The Greenmount Campus is one of three CAFRE campuses. It has a specialist focus on agriculture and horticulture programmes which aim to assist the sustainable economic development of the land based sector of the Northern Ireland agri-food industry.
- 2.53** CAFRE is also planning to rationalise, modernise and enhance its existing teaching, residential, dining and office facilities within the Greenmount Campus, creating new modern fit for purpose facilities. The redevelopment is estimated to be in the region of £30 million and subject to funding being secured it is anticipated that a planning application will be submitted in 2020.
- 2.54** The new Ulster University campus in Belfast City Centre is significantly progressed. This concentration of facilities and services in the City will ultimately lead to a downsizing of the campus and related facilities at Jordanstown providing a large-scale redevelopment opportunity for part of the site, which is likely to include a significant residential element.

## Health<sup>[2]</sup>

- 2.55** The health needs of the Borough are provided for by the Northern Health and Social Care Trust and General Practice which provides a range of acute, community care and mental health services.
- 2.56** Antrim Area Hospital with direct access to the M2, is the largest hospital within the Northern Trust area. It is a 366-bed acute hospital, with a 24 hour Emergency Department and minor injuries services. A new 24-bed ward is due to open in summer 2019 and, funding permitting, further planned expansion will include a new mental health inpatient unit at the site.
- 2.57** Whiteabbey Hospital, which has 44 rehabilitation beds, provides a range of services such as Day Surgery, Endoscopy, Diagnostic Services, Outpatients and Speech and Language Therapy. There is an aspiration to develop a new health and care centre in the area providing a single location to meet a diverse range of healthcare needs.
- 2.58** Holywell Hospital in Antrim provides a range of acute and other inpatient mental health services. The hospital currently has 114 beds including acute services, rehabilitation, dementia, challenging behaviour, and an addiction ward along with a psychiatric intensive care unit. It is envisaged mental health inpatient services would transfer from Holywell to a planned new mental health inpatient facility on the Antrim Area Hospital site.

*[2] A number of these schemes have progressed since the publication of this document.*



**2.59** Although located in Antrim, Muckamore Abbey Hospital is managed by the Belfast Trust. It provides inpatient, assessment and treatment facilities for people with severe learning disabilities and mental health needs, forensic needs or challenging behaviour.

## Community Assets

**2.60** Our Community Plan refers to the wealth of publicly and community owned and managed physical assets, such as land and buildings, that exist across our Borough. Some are not needed for their current purpose or are not being used to their full potential. Through a community planning approach which actively engages with the LDP process, the best use of these assets to meet community needs should be identified and progressed.

## Economy

**2.61** Approximately 67,000 people are employed in our Borough, which is 7.5% of the Northern Ireland total. Our Borough out-performs Northern Ireland in terms of employment and during the early years of the recession, showed a level of resilience. The Council's Economic Strategy forecasts that between 2017 and 2030, our Borough's employment will be 4,100 higher than the current level of 67,000. The projected Upper Scenario would result in considerably stronger job creation, adding a further 4,000 to 5,000 jobs above the baseline scenario, resulting in a total employment of around 76,000 persons, 9,000 over the current level.

**2.62** Antrim and Newtownabbey Borough has an active workforce, high numbers of jobs that pay well, and a high proportion of larger businesses. Employment is currently heavily weighted towards private sector office/ retail type employment, as well as storage and distribution. Private sector jobs account for 70% of total employment, with 30% in the public sector. A relatively large business base contributes to our Borough's higher than Northern Ireland average prosperity levels with higher average wages and a wage premium over the rest of Northern Ireland (outside of Belfast).









- 2.63** Our Borough continues to boast a strong manufacturing base, despite a continuing decline in the sector, with access to Port of Belfast, the Port of Larne and Belfast International Airport making the area an ideal location for transport, logistics and wholesale firms. With major employers such as Randox located here, the health and life sciences sector is also a leading sector locally, and a strong retail offer across a number of the main settlements, positions the retail sector as a key employer.
- 2.64** Tourism is a growing employment sector in our Borough with notable recent investment in new infrastructure and tourism products. Emerging service industries such as professional services and digital technology present opportunities for future high value employment in the area.
- 2.65** With a notable concentration of large farms, agriculture is a small but significant contributor to the local economy that requires nurturing along with major employment sectors such as retail and construction.
- 2.66** Unemployment in the Borough, currently at a rate of 2%, is forecast to increase over the period to 2022 and then decline over the period to 2030, consistent with Northern Ireland trends.
- 2.67** Analysis within the Council's Economic Strategy - 2018, shows that employment within our Borough is primarily clustered around the main settlements, and around major employment sites such as Antrim Area Hospital and Belfast International Airport. The Strategy details how this employment is distributed across our Borough and explains that 43.3% of all employment is located in Metropolitan Newtownabbey. Almost one-third, 32.3% of employment is located in Antrim and its surrounds. The remaining jobs are spread across the Airport/Templepatrick area (13.6%), Ballyclare and surrounds (7.3%) and Randalstown/Toome area (3.6%). The wider Metropolitan Newtownabbey and Antrim areas are the primary employment hubs within our Borough with over three quarters of employment.
- 2.68** According to the 2011 Census, the number of people who left our Borough to travel to their usual place of work, matched the number of people who came into our Borough, resulting in a net impact of zero.



**2.69** In 2017, there were a total of 4,020 VAT registered companies in our Borough. This represents 6% of the Northern Ireland total. 84% of these registered companies are described as micro, with 9 or less employees.

**2.70** The Economic Strategy also highlights the contribution Invest NI client companies make to our Borough, accounting for 8,753 employees, which is 13% of total employment in the area. The sectoral mix of supported companies in our Borough is mainly engineering and manufacturing, representing 41% of the total supported companies. The biggest investments in our Borough over the past five years have been with Capita, CDE Global, Mivan, Randox, RLC Engineering, and Schrader/Sensata.

**2.71** The Council's Economic Strategy's analysis of future jobs growth indicates that administration services, construction, and health and social work will be key growth sectors in our Borough. Retail, storage and distribution, accommodation, and professional and scientific sectors will also continue to grow. The Invest NI Business Strategy 2017-2021 identifies that the life and health sciences sector has strengths that should be built upon. Invest NI's Regional Briefing for our Borough notes our strong position in this sector, with Randox being a major employer in this field. Life and health sciences sites often require the provision of 'clean' sites for research and innovation centres and supporting infrastructure. A further key strength and opportunity for economic growth in our Borough, centres on world class advanced manufacturing with companies in this sector, such as the aerospace firm RLC Engineering having already chosen to invest here.

**2.72** Traditionally our Borough has a strong skills base comparable to the Northern Ireland average with a high level of achievement in school qualifications. Recently, however, there has been a higher number of school leavers leaving with a lower level of qualifications than expected.

**2.73** It is important that the LDP supports existing and growing businesses and promotes a wide range of employment opportunities for all skills sets which are accessible and attractive to those entering the labour market.



## Environment

- 2.74** The diversity of the landscape across our Borough provides a unique resource of significant environmental quality stretching from the shores of Lough Neagh in the west to Belfast Lough in the east. Metropolitan Newtownabbey has an impressive natural setting situated along the western shore of Belfast Lough with the Carrickfergus Escarpment to the east forming a magnificent backdrop. The rural area towards Antrim includes very attractive and contrasting countryside through the Maine, Six Mile Water and Crumlin River valley, the Lough Neagh shoreline in the west, to the South Antrim Hills, including Tardree Forest in the north east and the Belfast Hills to the south east of our Borough.
- 2.75** This natural landscape provides a rich resource of productive agricultural land and habitats important for nature conservation. It has also been modified considerably by man and contains numerous sites of historic and archaeological importance. These features of the natural and built heritage will need to be afforded appropriate protection through the policies of the LDP.
- 2.76** At present there are a range of natural heritage sites designated for their international and regional significance, including Ramsar, Special Area of Conservation (SAC), Special Protection Areas (SPA) and Areas of Special Scientific Interest (ASSIs), with a particular focus on Lough Neagh.
- 2.77** The historic environment forms an important part of the character and appearance of our Borough including archaeological sites and monuments; historic and vernacular buildings; industrial and military remains; historic parks, gardens and demesnes; conservation areas and other areas of townscape character.
- 2.78** Heritage assets include the Antrim Round Tower state care monument, Spring Farm Rath, the listed Patterson's Spade Mill and the White House. There are also a number of registered historic parks, gardens and demesnes including Antrim Castle and Drumadarragh House at Burnside, and conservation areas in Antrim, Randalstown, and Merville Garden Village, as well as a number of places that have been designated for their local townscape character. This physical evidence of our past is an important asset providing valuable benefits to our local economy through environmental activities, recreation and tourism.



- 2.79 The rivers that run through our Borough are important environmental assets and resources, but they are also a source of flood risk. This will be an important consideration in identifying future development land in our settlements. With increasing incidents of flooding occurring due to the effects of ongoing climate change it is essential that the policies of the LDP address flood risk matters.

## Infrastructure

- 2.80 Antrim and Newtownabbey is home to Belfast International Airport, one of our key employment sites with over 6,000 employed in the various businesses and the foremost gateway to Northern Ireland. It welcomed 5.8 million passengers in the year up to March 2018 and handled over 28,000 tonnes of cargo in the same year.
- 2.81 Our Borough occupies a key strategic location with regard to Northern Ireland's transport network, with major road and rail links providing easy access to regional gateways such as Belfast, Larne and Derry/Londonderry. This transport network provides high quality links to the rest of Northern Ireland, the Republic of Ireland, and to the rest of the United Kingdom and mainland Europe. In addition to the operational rail lines, the Knockmore link between Antrim and Lisburn extends through our Borough and currently operates on a non-passenger basis.





- 2.82** Road transport links in the Borough are based upon accessibility to the Eastern Seaboard, Northern and North Western Key Transport Corridors and consists of single and dual carriageways, A-class roads such as the A2, A6, A8, A26, and A52, supported by a vast network of single carriageway B-class and minor roads. A significant proportion of Northern Ireland's motorway network is located in our Borough, consisting of the M2, M5, M22, and A8 (M), thus underlining the strategic location of our Borough in the context of transportation. It is estimated that 65,000 vehicle movements occur each day on the M2 as commuters traverse our Borough in and out of the greater Belfast region.
- 2.83** Whilst a minority (20%) of our Borough's residents have no access to a private car, the majority of residents in our Borough (74.9%) opt to use the private car as a preferred mode of travel to their place of work.
- 2.84** Public transport services in our Borough are provided by Translink through Metro, Ulsterbus, and Northern Ireland Railways. The existing infrastructure and connecting services allow travel between locations within our Borough and subsequent onward travel to other parts of Northern Ireland including Derry/Londonderry, Coleraine, Ballymena, Larne and Lisburn. There are also frequent bus services between Belfast City Centre and Belfast International Airport, and an additional service from Lisburn to the Airport via Crumlin.
- 2.85** Public transport provision remains a key issue in the Antrim and Newtownabbey area, especially for those residents who are elderly, economically and/or socially disadvantaged, or with no access to a car.
- 2.86** In terms of broadband connectivity, our Borough has excellent superfast broadband speeds in urban areas compared to other Council areas. The mobile telecommunications network in our Borough is generally acceptable; however, some pockets still remain in our rural areas where connection may be unavailable or intermittent including Crumlin and parts of rural Ballyclare.
- 2.87** The provision of waste water treatment within the Antrim and Newtownabbey Borough is the responsibility of NI Water. NI Water has identified that Cranfield and Moneyglass Waste Water Treatment Works (WWTW) have no remaining capacity. Whitehouse WWTW will reach capacity with a 10% growth rate in population.







A Place of Economic Opportunity  
A Vibrant and Liveable Place  
A Place with a Sustainable Future





Plan  
Strategy

3

**PLAN VISION &  
STRATEGIC  
OBJECTIVES**

## 3 Plan Vision and Strategic Objectives

3.1 Our Local Development Plan (LDP) requires a clear vision as to what Antrim and Newtownabbey Borough should look like by 2030.

3.2 Based on our engagement with the public, stakeholders and our elected Members, and taking into account the objectives of the Corporate Plan, the Community Plan, and the key priorities for the Borough, our Plan Vision is as follows:

### Plan Vision

In 2030 Antrim and Newtownabbey Borough will have a reputation as an excellent, attractive and diverse place in which to live and work. It will be a place that all citizens can take pride in and that is appealing to new residents, investors and visitors alike, with improved job opportunities, housing availability and connectivity that meets the needs of our community. Development will be sustainable and of high quality and will address the ongoing challenges of climate change. Our built and natural environment will continue to be of high quality and well looked after and will support prosperity and economic development and provide for a wide range of recreational and leisure activities.

In summary Antrim and Newtownabbey Borough will be:

- A Place of Economic Opportunity;
- A Vibrant and Liveable Place;
- A Place with a Sustainable Future.

3.3 In order to support and help achieve the Plan Vision, a series of Strategic Objectives have been developed. Again, the Council has considered these carefully in light of the public engagement to date and the context in which the Plan is being prepared.

3.4 These Strategic Objectives form the link between the Plan Vision and the Strategic and Detailed Management Policies that will be used in decision making and that will also inform the detailed zonings and designations to be brought forward in the Local Policies Plan.







- 3.5 Employment land and premises are essential to the future economic prosperity and growth of our Borough. The identification of a wide range of suitable opportunities is therefore a key role for the LDP and will support the Council's Economic Strategy. In addition, it is important that those employment/business sites that perform a strategic function are given strong protection from being lost to other development uses.
- 3.6 The attractiveness of our Borough's town centres and commercial areas is also a vital component of economic and social activity within our Borough. Their continued vitality and viability is therefore essential to the area's future competitiveness and wellbeing. Allied to this is the need to promote the delivery of regeneration opportunities in Metropolitan Newtownabbey, Antrim and the Borough's other towns and villages, focused upon those places where the most significant benefits can be realised.
- 3.7 Tourism is a key growth sector within the Borough's economy. The quality of tourism attractions, facilities and accommodation is integral to the performance of this sector and the delivery of the Council's Tourism Strategy. Planning has an important role to play in ensuring that our Borough's most important tourism assets are safeguarded and that opportunities for new sustainable tourism proposals are accommodated.
- 3.8 Our environment is special and unique and the protection and enhancement of the Borough's historic environment and natural heritage is a key priority. The LDP must seek to protect and improve these assets for future generations as they are a key aspect of the area's attraction for inward investment, tourism, recreation and quality of life in general.
- 3.9 The provision of a sufficient supply of land for housing is a core component of the LDP. There is currently an ample supply of land already identified in existing development plans, and future growth will need to take account of the Housing Growth Indicator for our Borough set out in the Regional Development Strategy. The LDP will also seek to encourage the delivery of affordable housing opportunities to help meet local needs, and ensure a diverse choice of housing for an ageing and changing population.



- 3.10 It is important that the Council seeks to improve the health and wellbeing of those who live within the Borough. Open spaces should be protected and accessible for all to enjoy and the creation of accessible green networks within, around and linking settlements will help promote health and wellbeing, as well as enhancing biodiversity opportunities. Accessibility will also be a key factor in accommodating necessary community facilities such as schools to serve our urban and rural communities.
- 3.11 The promotion of high quality and environmentally sustainable development will help create quality places across our Borough, places that promote prosperity and new investment, places that are successful to live in, and places that bring communities together.
- 3.12 The promotion of heat and power generation from renewable and sustainable sources will help to address the effects of climate change and encourage adaptation to a low carbon economy. The LDP can also help to stimulate discussion on ways to address the impact of climate change by promoting new development in areas not impacted upon by flood risk and encouraging the prevention, reuse, recycling and recovery of waste which in turn will also help to reduce dependence on landfill sites.
- 3.13 The provision of 21st Century transport and digital connectivity is also a prerequisite to the future economic success of our Borough and in particular will assist in the promotion of a vibrant rural area. The provision of a first class digital network will also provide important benefits towards reducing the impact of climate change by reducing the need to travel as well as promoting our digital economy.
- 3.14 Whilst the Council wishes to facilitate sustainable growth and development through the LDP, it is important to ensure that adequate infrastructure accompanies this and where necessary, development proposals will be required to deliver and bear the costs of any infrastructure works necessary to accommodate them.
- 3.15 The Council therefore proposes the following interlinked Strategic Objectives to deliver the Plan Vision.



# Our Strategic Objectives

.....

## Sustainable Development

### Strategic Objective 1

- Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

## A Place of Economic Opportunity

### Strategic Objective 2

- Establish Antrim and Newtownabbey as a premier business location where both existing and new, innovative, cultural and creative enterprise can prosper.
- .....

### Strategic Objective 3

- Provide a range and quality of land and premises to facilitate business growth, promote economic diversification and protect our strategically important employment locations including the Regional Gateway at Belfast International Airport.
- .....

### Strategic Objective 4

- Promote development and regeneration of our town centres and commercial areas.
- .....

### Strategic Objective 5

- Support the development of sustainable tourism and enhanced tourism infrastructure.
- .....

### Strategic Objective 6

- Improve accessibility, connectivity and ease of movement to, from and within our Borough and promote sustainable travel choices.



## A Vibrant and Liveable Place

### Strategic Objective 7

- Promote positive placemaking and ensure that high quality new development respects, enhances and integrates with our historic environment and natural heritage.

### Strategic Objective 8

- Ensure a sufficient supply of land for new homes, provide a diverse choice of housing and strengthen community cohesion.

### Strategic Objective 9

- Accommodate and promote well-designed and accessible community, education and health facilities.

### Strategic Objective 10

- Promote the protection and accessibility of our open spaces.

## A Place with a Sustainable Future

### Strategic Objective 11

- Promote biodiversity, and conserve the natural assets of our countryside, coast and loughs.

### Strategic Objective 12

- Ensure the responsible use of land and natural resources and promote sustainable energy production to mitigate and adapt to climate change.

### Strategic Objective 13

- Tackle flood risk by making space for water and promote sustainable drainage systems.

### Strategic Objective 14

- Ensure the responsible management of waste and support measures to increase recycling.







Plan Vision  
& Strategic  
Objectives

4

**SUSTAINABLE  
DEVELOPMENT**

## 4 Sustainable Development

How we are going to get there



### Strategic Policy 1: Sustainable Development

#### Sustainable Development

**SP 1.1** When considering individual development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS). The Council will work with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in our Borough.

**SP 1.2** Planning applications that accord with the provisions of the Local Development Plan (LDP) will be approved, unless material considerations indicate otherwise. In assessing proposals all relevant policies will be considered. Where there are no policies relevant to the application the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- (a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the provisions of the SPPS taken as a whole; or
- (b) Specific policies in the SPPS indicate that development should be restricted.

**SP 1.3** In addition any development proposal which affects or might affect the whole or any part of the marine area of Belfast Lough must accord with the provisions of the UK Marine Policy Statement and the Draft Marine Plan for Northern Ireland once adopted unless relevant considerations indicate otherwise.

**SP 1.4** The Council will also be guided by the precautionary principle that where there are significant risks of damage to the environment, its protection will be paramount, unless it has been adequately demonstrated that there are imperative reasons of overriding public interest.



## Development Impact Assessments

**SP 1.5** To assist the delivery of sustainable development, the Council will require developers to provide impact assessments in association with planning applications where this is necessary to allow proper consideration of the impacts of the development (to include where relevant impacts on the marine area) and any mitigation measures proposed. The following list, which is not exhaustive, highlights the list of assessments most commonly required:

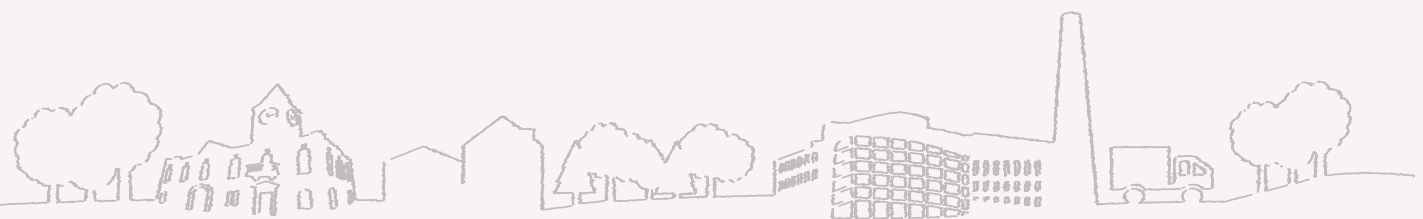
- Environmental Impact Assessment;
- Shadow Habitats Regulations Assessment;
- Archaeological Assessment;
- Transport Assessment;
- Retail Impact Assessment;
- Flood Risk Assessment and/or Drainage Assessment;
- Contaminated Lands Assessment;
- Landscape and Visual Impact Assessment;
- Noise Assessment;
- Air Quality Assessment; and
- Ecological Appraisal/Assessment.

**SP 1.6** For all assessments, the Council will take into account published Best Practice Guidance documents.

.....

## Spatial Growth Strategy and the Places of our Borough

**SP 1.7** To take forward the Plan Vision and Strategic Objectives of the LDP the Council has agreed the following Spatial Growth Strategy that sets out how future growth of housing and employment will be accommodated within our Borough.







## Spatial Growth Strategy

- (a) Focus core growth in Metropolitan Newtownabbey and the Major Hub Town of Antrim, based upon existing committed development allocations and strengthen their roles as the primary locations for future housing and economic growth and investment within our Borough.
- (b) Consolidate and strengthen the role of the large town of Ballyclare based upon existing committed development allocations as a key centre for housing, employment, facilities and services to support a growing population and its wider rural hinterland.
- (c) Consolidate the role of the towns of Crumlin and Randalstown as local service centres for housing, employment, facilities and services to support the local population and their rural hinterlands.
- (d) Sustain and maintain the role of our villages as centres providing opportunities for housing and employment of an appropriate scale and character to individual settlements.
- (e) Sustain and maintain our rural area through the accommodation of suitable small-scale housing and employment opportunities in our hamlets and the countryside.
- (f) Strengthen the role of Belfast International Airport as a Regional Gateway and recognise the importance of Nutts Corner as a strategic location for employment on the Regional Strategic Transport Network.
- (g) Afford suitable protection to our Borough's natural and historic environment, including the adjacent marine environment, in accommodating growth and promote the provision of facilities, services and infrastructure necessary to meet local needs and improve connectivity.

**SP 1.8** Growth in homes, jobs, infrastructure and services that accords with the Spatial Growth Strategy and constitutes sustainable development will be welcomed by the Council. The Growth Strategy is linked closely to the 'Places of our Borough' set out in Table 1 and in particular the role and function of our Borough's settlements in accommodating future growth and development.





TIER	CLASSIFICATION	SETTLEMENT
1	Metropolitan Urban Area	Metropolitan Newtownabbey.
2	Major Hub Town	Antrim.
3	Large Town	Ballyclare.
4	Towns	Crumlin; Randalstown.
5	Villages	Ballynure; Ballyrobert; Burnside (Cogry/ Kilbride); Doagh; Dunadry; Parkgate; Straid; Templepatrick; Toome.
6	Hamlets	Aldergrove; Ballycor; Ballycraigy; Ballyeaston; Bruslee; Caddy; Cargin; Craigarogan; Creavery; Creggan/Cranfield; Donegore; Gortgill; Groggan; Hillhead; Killead; Kingsmoss; Loanends; Lowtown; Maghereagh; Millbank; Milltown; Moneyglass; Moneynick; Newmill; Rathmore; Roughfort; Tildarg; Tavnaghmore; The Diamond.
7	Countryside	

Table 1: The Places of our Borough

**SP 1.9** The Plan Strategy sets out a series of Strategic and Detailed Management Policies to help deliver the Spatial Growth Strategy for our Borough. The Local Policies Plan will bring forward settlement limits for each of the settlements listed in Table 1 and allocate land, where appropriate, for new homes and employment to meet the identified needs of our Borough in a sustainable manner. It will also bring forward a range of local designations that will help steer overall growth and development. The Council will produce a range of supplementary planning guidance and advice notes as necessary to support the sustainable development of our Borough.

**SP 1.10** Within the Borough's settlements, the focus of growth will be on sites allocated or otherwise identified for development in the Local Policies Plan. These sites will be safeguarded for the use(s) indicated and where necessary, Key Site Requirements (KSR) will be identified. Proposals on sites not allocated or otherwise identified for development, but within settlement limits, will be supported in principle where they accord with the relevant policies of the LDP and are of a scale and nature appropriate to their settlement classification and location.



**SP 1.11** In the countryside, development proposals will be supported in principle where they accord with the relevant policies and/or designations of the LDP, and are of a scale and nature appropriate to the location. Other development will only be permitted where there are overriding reasons why it is essential and could not be located within a settlement.

**SP 1.12** In all locations, within settlements, proposals that re-use or make better use of vacant, derelict or under-used brownfield land<sup>[3]</sup> or buildings will be supported where they are in accordance with the relevant policies of the LDP.

**SP 1.13** The Council will operate a presumption against development that mars the distinction between a settlement and the surrounding countryside or that would result in ribbon development or urban sprawl.

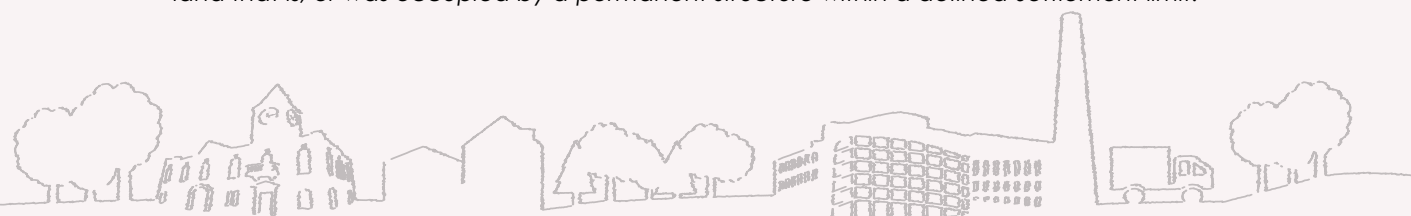
## Delivering Sustainable Outcomes

**SP 1.14** Developers will be expected to provide and meet the costs of infrastructure and other works required to facilitate and sustain their proposals. In appropriate cases, the Council will seek contributions from developers where these are necessary for infrastructure delivery or to manage and/or mitigate the impact of the development on our Borough's services and environment.

**SP 1.15** Where the necessary infrastructure, works and/or contributions can be secured satisfactorily by means of planning conditions attached to planning permissions, this will be done. If this cannot be achieved, the Council will seek to secure the required works and/or contributions by means of a Section 76 Planning Agreement (or other legal agreement as necessary) before planning permission is granted. Contributions may be required towards the following matters:

- Transport infrastructure, including cycling and walking routes;
- Public transport;
- Open space and recreational facilities;
- Public realm and cultural facilities, including public art;
- Local neighbourhood and community facilities;
- The historic environment and natural heritage assets;
- Flood risk and sustainable drainage;
- Waste management; and
- Affordable housing.

[3] RDS 2035 (page 106) definition of brownfield land: This is sometimes referred to as previously developed land that is, or was occupied by a permanent structure within a defined Settlement limit.





**SP 1.16** The above list is not exhaustive and there may be scope for requiring developer contributions towards a wider range of measures.

**SP 1.17** In addition, where a need is identified for decommissioning, restoration, aftercare or mitigation measures to be put in place in relation to specific developments, such as minerals workings or renewable energy schemes, the Council may require developers to agree a financial guarantee or bond to ensure that necessary works are undertaken in the future to complete the development to the required standard.

**SP 1.18** The Council intends to bring forward supplementary planning guidance to explain in greater detail how developer contributions will be implemented through the planning process and the scale of contributions likely to be required.

## Why we have taken this approach

- 4.1** The objective of planning is to secure the orderly and consistent development of land whilst furthering sustainable development and improving wellbeing. Sustainable development is at the heart of the Regional Development Strategy (RDS) and the Strategic Planning Policy Statement (SPPS), seeking to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 4.2** As such, the LDP seeks to further sustainable development through its policies and designations which balance the social and economic priorities of our Borough alongside the careful management of our historic environment and natural heritage, including the adjacent marine area. The Plan Strategy itself has been subject to a Sustainability Appraisal incorporating Strategic Environmental Assessment to ensure that social, economic and environmental considerations have been taken into account throughout the preparation of the LDP and to help strengthen the delivery of sustainable development.
- 4.3** The LDP is the primary consideration for decision making on development proposals. Through this Strategic Policy, the Council has set out its fundamental approach to enable sustainable development across our Borough to deliver the LDP Plan Vision and Strategic Objectives in support of the Core Planning Principles of the SPPS.



HIERARCHY	SPATIAL FRAMEWORK GUIDANCE (SFG)
Belfast Metropolitan Urban Area (BMUA)  (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  (includes Antrim)	<p>SFG10 Identify and consolidate the roles and functions of settlements within the Clusters.</p> <p>SFG11 Promote economic development opportunities of Hubs.</p> <p>SFG12 Grow the population in the Hubs and clusters of Hubs.</p>
Small towns; Villages; Hamlets; and Open countryside	<p>SFG 13 Sustain rural communities living in smaller settlements and the open countryside.</p> <p>SFG 14 Improve accessibility for rural communities.</p>
International Airport	SFG15 Strengthen the Gateways for Regional competitiveness.

Table 2: RDS Spatial Framework Guidance

**4.4** Sustainable development is promoted by the LDP's overarching Spatial Growth Strategy which sets out the Council's approach to growth across our Borough. The Spatial Growth Strategy has been informed by and is consistent with the RDS including its Spatial Framework Guidance summarised in Table 2. Furthermore, the RDS directs that settlements should be the primary location for accommodating future development needs and that the scope and type of development should generally relate to the size and function of each settlement.

**4.5** The consequences of climate change now place an even greater focus on where people should live in the future, and where and how transport, services and energy needs are planned for to support communities. Larger settlements provide, or have the capacity to provide for the critical mass needed to serve as centres for key growth, whilst smaller settlements and the countryside are appropriate for more limited, proportionate sustainable growth.



**4.6** Accordingly the LDP's overarching Spatial Growth Strategy, takes account of the role and function of the 'Places of our Borough', recognises those settlements where good concentrations of existing infrastructure, population mass and services are already available, along with the inherited growth planned for in our Borough's legacy plans.

**4.7** Core growth is focused on the largest settlements of Metropolitan Newtownabbey and Antrim where the infrastructure, population, services and facilities mean these places can accommodate further growth in a sustainable fashion. In recognition of the level of infrastructure, population and facilities available, the large town of Ballyclare is identified for a consolidated and strengthened growth role, whilst the smaller towns of Crumlin and Randalstown are highlighted for consolidated growth. Our Strategic Growth Strategy also recognises the importance of sustaining our Borough's rural community and seeks to allow appropriate growth in our smaller settlements (villages and hamlets) and the countryside.

**4.8** Strategic and Detailed Management Policies are set out in this Plan Strategy document in support of the Strategic Plan Vision, the Strategic Objectives, and the Spatial Growth Strategy, whilst the limits of our settlements, land allocations and local designations will be set out in the Local Policies Plan.

**4.9** The proper planning and sustainable development of our Borough also entails that adequate physical and community infrastructure should accompany growth and new development. As a consequence,



developers will be expected to undertake and bear the cost of works required to facilitate their development proposals and to manage or mitigate any adverse impacts arising.

- 4.10
- This may require the completion of a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011 to secure relevant developer contributions.
- 4.11
- The sustainability of development schemes will also be improved through the use of an appropriate balance of new construction materials and recycled materials wherever feasible.

What it will look like

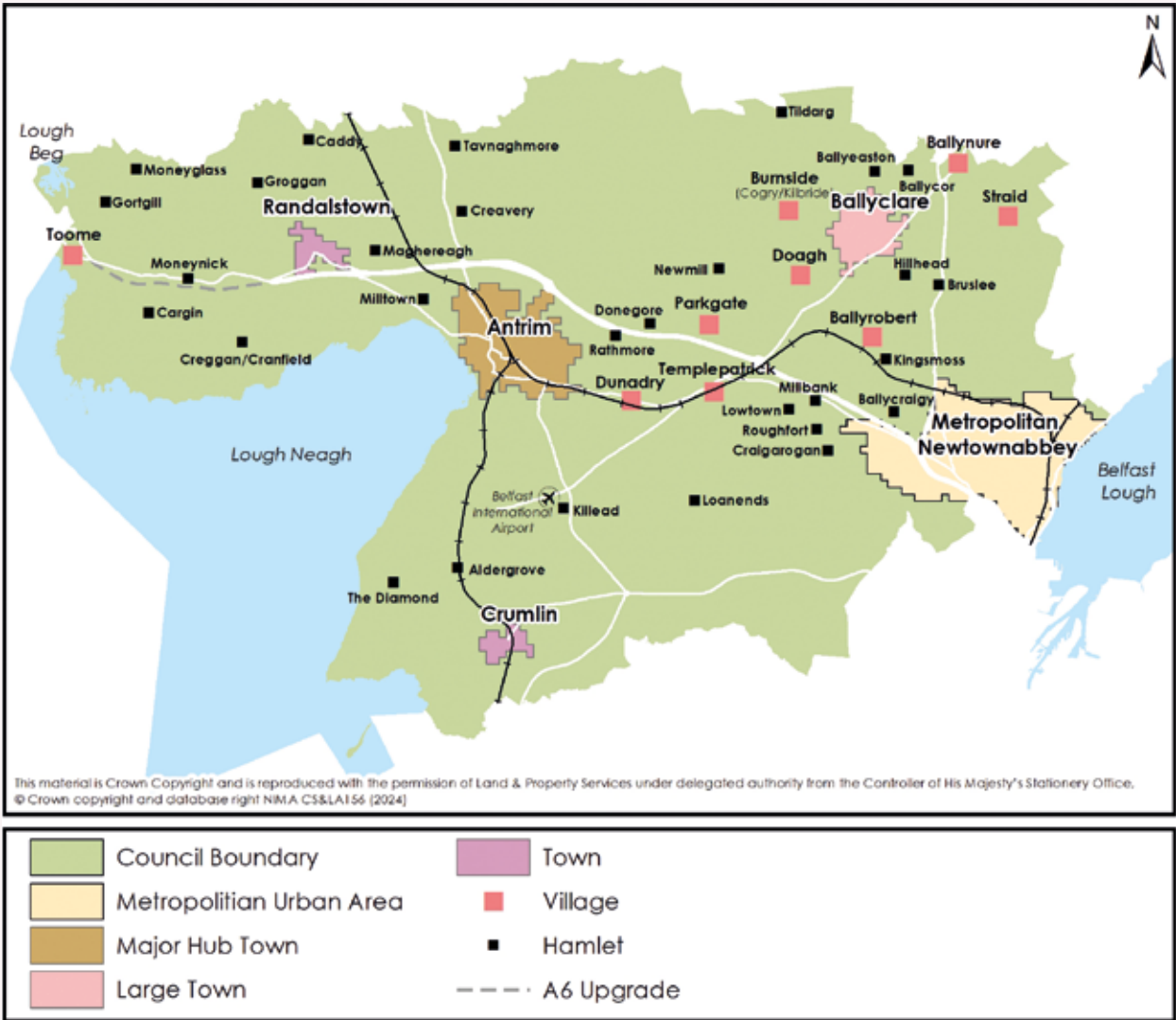


Figure 3: Settlement Hierarchy







A Place of  
Economic  
Opportunity

5

**EMPLOYMENT**

## 5 Employment

### Introduction

- 5.1** Antrim and Newtownabbey is a dynamic, outward looking and fast-growing Borough of innovation and opportunity, which is attractive to new as well as existing businesses. Our Borough currently benefits from an active workforce and a business base that includes large firms and institutions such as Belfast International Airport (BIA), Antrim Area Hospital, Randox and the Henderson Group, as well as a range of smaller businesses. Continued economic growth across a range of sectors and the creation of new jobs are key priorities for the Council.
- 5.2** The Borough occupies a strategic position within Northern Ireland and has a high-quality transport and communications infrastructure which makes doing business here easy, efficient and cost-effective. We are home to the Regional Gateway at BIA and benefit from direct Motorway and Dual Carriageway links to Belfast and the Port of Larne. Combined, these elements support indigenous firms, help attract investment, and support productivity, exports and business growth.
- 5.3** The Council area has a range of strategic industrial sites, business parks and key employment locations both in Antrim and Metropolitan Newtownabbey, as well as the Abbey Centre, the largest retail shopping area in Northern Ireland outside Belfast City Centre. Our Borough's traditional town centres have responded in imaginative ways to the current retail shift to increased internet-based shopping, with distinctive public realm improvements and commercial shopfront schemes, ensuring they remain attractive places to visit and spend time in. There is a vibrant agricultural sector, indigenous rural firms and a growing tourism presence in both our Borough's urban and rural areas, which is playing an increasingly significant role in the prosperity of the local economy.
- 5.4** The Council for its part is committed to promoting a vibrant economy, assisting existing employers, attracting new firms and supporting business start-up. Most recently, the Council has signed up to the Belfast Region City Deal, a bespoke package of funding and projects to harness additional investment, create new jobs and accelerate inclusive economic growth within our Borough.



**5.5** As part of the Council's commitment to enhanced prosperity in our Borough, the role of the Local Development Plan (LDP) is to facilitate continued employment growth that meets the needs of our Borough in a sustainable manner.

Where we want to be

**Strategic Objective 1:**

Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

**Strategic Objective 2:**

Establish Antrim and Newtownabbey as a

premier business location where both existing and new, innovative, cultural and creative enterprise can prosper.

**Strategic Objective 3:**

Provide a range and quality of land and premises to facilitate business growth, promote economic diversification and protect our strategically important employment locations

including the Regional Gateway at Belfast International Airport.

**Strategic Objective 4:**

Promote development and regeneration of our town centres and commercial areas.

**Strategic Objective 5:**

Support the development of sustainable tourism and enhanced tourism infrastructure.

Linkage to Community Plan - Love Living Here



**Outcome 2:**

Our citizens live in connected, safe, clean and vibrant places

**Priority (b)**



**Outcome 3:**

Our citizens benefit from economic prosperity

**All Priorities**



**Outcome 4:**

Our citizens achieve their full potential

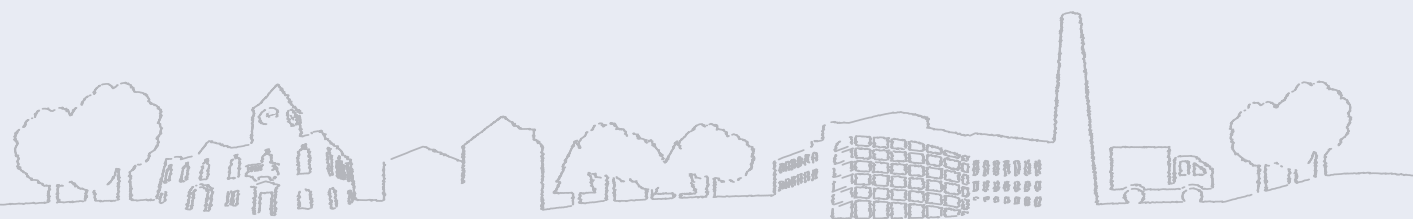
**Priority (e)**



**Wildly Important Goal:**

Our vulnerable people are supported

**Priorities (a) (c)**





## How we are going to get there



### Strategic Policy 2: Employment

#### Innovation, Investment and Enterprise

**SP 2.1** The Council will encourage the growth of indigenous businesses, promote innovation and proactively attract investment into our Borough to support enterprise and increase employment for the benefit of all our residents. The Council will seek to facilitate the growth of up to 9,000 new jobs by 2030 and will operate a presumption in favour of employment-related development, provided it meets the requirements of Policy SP 2 and other relevant policies and provisions of the LDP.

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#### Employment Land

**SP 2.2** The Council will identify and safeguard a range of sites for industrial/employment activity and business use in the Local Policies Plan focussed on Metropolitan Newtownabbey, Antrim, Ballyclare, Crumlin, Randalstown, Belfast International Airport (BIA) and Nutts Corner.

**SP 2.3** The Council will operate a ‘Two-Tier’ approach to the identification of land and premises for industrial/employment activity and its subsequent retention and protection from alternative use based on:

- (a) Strategic Employment Locations; and
- (b) Local Employment Sites.

**SP 2.4** The Council does not intend to identify sites for employment-related developments in the smaller settlements of our Borough in the interests of flexibility. Industrial and business development proposals in these places will be encouraged provided they are appropriate in scale, nature and design to their location. The Council will also support sustainable economic growth in the countryside where this accords with Policy DM 2.



## Strategic Employment Locations

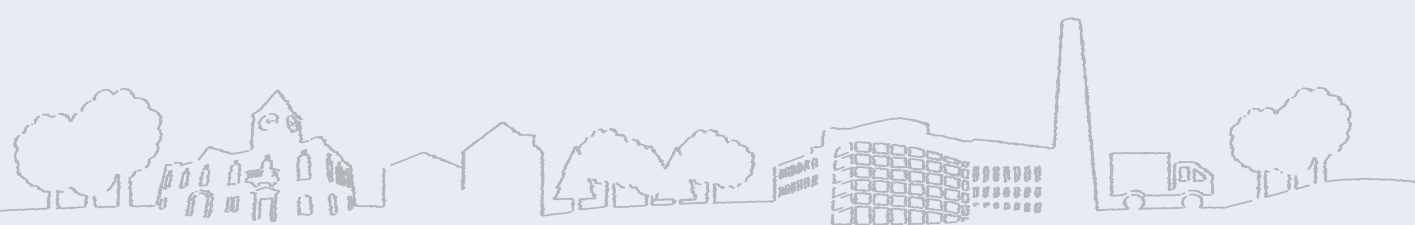
**SP 2.5** The Council has identified existing strategically located industrial/employment sites (generally of 10 hectares or greater in size) as Strategic Employment Locations (SEL). These sites are listed in Table 3 and their precise boundaries will be brought forward in the Local Policies Plan.

**SP 2.6** The Council also considers two new SELs are required, one in Antrim and, one in Ballyclare to meet the long-term industrial and business needs of these places. The location and boundaries of these sites will be brought forward in the Local Policies Plan.

**SP 2.7** As the primary employment sites serving our Borough the Council will operate a presumption against the alternative use of land and premises in SELs to safeguard them for future employment purposes.

<b>Metropolitan Newtownabbey</b>	Global Point Monkstown Industrial Estate Church Road Mallusk South of Antrim Road (Mallusk) North of Antrim Road (Mallusk)
<b>Antrim</b>	Rathenraw Industrial Estate Newpark Industrial estate Antrim Technology Park Steeple Industrial Estate Randox Science Park Enkalon Industrial Estate Kilbegs Road Springfarm Industrial Estate
<b>Ballyclare</b>	Dennison Industrial Estate/ Avondale Business Park Hillhead Road
<b>Other Locations</b>	Belfast International Airport Nutts Corner

Table 3: Existing Strategic Employment Locations



**Belfast International Airport SEL**

**SP 2.8** Until such time as the boundary of the SEL at BIA is identified, the Council will operate a presumption in favour of a wide range of industrial, business, airport related and other complementary employment and service uses on the lands currently zoned at this location for airport related use. In addition, the Council will, in principle, support development at BIA that accords with or complements the published Airport Masterplan 2030. Proposals for retail and other town centre uses at this location must comply with all relevant retail policies set out elsewhere in the plan strategy including Policies SP 2.12 and DM 7.

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**Local Employment Sites**

**SP 2.9** In addition to SELs the Council will, where appropriate, identify other established industrial and business areas in Metropolitan Newtownabbey and our Borough's towns as Local Employment Sites. The location and precise boundaries of these sites will be brought forward in the Local Policies Plan.

**SP 2.10** Whilst these sites will continue to facilitate current local employment needs and be safeguarded for such use, it is recognised that there may be potential for mixed-use redevelopment schemes to deliver local community and employment benefits in the future.

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**Agricultural Sector**

**SP 2.11** The Council will support the ongoing operational needs of our Borough's agricultural sector and facilitate appropriate farm diversification schemes.

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**Retail Centres and the Retail Hierarchy**

**SP 2.12** The Council will operate a town centre first approach in considering the development of retail and other main town centre uses across our Borough. This will be achieved by:

- (a) Applying the hierarchy for our Borough's retail centres set out in Table 4;
- (b) Promoting and supporting our Borough's town centres as the preferred locations for the development of retail, leisure (including evening/night-time economy uses), office, visitor accommodation, and appropriate housing and community facilities recognising the complementary role of our Borough's district and local centres;



- (c) Ensuring all development proposals for retail and other main town centre uses are of a scale and type that are commensurate with the centre's size and function within the retail hierarchy;
- (d) Applying a sequential test as set out in Policy DM 7 to all development proposals for main town centre uses that are not within an existing centre; and
- (e) Controlling future retail development at The Junction Retail Outlet and Leisure Park in Antrim in accordance with Policy DM 8.

Tier	Title	Role and Function	Centres
1.	<b>Large Town Centres</b>	Provides (or has the potential to provide) a range of shops, services, businesses and community facilities to a significant hinterland which includes smaller neighbouring towns or a number of suburbs.	Antrim
2.	<b>Town Centres</b>	Provides (or has the potential to provide) a range of shops, services, businesses and community facilities to a hinterland which includes neighbouring villages or a few surrounding suburbs.	Ballyclare, Crumlin, Glengormley and Randalstown
3.	<b>District Centres</b>	Provides (or has the potential to provide) a range of shops, services, businesses and community facilities to a suburban community.	Northcott and Whiteabbey Village
4.	<b>Local Centres</b>	Provides (or has the potential to provide) a range of shops and services to a surrounding community.	<p><b>Urban</b>  <u>Metropolitan Newtownabbey</u>                      Abbot's Cross, Ballyduff, Beverley Road, Carnmoney, Cloughfern, The Diamond (Rathcoole), Jennings Park, Kingspark/ Kings Crescent, Mallusk, Mayfield, Merville Garden Village, Monkstown, Mossley West and Richmond</p> <p><u>Antrim</u>                      Greystone and Parkhall</p> <p><b>Rural</b>                      Ballynure, Doagh, Parkgate, Templepatrick, and Toome</p>

Table 4: Antrim and Newtownabbey Retail Hierarchy







**SP 2.13** The Council will identify the detailed boundaries of our Borough's retail centres in the Local Policies Plan and will undertake regular health checks in the future (normally every 5 years) to monitor their vitality and viability.

**SP 2.14** The Council will work with its statutory partners and other stakeholders to bring forward measures that will support our Borough's centres, enhance the quality of retail floor space and reduce overall vacancy levels. This will include public realm schemes, meanwhile uses, enhanced landscaping, opportunities for improved accessibility by all transport modes, including walking and cycling, improved parking, an enhanced tourism offer and profile-raising events as well as promoting high quality design in new developments in accordance with Policy SP 6: Placemaking and Good Design.

### **Sustainable Tourism**

**SP 2.15** The Council will promote the growth of a sustainable tourism economy in our Borough. This will be achieved by:

- (a) Supporting proposals for new or enhanced high quality sustainable tourist attractions, amenities and complementary facilities in appropriate locations;
- (b) Supporting the establishment of new or converted high quality tourism accommodation in appropriate locations where this will broaden the range of accommodation available within our Borough;
- (c) Exercising appropriate control over the development of holiday chalets, cabins, caravan and camping sites; and
- (d) Protecting existing tourism assets by safeguarding our Borough's historic environment and natural heritage from unnecessary, inappropriate or excessive development.



## Homeworking

**SP 2.16** The Council will support homeworking where the nature of the activity proposed has minimal impact on neighbours and remains ancillary to the residential use of the property and as such does not result in a material change of use to business premises. The Council will retain Annex A of PPS4 Planning and Economic Development as supplementary planning guidance.

## POSITIVE PLANNING NOTE: Adding Value

Developers should note that Major Planning Applications and other significant employment generating schemes and uses provide important opportunities for employment training and skills development within our Borough.

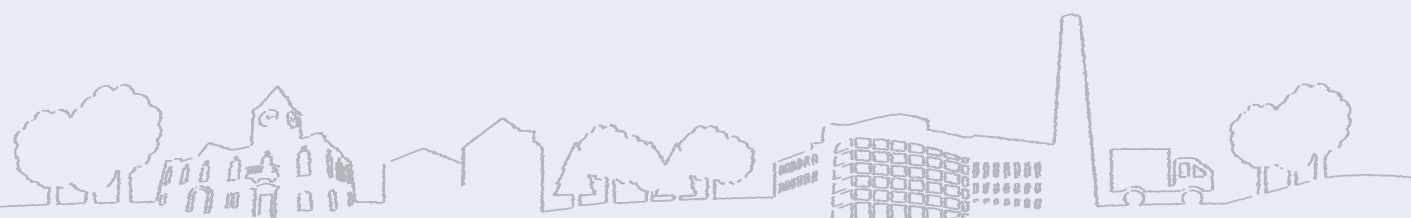
The Council's Economic Development team will therefore seek to work with the developers of such schemes to identify and agree how a proportion of the total jobs to be created during both the construction and operational phase of the development might be delivered via apprenticeships, work placements or similar mechanisms targeted at local unemployed or underemployed residents.

## Why we have taken this approach

### Innovation, Investment and Enterprise

**5.6** The Council's Economic Strategy indicates that our Borough has a concentration of economic and social assets. Our Borough has a relatively large business base that has contributed to our higher than average prosperity levels, with higher than average wages and a wage premium over the rest of Northern Ireland (outside Belfast); a premium which has been retained in recent years despite challenging economic conditions. Our Borough is also home to a range of small indigenous businesses. Whilst this is counterbalanced somewhat by low entrepreneurship levels, the Council is working to ensure that it remains an energised, economically prosperous area with a thriving economy and is taking measures to foster a culture of enhanced entrepreneurship and promote job creation.

**5.7** The Council's Corporate Plan has a clear Vision to be, 'A progressive, smart and prosperous Borough. Inspired by our people; Driven by ambition'. The



Council's commitment to prosperity is to, 'Encourage and support economic growth in our Borough to create a vibrant and prosperous economy; to support the start-up of more businesses, the expansion of indigenous businesses and to attract investment through collaboration.'

- 5.8 The Economic Strategy has assessed employment trends in the future and forecasts that employment in our Borough could increase from 67,000 to 76,000 jobs up to 2030; a potential growth of up to 9,000 jobs.

## Employment Land

- 5.9 Our Borough is home to a number of advanced manufacturing and engineering firms that employ a significant number of people and boasts the highest concentration of transport and logistics firms and employment in Northern Ireland. With ease of access to Belfast Port, the Port of Larne and Belfast International Airport, our high quality transport and communications infrastructure make Antrim and Newtownabbey a natural location for this sector. Life and health sciences is also a key employment sector, with a concentration of anchor institutions, such as Randox, contributing significantly to the local economy and generating export revenue.
- 5.10 Much of the development associated with these sectors has taken place within identified employment sites in our larger settlements. It is clear that in order to meet the Strategic Objectives of the LDP, accommodate ongoing economic development and facilitate jobs growth in our Borough, there is a need to ensure that an adequate supply of suitable employment land is identified by the LDP and that our strategically important employment locations are safeguarded.
- 5.11 This approach accords with regional policy in the Regional Development Strategy (RDS) that seeks to ensure an adequate and available supply of land to facilitate sustainable economic growth. The RDS also advocates that it is sustainable to locate sites in settlements where they can readily take advantage of infrastructure provision, digital connections, appropriate surrounding land uses, and a large resident employee base.
- 5.12 Beyond Metropolitan Newtownabbey and our Borough's towns, the Council is not proposing to designate employment lands in the interests of flexibility; rather proposals in our villages and rural area will be supported where they meet relevant planning policy contained within this LDP.



## Strategic Employment Locations

**5.13** In conjunction with the Council's Economic Strategy an Employment Land Evaluation Report (ELER) was undertaken in support of the Plan Strategy. This has provided a robust analysis of our Borough's employment land portfolio and supports the identification of a range of existing Strategic Employment Locations (SEL) focussed on the larger settlements (Metropolitan Newtownabbey, Antrim and Ballyclare), as well as at Belfast International Airport and the strategically located Nutts Corner site.

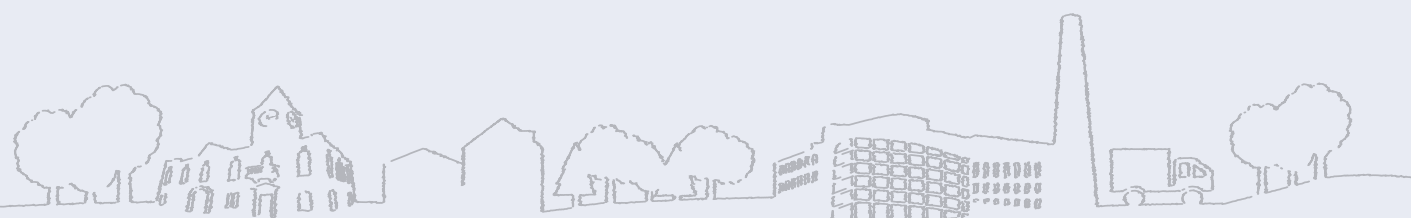
**5.14** The ELER also provides support, in principle, for the identification of two additional SELs, one for Antrim and one for Ballyclare to meet future economic growth and job creation needs. Given their strategic importance, all SELs, both existing and new, will be protected from competing alternative uses.

## Belfast International Airport SEL

**5.15** BIA is a critical regional gateway into Northern Ireland and one of the most significant employment locations in the Borough. As a strategically important transport interchange, BIA is and will continue to be an important driver for a wide range of economic development and employment opportunities over the Plan period.

## Local Employment Sites

**5.16** In addition to SELs, the Council intends to identify other more locally important employment sites within Metropolitan Newtownabbey and our towns. Whilst these remain an important employment resource, it is recognised that in certain circumstances comprehensive mixed use redevelopment schemes may be acceptable where this introduces community gains and allows vacant or underused land to return to productive use and to create a more attractive environment. In turn, this can help promote more sustainable outcomes by reducing the need for green field development and may assist with economic regeneration and physical renewal, helping to stimulate enterprise in disadvantaged areas.



## Town Centres and Retailing

**5.17** Our Borough offers a well-established and vibrant retail sector, which contributes significantly to the economic prosperity of the area and attracts visitors and inward investment. The retail sector is a source of significant employment supporting almost 20% of our Borough's jobs and it is imperative that the vitality and viability of the Borough's existing commercial centres is maintained and protected from the adverse effects of competing out of centre development.

**5.18** Based on the Retail and Commercial Leisure Study undertaken in support of the Plan Strategy, the Council has identified a retail hierarchy that recognises the traditional town centres of Antrim, Ballyclare, Crumlin and Randalstown, with a town centre also identified at Glengormley in Metropolitan Newtownabbey. These are complemented by district centres at Northcott and Whiteabbey Village.

**5.19** Whilst the five town centres vary greatly in size and the level of provision of services afforded, they all perform an important function in meeting the needs of residents within their surrounding catchment areas. In addition to providing a wide range of retailing and related facilities, leisure and cultural uses, our Borough's town centres act as key community focal points and shared spaces. They play an important role in bringing people together, fostering community pride and helping to define a sense of place.

**5.20** Regional planning policy recognises the importance of accessible and vibrant town centres and advocates that they are promoted as the appropriate first choice location for retailing and other complementary uses. The Council's Retail Strategy accepts and supports this approach and as a consequence, our Borough's town centres shall be the preferred location for future retail growth and investment and the principal focus for the development of other town centre uses and complementary services. To afford appropriate control over competing development a sequential test will be applied to retail development and town centre uses proposed outside these centres. In addition, the Council's Retail Strategy specifically recognises the need to carefully control future development at The Junction Retail Outlet and Leisure Park in Antrim to help maintain the vitality and viability of the nearby Antrim town centre.





## Sustainable Tourism

**5.21** Regional planning policy recognises tourism as a key element, underpinning sustainable economic growth and highlights that tourism investment can bring new facilities to our towns and surrounding areas which can enhance the sense of pride in our Borough.

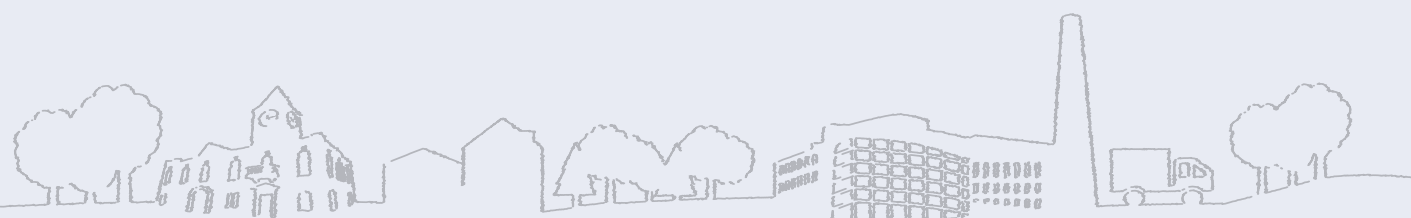
**5.22** Our Borough has a number of major attractions in terms of visitor numbers and/or historical and cultural importance, such as Antrim Castle Gardens, The White House, and Shane's Castle. These sites attract significant and growing visitor numbers, whilst our Borough's environment, including Lough Neagh, our forests, heritage interests and outdoor activity sites are key assets which offer considerable potential for future sustainable tourism growth.

**5.23** The Council's Economic Strategy recognises that whilst our tourism offer remains relatively underdeveloped, recent and planned investment in infrastructure, hotel rooms and tourism products is seeing tourism emerge as a sector of growing significance and a potentially significant employer. The Council wishes to realise these employment benefits and associated urban and rural regeneration opportunities. The Council's Economic Strategy therefore supports a sustainable approach to the provision of tourism infrastructure building upon the Borough's assets, recognising that this will provide the opportunity to achieve the maximum benefit from our Borough's wealth of environmental and heritage assets for residents and visitors alike.

**5.24** In developing its range of tourism products, the Council's Tourism Strategy proposes a focus on the following themes for new tourism opportunities:

1. Promotion of business tourism;
2. Clusters of attractions and activities: centred on our parks and gardens; waterways; outdoor activities, festival and events developments and the provision an eco-tourism experience; and
3. Cultural heritage tourism.

**5.25** The Council acknowledges however that to support and enhance our Borough's tourism sector, careful management is required to ensure that the key historic environment and natural heritage assets which it relies upon are not compromised by inappropriate or unsympathetic development. By recognising both the opportunities provided by and the need to protect our key tourism assets, the Council can make a positive contribution to a healthy and sustainable rural economy and tourism sector.



What it will look like

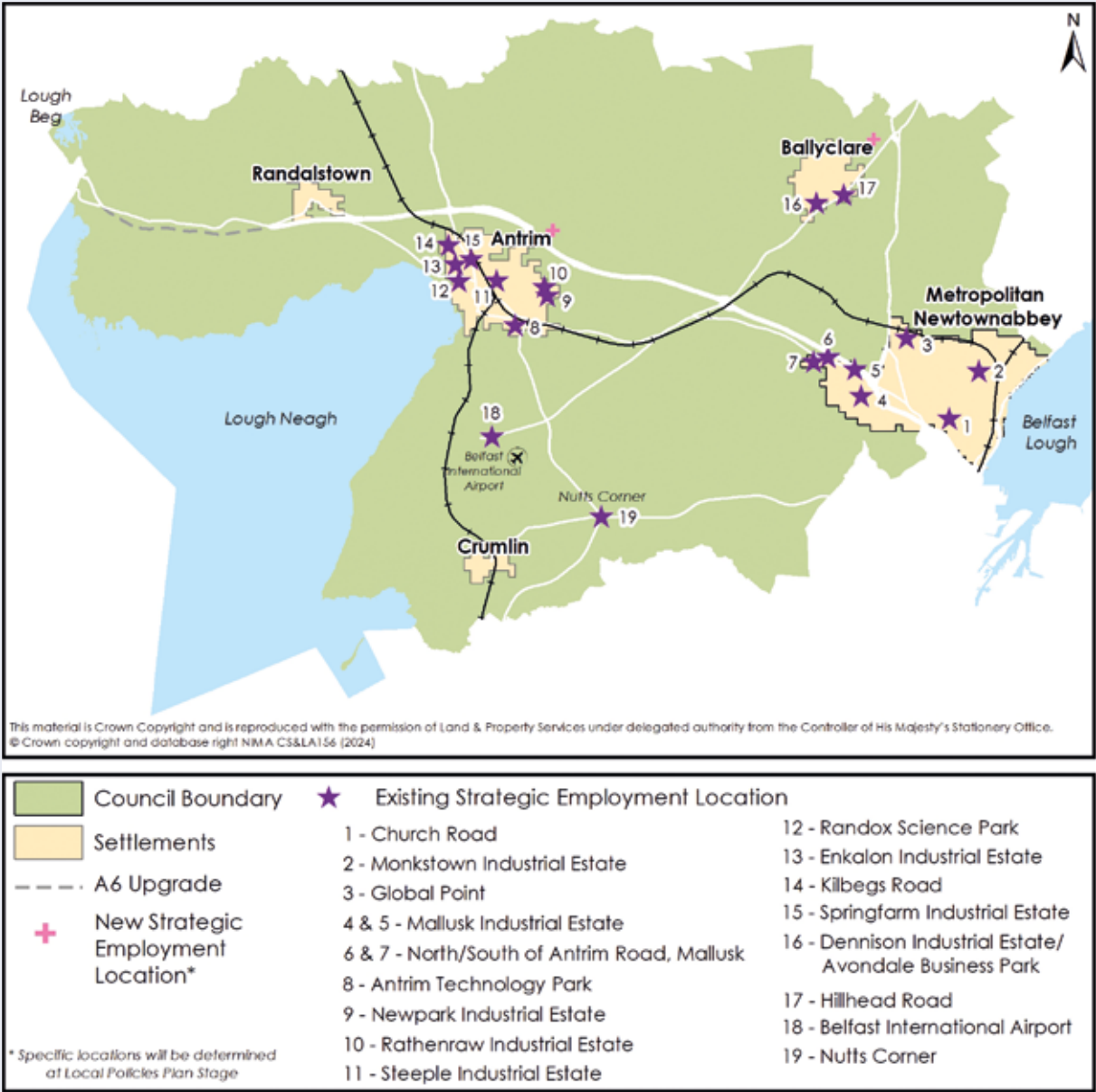


Figure 4: Strategic Employment Locations in our Borough



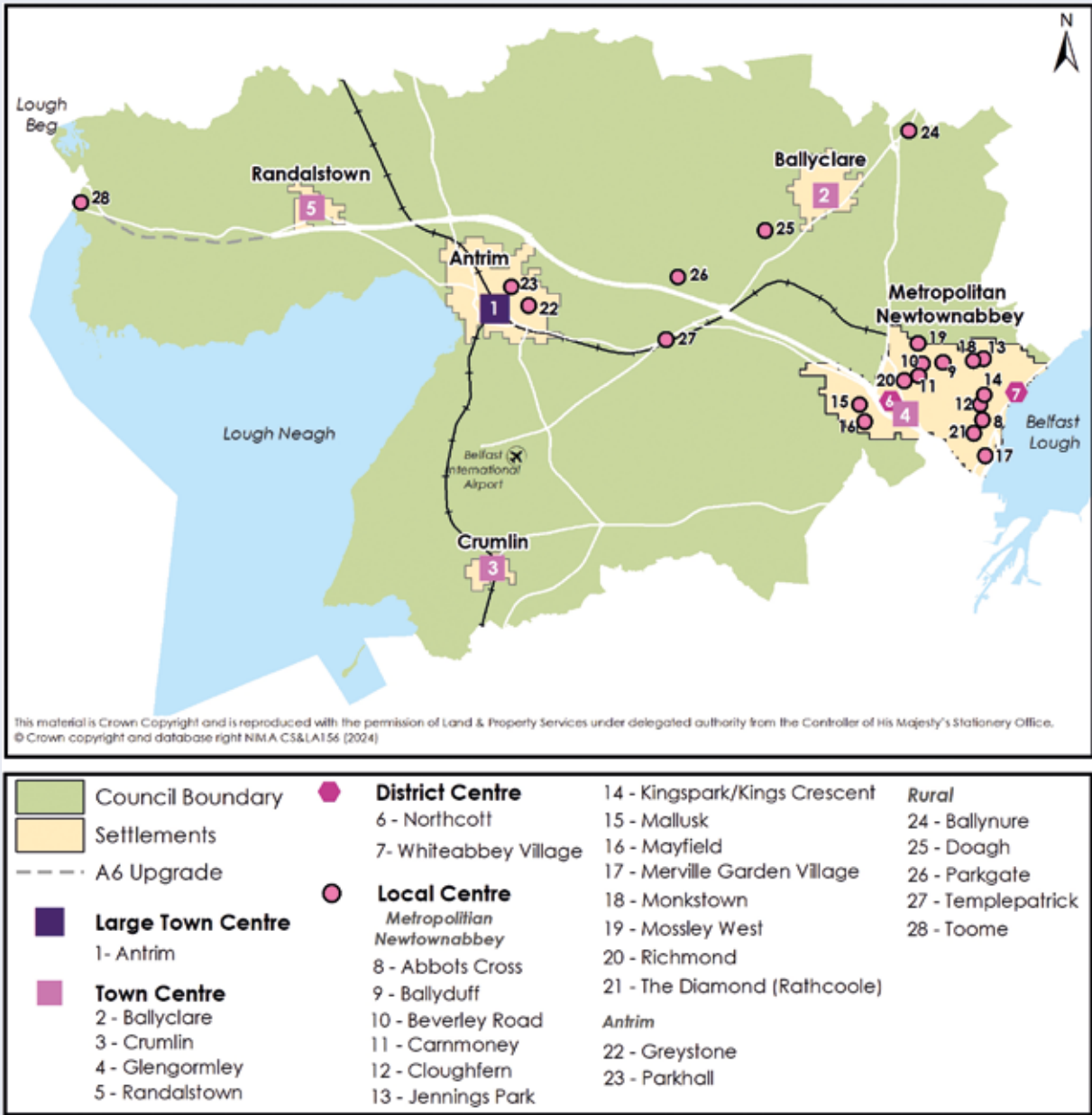
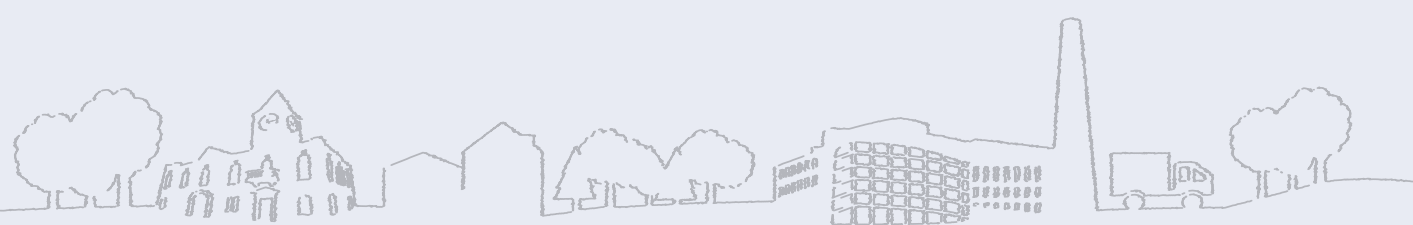


Figure 5: Hierarchy of Centres in our Borough



## Economic Development – Zoned Sites and Settlements

### Why we have this Policy

- 5.26** The aim of this policy is to promote core economic development schemes on zoned employment sites and to facilitate sustainable employment opportunities elsewhere in settlements that are appropriate to their location. This aim has taken account of and is consistent with the provisions of the SPPS.
- 5.27** The Council wishes to ensure that an ample supply of employment land is available and retained for economic development purposes at a wide range of suitable sites focussed on our Borough's settlements to meet the future demands of the industrial, advanced manufacturing, and transport and logistics sectors, and to assist in attracting new high tech digital enterprises and businesses within other key growth sectors.
- 5.28** Focussing economic development within our Borough's settlements and on well-located zoned land, suited to such purposes, will capitalise on the development opportunities provided by the concentration of people and goods, combined with available infrastructure and the clustering of a range of business and professional services essential to economic development.

### Policy DM 1: Economic Development – Zoned Sites and Settlements

#### Strategic Employment Locations

**DM 1.1** Large-scale industrial development, business uses, call centres, research and development facilities, logistics and storage and distribution proposals will be directed towards Strategic Employment Locations (SELs). Acceptable uses at the Nutts Corner SEL will be limited to industrial development, transport and logistics, and storage and distribution proposals.



**DM 1.2** The Council will protect these strategic sites and resist proposals for alternative uses except where the development is ancillary to an existing use of the site or comprises a suitable sui generis employment use that will not lead to a significant diminution of the role of the SEL.

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## Local Employment Sites

**DM 1.3** The Council will support proposals for the expansion of businesses on Local Employment Sites (LES) or their redevelopment with more modern facilities for employment use where these accord with other relevant policies of the LDP.

**DM 1.4** Proposals for alternative uses within these sites will only be considered favourably by the Council where:

- (a) The site or building in question has been disused for at least 12 months;
- (b) It is demonstrated that despite marketing of the site or building for at least 12 months there has been no viable interest for other business or industry use; and
- (c) The alternative use proposed would not result in conflict or be incompatible with the remaining businesses at the site or be materially detrimental to the specific character and amenity of the immediate area.

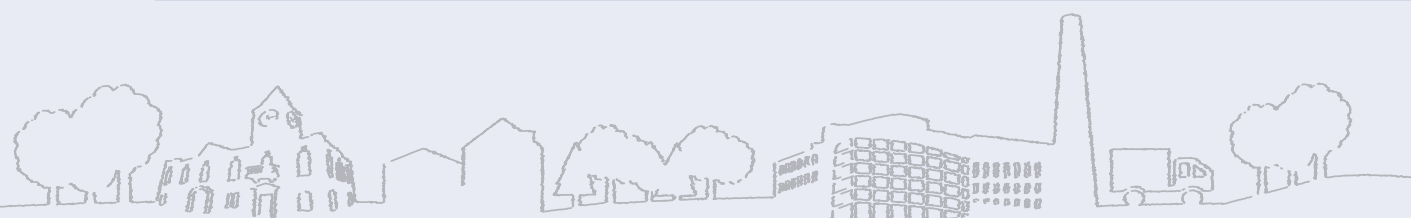
**DM 1.5** The Council will also consider favourably a firm proposal for the comprehensive mixed use redevelopment of a LES where it is demonstrated that this will deliver significant community, employment, place-making and environmental gains that outweigh the retention of the land solely for economic development use.

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## Other Locations

**DM 1.6** Proposals for business and employment-related development in other locations within settlements will be acceptable where these are in accessible locations and of a scale and nature appropriate to the location and accord with other relevant policies of the LDP.

**DM 1.7** Proposals for the redevelopment of individual business premises that are not zoned for employment use will be assessed on their individual merits against other relevant policies of the LDP.





## Economic Development – Countryside

### Why we have this Policy

- 5.29** The aim of this policy is to ensure that appropriate sustainable economic development opportunities are available in the countryside to support rural communities and help sustain the rural economy, whilst protecting the countryside from unsuitable uses in terms of amenity or environmental impact. This aim has taken account of and is consistent with the provisions of the SPPS.
- 5.30** Farm diversification, tourism development and the re-use of rural buildings all play an important role in supporting and sustaining jobs in the countryside. The Council also recognises the need to support local community enterprise and meet the appropriate redevelopment and expansion needs of established rural enterprises. It is accepted that such proposals may occasionally involve the construction of new buildings, where they can be integrated in a satisfactory manner. Furthermore, it is acknowledged that exceptionally a large-scale industrial or economic development project, because of its size or specific site requirements, may necessitate a countryside location.
- 5.31** The Council is therefore committed to facilitating opportunities for appropriate economic development and diversification in the countryside in a manner that safeguards the quality of our Borough's rural environment for local people and visitors alike. Healthy economic activity in rural areas facilitates investment to sustain and enhance the countryside's appeal and to meet the needs of the rural community.



## Policy DM 2:

### Economic Development – Countryside

**DM 2.1** The Council will support a range of employment uses in the countryside where the scale and nature of the proposal respects the rural character and appearance of the local area, and will not adversely affect the environment and accords with other relevant policies of the LDP.

#### Small-scale Employment Uses

##### (a) Diversification Projects

**DM 2.2** The Council will support employment use associated with a suitable farm diversification proposal in accordance with Policy DM 5.

##### (b) Conversion and Reuse of Redundant Rural Buildings

**DM 2.3** The Council will support proposals for the conversion and reuse of a redundant non-residential rural building for an employment use where the nature and scale of the proposal is appropriate to its countryside location and does not result in any unacceptable adverse impact on the amenities of adjacent or nearby properties.

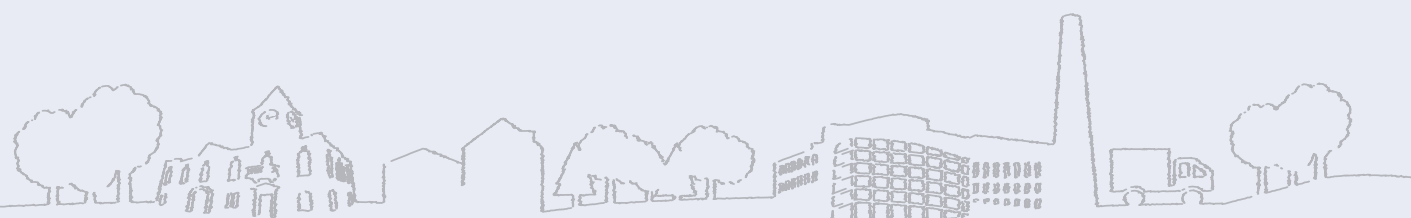
##### (c) Tourism Development

**DM 2.4** The development of tourism attractions, amenities and recreational facilities will also be supported where these accord with Policy DM 9.

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#### Small Rural Enterprise Project

**DM 2.5** The Council will support the development of a small rural enterprise project on a site outside a village or hamlet, but clearly associated with it, where it is demonstrated there is a firm proposal supported by a business case and there is no suitable site available within the settlement to accommodate it. Where practicable, development at an edge of settlement location that does not mar the distinction with the countryside will be favoured.



**Established Industrial and Business Use**

**DM 2.6** The Council will support proposals for the expansion of an established rural enterprise or its redevelopment for industrial or business use within the confines of the existing site subject to normal planning and environmental considerations.

**DM 2.7** Proposals involving a new building(s) and/or an expansion of the existing site area will be acceptable where it is demonstrated that:

- (a) There is a business need for the proposal and relocation of the enterprise is not feasible for operational or employment reasons;
- (b) The proposal will make a significant contribution to the local economy; and
- (c) The development will respect rural character, be appropriately integrated into its surroundings and deliver local biodiversity benefits.

**DM 2.8** The Council may also support proposals for the redevelopment of an established industrial or business enterprise to provide a suitable tourist, recreation or community facility.

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**Major Economic Development**

**DM 2.9** The Council will support a proposal for a major new industrial or economic development project where it is demonstrated that the proposal will make a significant contribution to the regional economy and a countryside location is deemed necessary due to its size or site specific requirements and that need cannot be met on a site within or adjacent to a settlement.

**Economic Development – Incompatible Uses**

**Why we have this Policy**

**5.32** The aim of this policy is to prevent new development from jeopardising the operation of, and employment associated with, an existing or approved enterprise that contributes to the local economy. This aim has taken account of and is consistent with the provisions of the SPPS.



- 5.33** On occasion new development may be proposed that is incompatible with an existing economic development use. This is most likely to arise when the existing or approved business requires a contaminant free environment (such as health life sciences, food processing or the research and development sectors). In such cases, special attention will be paid to the needs of the existing industry for a clean/sterile environment in determining the proposal.

## Policy DM 3: Economic Development – Incompatible Uses

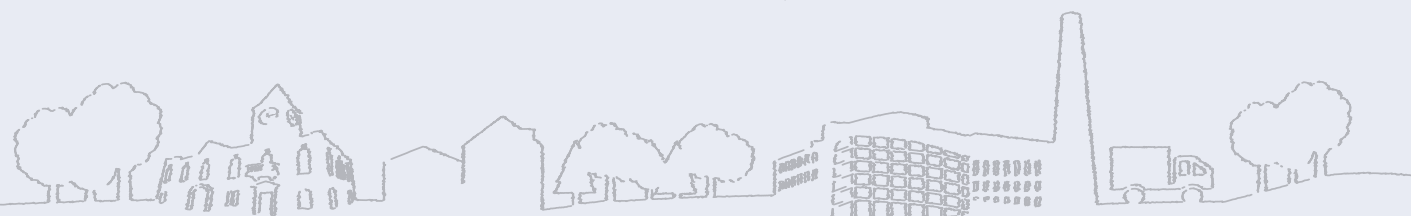
**DM 3.1** The Council will operate a presumption against development near an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation.

**DM 3.2** In the assessment of such proposals the Council will continue to apply the Supplementary Planning Guidance on Policy PED 8 of PPS 4 (2012).

## Agricultural and Forestry Development

### Why we have this Policy

- 5.34** The aim of this policy is to ensure that the operational development needs of farm and forestry businesses are managed in an appropriate way that responds to the needs of the business and results in a sustainable form of development in the countryside. This aim has taken account of and is consistent with the provisions of the SPPS.
- 5.35** Our Borough has a well-established agricultural and forestry community and business sector which contributes significantly to the local economy and is vital in maintaining a vibrant rural community. As agricultural and forestry business needs change and in order to ensure the longevity of a farm or forestry enterprise and maintain employment in the agricultural and forestry sector, new or extended buildings may be required.



- 5.36** In bringing forward proposals, the applicant will be required to demonstrate a need for any new or extended agricultural or forestry buildings and that these are sensitively integrated into the landscape and will not cause any significant adverse impacts on amenity, human health or the environment.

## Policy DM 4: Agricultural and Forestry Development

**DM 4.1** The Council will support proposals for a new agricultural building(s), forestry development or other development ancillary to the operation of an active farm business where it is demonstrated that:

- (a) The building(s) or development is necessary for the efficient operation of the agricultural holding;
- (b) There are no other buildings available on the holding that can be used to meet the operational need;
- (c) Any new building(s) or development is sited beside existing farm buildings;
- (d) The development will not result in a detrimental impact on the amenity of residential dwellings outside the holding including potential issues arising from noise, smell and pollution;
- (e) The scale of the building(s), design and materials to be used are sympathetic to the locality and adjacent buildings; and
- (f) The building form will not be prominent or otherwise visually obtrusive in the landscape.

**DM 4.2** In assessing proposals, it will normally be expected that the business has been established and active for a minimum of 6 years. Exceptionally, a lesser period may be acceptable, but only where the applicant is actively engaged in farming or forestry, and it is demonstrated that the proposal is necessary to meet the needs of a farm or forestry business that has been in operation for at least 12 months.





**DM 4.3** Exceptionally the use of a suitable alternative site away from the existing buildings on the holding may be acceptable where:

- (a) It is essential for the efficient functioning of the farm or forestry business;
- (b) There are demonstrable environmental or health and safety grounds to substantiate this; or
- (c) Where there is a need to protect the amenity of nearby residents.

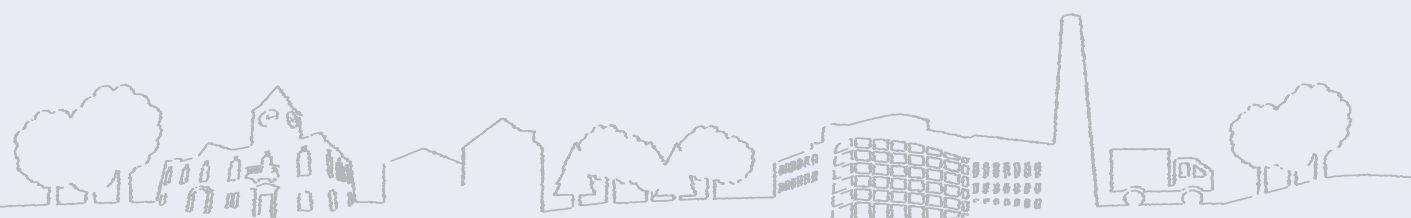
**DM 4.4** Development proposals involving intensive farming, forestry or animal husbandry must demonstrate that they will not result in any significant adverse health or environmental effects, particularly in relation to ammonia production.

## Farm Diversification

### Why we have this Policy

**5.37** The aim of this policy is to facilitate sustainable diversification schemes that will allow farmers to supplement the income they receive from farming. This aim has taken account of and is consistent with the provisions of the SPPS.

**5.38** The Council recognises the added value that farm diversification can bring to the wider rural economy. Such schemes not only add to farm incomes, but can bring redundant agricultural buildings back into beneficial use and generate additional local employment. The Council will therefore support appropriate diversification proposals. The range of activities that could take place is wide ranging and can vary from on-farm agri-food activities, such as cheese and ice-cream making, to micro-brewing, craft workshops and tourism schemes including suitable outdoor activities and provision of accommodation.



## Policy DM 5: Farm Diversification

**DM 5.1** The Council will support the reuse and/or adaptation of farm buildings as part of a farm diversification scheme to be run in conjunction with existing agricultural operations where:

- (a) The farm business has been established and operational for a continuous period of 6 years; and
- (b) The nature and scale of the proposal respects the established rural character and does not result in any significant adverse amenity impacts.

**DM 5.2** Exceptionally a new building may be permitted where it has been demonstrated that there is no existing building available to accommodate the proposal, either because they are essential for the operation of the existing farm business or their reuse, even with adaptation, is not feasible.

**DM 5.3** New buildings should be sited to cluster with the existing farm group unless this would be prejudicial to the operation of the farm or there are sound environmental or amenity reasons to justify a suitable alternative site.

## Development within Centres

### Why we have this Policy

**5.39** The aim of this policy is to recognise and promote the positive role of our Borough's town, district and local centres as the most appropriate locations for retail development and other employment, leisure and cultural uses which meet the needs of our residents. This aim has taken account of and is consistent with the provisions of the SPPS.

**5.40** The Council wishes to promote sustainable development within the Borough's identified centres, ensuring that new developments are located where there are good public transport services, with better access for those walking and cycling and with less dependence on private car usage. This complements the Council's overall town centre first approach and seeks to help sustain and enhance the vitality and viability of our Borough's centres, which are important hubs for a range of activities that have a positive impact on those who live and work in, or visit them.





**5.41** In addition, in an increasingly digital world where online retailing continues to gain market share, the town centre offers an attractive 'experience' and choice for customers. The diversity of use, both during the day and in the evening time, helps bring life to the town centre and contributes to making it a more attractive place for local residents, shoppers and visitors.

## Policy DM 6: Development within Centres

**DM 6.1** The Council will encourage and support a diverse range of retail and complementary town centre uses<sup>[4]</sup> within our Borough's identified centres provided these support rather than detract from the successful functioning of the centres and their ability to meet local needs. All development proposals should contribute positively to the vitality and viability of the centre, and will be required to demonstrate that they will maintain or enhance the visual amenity of the area by providing an active and attractive frontage appropriate to the location.

**DM 6.2** Proposals that would result in the loss of retail units will only be permitted where it is demonstrated that the retail use of the unit is no longer viable (e.g. evidence to show that despite marketing of the unit/building for at least 6 months there has been no interest shown) and this will not result in a concentration of non-retail uses that would be harmful to the shopping function of the centre.

**DM 6.3** Proposals for commercial leisure and entertainment facilities, including restaurants, cafes and bars should not have a detrimental impact on the amenity of adjacent or nearby residential properties.

**DM 6.4** On the upper floors of premises, particularly where property is underutilised, the Council will support the retention and development of housing and other complementary town centre uses.

*[4] Complementary town centre uses include cultural and community facilities, leisure, entertainment and business uses, including offices.*





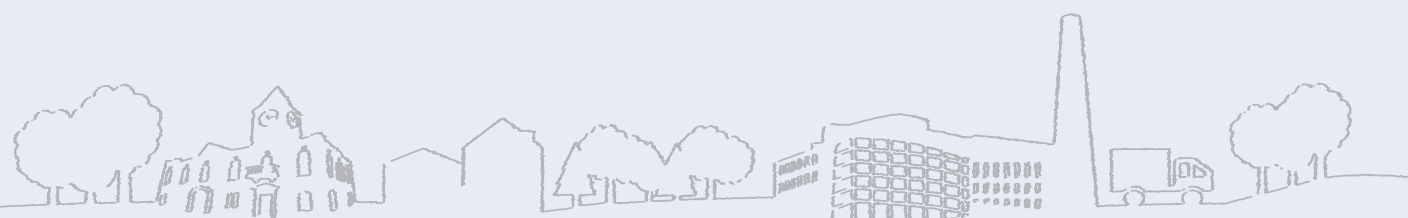
## District and Local Centres

**DM 6.5** A Retail Assessment will be required for any development proposal that involves an increase of more than 1,000m<sup>2</sup> (gross) of retail floor space in District and Local Centres. The Retail Assessment should provide a proportionate response to the proposal being sought and incorporate an assessment of need, impact and the sequential test. This includes applications for an extension(s) which would result in the overall development exceeding 1,000m<sup>2</sup> (gross) external area.

## Development outside Centres

### Why we have this Policy

- 5.42** The aim of this policy is to protect the role, viability and vitality of town centres from the adverse impacts that can arise from competing development proposals for retail and other town centre uses in other locations. A sequential test must therefore be undertaken for relevant proposals on sites located outside our Borough's centres and, where appropriate, a retail impact assessment must also be undertaken. This aim has taken account of and is consistent with the provisions of the SPPS.
- 5.43** As part of the Council's town centre first approach and based on evidence arising from the Retail and Commercial Leisure Study undertaken for the Plan Strategy, a policy presumption against out of centre food store/supermarket uses is introduced in the towns of Ballyclare, Crumlin and Randalstown as such development is likely to have a considerable adverse impact on the health of these centres.
- 5.44** Whilst seeking to protect town centres, the Council does however, recognise the important role that small local shops, and village shops play in serving neighbourhood needs as well as providing a sense of community.
- 5.45** In the countryside, retail and commercial facilities will generally be limited to those associated with an appropriate farm diversification scheme or those that meet a local tourist need.





## Policy DM 7: Development outside Centres

### Sequential Test

**DM 7.1** In considering development proposals for retail use (including extensions) and other main town centre uses outside our Borough's centres, the Council will apply the following sequential test which requires that locations for new development be considered in the following order of preference:

- Centre sites<sup>[5]</sup>;
- Edge of Centre sites; and
- Out of Centre locations that are, or can be made, accessible by walking, cycling and public transport.

**DM 7.2** Proposals for retail use and other main town centre uses in out of centre locations will only be acceptable where, having regard to the expected catchment of the development, all of the following criteria are demonstrated:

- (a) All centre and edge of centre options have been assessed and discounted as unsuitable, unviable or unavailable. Where there are multiple centres within the defined catchment area, the order of preference should be to develop in the higher order centre;
- (b) The scale of development proposed is appropriate to its location, and it has been shown that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location;
- (c) There will be no significant individual or cumulative adverse effect on the vitality and viability of existing centres within the catchment;
- (d) The proposal will help to meet qualitative or quantitative deficiencies; and
- (e) The site can be easily accessed by a range of transport modes.

**DM 7.3** The Council will however, apply flexibility in considering proposals for community, education and healthcare facilities to ensure these are located where they are easily accessible to the communities that they are intended to serve.

**DM 7.4** The Council will operate a presumption against the development of food store/supermarket uses in an out of centre location in the towns of Ballyclare, Crumlin and Randalstown.

*[5] To be applied in the following order of Large Town Centres, Town Centres, and then District Centres.*



## Retail Assessment

**DM 7.5** A Retail Assessment will be required for any development proposal that involves an increase of more than 1,000m<sup>2</sup> (gross) of retail floor space outside any of our Borough's centres. This includes applications for an extension(s) which would result in the overall development exceeding 1,000m<sup>2</sup> (gross) external area. The Retail Assessment should provide a proportionate response to the proposal being sought and incorporate an assessment of need, impact and the sequential test.

**DM 7.6** Applications to vary or delete restrictive conditions applying to existing out of centre premises, such as sale of bulky goods, will be assessed under this policy.

.....

## Small Shops

**DM 7.7** Proposals for individual small shops (including those associated with a petrol filling station) or commercial leisure use in out of centre locations will be supported provided:

- (a) It is small scale, generally no greater than 200m<sup>2</sup> (gross) of floor space; and
  - (b) It serves the needs of the local community or is ancillary to an existing use.
- .....

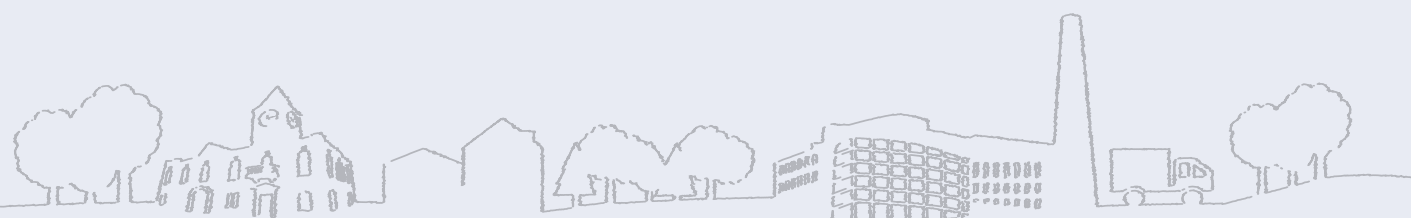
## Villages and Hamlets

**DM 7.8** Proposals for retail development in those villages where no local centre is defined and in hamlets will be supported provided:

- (a) It is demonstrated it meets a local need that will sustain the community; and
  - (b) It is for a small-scale convenience store in keeping with the size and character of the settlement.
- .....

## The Countryside

**DM 7.9** The Council will support the development of appropriate small-scale retail and ancillary commercial leisure uses in the countryside such as farm shops, craft shops, and shops/cafes serving tourist or recreational facilities where they are an integral part of and ancillary to an existing business or facility. The reuse or conversion of buildings will be encouraged.



## Development at The Junction, Antrim

### Why we have this Policy

**5.46** Located north of Antrim Town Centre, The Junction Retail Outlet and Leisure Park, constitutes the largest provision of out of centre floorspace in our Borough. The genesis of The Junction development was as an outlet and retail warehouse park.

**5.47** The aim of this policy is to ensure that the core role and function of The Junction as an outlet and retail warehouse park remains distinguishable from Antrim Town Centre and that Antrim Town Centre is recognised as the first choice destination in Antrim for town centre uses. This aim has taken account of and is consistent with the provisions of the SPPS.

### Policy DM 8:

#### Development at The Junction, Antrim

**DM 8.1** The Council will support the ongoing redevelopment at The Junction Retail Outlet and Leisure Park in Antrim in accordance with the terms of the Outline Masterplan approved by the Council.

**DM 8.2** In assessing future proposals at or within the environs of The Junction, in addition to the requirements of Policy DM 7, the Council will operate a presumption against development that is likely to impact adversely on the continued vitality and viability of Antrim Town Centre. This includes:

- (a) Proposals for additional comparison goods floor space;
- (b) Proposals that seek to vary or remove planning restrictions for bulky goods retail or outlet use to provide unencumbered retail use; and
- (c) Proposals for the subdivision of large commercial units into smaller units.



## Tourism Development

### Why we have this Policy

**5.48** The aim of this policy is to facilitate the growth of sustainable tourism by supporting the development of a range of high quality attractions, facilities and accommodation across our Borough at accessible locations and in a manner that will not damage our key tourism assets. This aim has taken account of and is consistent with the provisions of the SPPS.

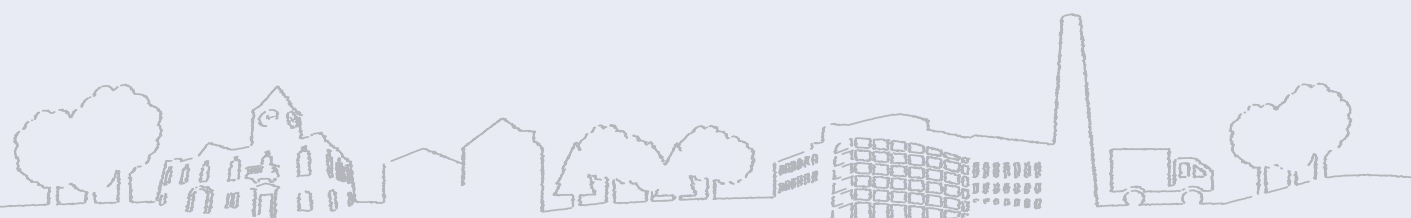
**5.49** Tourism is a growing sector of our Borough's economy and the Council recognises that there is scope to further develop the range of tourism products and accommodation. Our Borough's tourism assets are concentrated in several hubs. Antrim with its location on the shore of Lough Neagh provides a range of historic, cultural and activity tourism interests. Metropolitan Newtownabbey and Randalstown provide minor hubs, with the former providing a more commercial leisure focus and ease of access to Belfast. By promoting tourism development in these hubs and the Council's other settlements, our Borough can make best use of its tourism assets. Suitable tourism development that reuses existing buildings or other appropriate locations in the countryside and which contributes to rural regeneration is also encouraged.

### Policy DM 9:

### Tourism Development

#### Tourist Facilities

**DM 9.1** The Council will support proposals that provide new or enhanced tourist amenities, attractions and recreational facilities at easily accessible locations within settlements where these accord with other relevant policies of the LDP.



**DM 9.2** In countryside locations, the Council will support a proposal for new or enhanced tourist amenities, attractions and recreational facilities where this will result in a sustainable form of development that supports rural communities and promotes a healthy rural economy and tourism sector, and the proposal is:

- (a) Physically associated with an existing tourist facility;
  - (b) For the conversion of a locally important building;
  - (c) Related to a farm diversification scheme involving the re-use of existing rural buildings for tourism purposes; or
  - (d) Located on a suitable site where a specific locational need can be demonstrated.
- .....

## **Tourist Accommodation**

**DM 9.3** The Council will support the provision of a range of serviced and non-serviced tourist accommodation at easily accessible locations across our Borough where these accord with other relevant policies of the LDP.

**DM 9.4** For new hotels and guesthouses, preference will be given to developments that are physically associated with existing settlements or which involve the sympathetic conversion of a locally important building. In other cases where a guesthouse or hotel accommodation is proposed in a countryside location a specific locational need must be demonstrated.

**DM 9.5** The use of existing houses for bed and breakfast accommodation across our Borough will be supported where this will not have an unacceptable impact on neighbouring amenity and adequate servicing arrangements can be provided.

**DM 9.6** Proposals for new or enhanced groups of self-catering chalets, holiday cabins, and caravan or camping sites will be supported where they:

- (a) Form extensions to existing tourist accommodation sites;
- (b) Are associated physically with an existing hotel;
- (c) Support an existing tourist attraction or recreation facility; or
- (d) Are situated within an established woodland area to be retained as part of the overall development.





**DM 9.7** For caravan, cabin or chalet proposals in the rural area, visual impact and access arrangements will be important considerations. Proposals will need to demonstrate what landscaping measures will be put in place to assist in integrating the development into its rural setting and rigid, formal layout arrangements should be avoided. Provision within sites for touring caravans and tents will be encouraged.

**DM 9.8** Developments built as holiday accommodation should be retained for that purpose and not become permanent residences. Accordingly, conditions will be attached to planning permissions to control this matter.

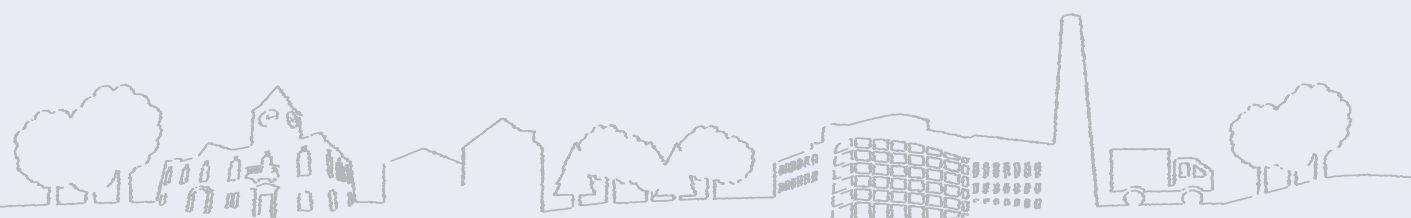
## Major Tourism Development

**DM 9.9** The Council will also support a proposal for a major tourism development that requires a countryside location due to its size or site-specific or functional requirements, where it is demonstrated that it will be of exceptional benefit to our Borough's tourism industry and will deliver local sustainability benefits.

## General criteria

**DM 9.10** Developers will be required to submit a supporting statement to accompany all proposals for tourism development that demonstrates how the proposal meets the following criteria:

- (a) The development is compatible with policies to safeguard and enhance the historic environment and natural heritage assets;
- (b) There is a high quality of design and the scale and nature of the development will allow for its integration into the receiving environment;
- (c) The development is proposed at an accessible location and adequate infrastructure arrangements can be provided (e.g. roads, parking, drainage);
- (d) Satisfactory information is submitted for proposals in the countryside to demonstrate a robust business case for the development;
- (e) The extent to which the proposal will promote a sustainable form of development and complement the Council's Tourism Strategy; and
- (f) Existing or planned public access to tourism assets, including landscape features and the coast, are safeguarded or enhanced.







A Place of  
Economic  
Opportunity

6

**TRANSPORTATION  
AND  
INFRASTRUCTURE**

## 6 Transportation and Infrastructure

### Introduction

- 6.1** Antrim and Newtownabbey occupies an important strategic position on the Northern Ireland transportation network. The M2, M5, M22, A8 (M) and associated trunk road network provide fast and convenient access to the ports of Belfast and Larne, Belfast International Airport (BIA) and connect us with the Eastern Seaboard, Northern and North Western Key Transport Corridors. We benefit from rail links running through the Borough providing connections between Belfast and Derry/Londonderry and Larne. The Borough is home to BIA which is a critical regional strategic gateway to Northern Ireland and plays an important role in the economy of the region.
- 6.2** The connectivity of our Borough has been enhanced by the recent completion of several new transportation schemes including the Park and Ride facility at Ballymartin Templepatrick, the introduction of hard shoulder bus lanes along the M2, the Toome bypass and the A8 dual carriageway scheme from Coleman's Corner to Larne. In addition, the completion of the A6 Randalstown to Castledawson dualling scheme, will significantly relieve congestion and improve connectivity along this key part of the North Western Transport Corridor linking Belfast to Derry/Londonderry.
- 6.3** High quality transportation links facilitate the effective and efficient movement of people, goods and services across the Borough and support inward investment and help maintain a vibrant economy. Promoting greater accessibility and encouraging a modal shift away from car use will help to improve health and wellbeing and assist in mitigating the detrimental impacts of climate change.
- 6.4** The Council acknowledges that reliance on the private car which currently dominates modal choice in our Borough must be reduced, and support provided to those who rely solely on public transport for mobility. The Council therefore wishes to encourage more active and sustainable transport choices in order to improve both quality of life and quality of place.
- 6.5** The Council for its part is committed to working with its partners to improve accessibility and connectivity. A key aim is the integration of transportation and land use in ways which enable people to carry out their everyday activities with less need to travel and with the maximum modal choice.



**6.6** Good quality public utilities are also a prerequisite to facilitating the development of our Borough. As demand for digital communications infrastructure is expected to increase throughout the LDP period, the Council wishes to support the improvement of Wi-Fi and super-fast broadband services across the Borough, to ensure a strong competitive business environment and digital capability, and continued access to national and international markets.

## Where we want to be

**Strategic Objective 1:** Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

**Strategic Objective 6:** Improve accessibility, connectivity and ease of movement to, from and within our Borough and promote sustainable travel choices.

### Linkage to Community Plan – Love Living Here



**Outcome 1:**

Our citizens enjoy good health and wellbeing

**Priorities (b) (c) (f)**



**Outcome 2:**

Our citizens live in connected, safe, clean & vibrant places

**Priority (a)**



**Outcome 3:**

Our citizens benefit from economic prosperity

**Priorities (a) (c) (d)**



**Outcome 4:**

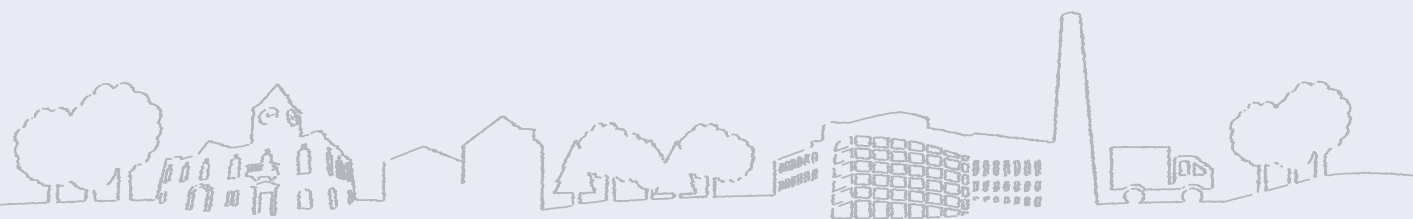
Our citizens achieve their full potential

**Priority (a)**



**Wildly Important Goal:**

Our vulnerable people are supported - **Priorities (a) (c)**





## How we are going to get there



### Strategic Policy 3: Transportation and Infrastructure

**SP 3.1** The Council, working with its statutory partners and communications providers, will encourage the continued development and growth of high quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council’s Spatial Growth Strategy. The Council will operate a presumption in favour of new transport schemes and other infrastructure-related development where this meets the requirements of Policy SP 3 and other relevant policies and provisions of the LDP.

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#### Transportation Schemes

**SP 3.2** The Council will work with DfI Roads and public transport operators to deliver major improvements to our existing transportation infrastructure with the aim of creating an integrated transport network that services the needs of our communities, businesses and visitors. In order to improve the overall connectivity of our Borough, the Council has identified the following priorities for future investment:

- Major road improvements along the existing A26 and A57 Key Transport Corridor to improve connectivity between the M1 and M2;
- Improved accessibility and connectivity to and from BIA, a strategically important Gateway to the Region;
- Implementation of Phase II of the Belfast Rapid Transport – Glider; connecting our Borough to Belfast, Lisburn and Castlereagh, including dedicated bus lanes, new halts, upgraded infrastructure and a dedicated Park and Ride facility;
- Provision of additional railway halts in our Borough: including Merville Garden Village and Ballymartin Park and Ride, Templepatrick;
- Provision of additional/extended Park and Ride and Park and Share facilities at key locations in our Borough; and
- Continued investment in new and improved cycling routes and Greenway links.

Table 5: Transport Priorities for our Borough



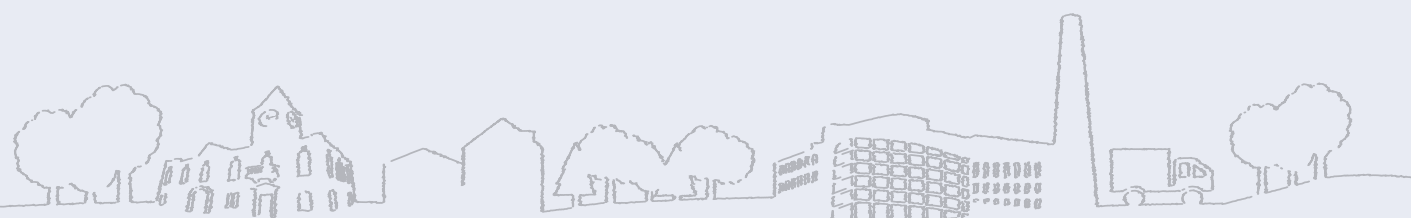
**SP 3.3** The Council will operate a presumption against development that would prejudice the implementation of any new transport scheme identified in the Local Policies Plan or the Transport Plans being prepared by DfI for the Borough.

**SP 3.4** The Council will promote appropriate opportunities for the reuse of disused transport routes, such as disused railway lines or waterways and will operate a presumption against development that would prejudice their reuse for transport or recreational purposes.

### Integration of Transportation and Land Use

**SP 3.5** The Council will work with its statutory partners to actively promote and manage sustainable patterns of growth that make the fullest use of public transport with enhanced accessibility for all across our Borough. This will be achieved by:

- (a) The Spatial Growth Strategy promoting growth in those Places of the Borough that benefit from good accessibility to public transport provision;
- (b) Encouraging higher density and mixed use development schemes and the co-location of facilities in places that benefit from good accessibility to public transport provision;
- (c) Allocating any new sites required for homes or employment in the Local Policies Plan in locations that are accessible or that can be made more accessible by a variety of modes of transport;
- (d) Allocating any new sites for storage and distribution facilities at locations that benefit from ease of access onto the Regional Strategic Road Network;
- (e) Requiring new development to bring forward measures that will promote enhanced pedestrian and cycle linkages to surrounding services and facilities and improved access to existing and planned public transport infrastructure and services; and
- (f) Promoting improvements to the Borough's Wi-Fi, fibre optic broadband and mobile broadband services to reduce the need to travel, encourage more home working and support inward investment.



## Active Travel

**SP 3.6** The Council will seek to ensure that all new development encourages active means of travel (walking and cycling) and development proposals will be assessed in accordance with Policy DM 12.

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## Transport Assessments and Travel Plans

**SP 3.7** The Council will, where appropriate, require the submission of a Transport Assessment to evaluate the transport implications of a development proposal. The coverage and detail of the Assessment should reflect the scale of development and the extent of the transport implications of the proposal.

**SP 3.8** Where a Transport Assessment identifies the need for additional transport infrastructure, including new or improved public transport services, the developer will be required to bear the costs of these works. Depending on the nature of the works required this may entail the developer entering into a Section 76 Planning Agreement or a Legal Agreement with DfI Roads.

**SP 3.9** In applications involving significant traffic generating uses, a Transport Assessment must be accompanied by a Travel Plan. The Council will require a Travel Plan to set out a package of complementary measures for the overall delivery of more sustainable travel patterns and to reduce the level of private car use.

.....

## Access and Parking

**SP 3.10** The Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic and that sufficient car and cycle parking is provided. Access onto the network of Protected Routes identified by DfI will be restricted in accordance with Policy DM 11.

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## Car Parks

**SP 3.11** The Council will support the development or extension of a public car park (including Park and Ride and Park and Share facilities) where this would meet a local need identified in the Council's forthcoming Parking Strategy or the DfI Local Transport Plan currently under preparation.



**SP 3.12** The Council will support the provision of car parking for users of BIA on lands allocated for airport related uses at the airport. Proposals for the provision of airport related parking at any other location will only be supported where a robust analysis is provided by the developer that confirms there is a demonstrable need and the proposal accords with other relevant policies of the LDP.

**SP 3.13** All proposals for car parking will need to demonstrate that the proposal is compatible with adjoining land uses and will not significantly contribute to an increase in congestion nor be detrimental to local environmental quality. The Council will also expect a high standard of design, layout and landscaping to accompany all proposals for car parking.

**SP 3.14** Development proposals for public and private car parks will be expected to make suitable provision of Electric Vehicle Charging Points (EVCP).

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**Belfast International Airport – Operations**

**SP 3.15** The Council will support proposals necessary to maintain, improve or expand existing operational facilities at BIA to meet anticipated growth needs.

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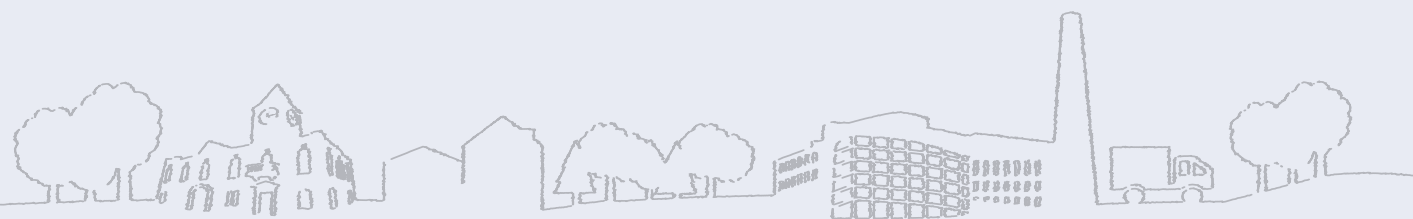
**Telecommunications and Digital Services**

**SP 3.16** The Council will work with its statutory partners and service providers to secure an enhanced range, quality and coverage of telecommunications and broadband services across the Borough that will enable people and businesses to access a wide range of services and the latest technologies as they become available.

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**Public Utilities and Infrastructure**

**SP 3.17** The Council will work with its statutory partners and utility providers to ensure the availability of high quality infrastructure and environmental services, critical to securing sustainable growth and economic investment in the Borough. This will be achieved by facilitating and supporting proposals for the delivery of enhanced water supply, waste water treatment, drainage, electricity and gas infrastructure where these accord with Policy DM 14.



## Why we have taken this approach

- 6.7** The sustainable development of our Borough will require increased investment in and development of high quality transportation, communications and utilities infrastructure to meet future growth needs.
- 6.8** This is supported by regional policy that seeks the delivery of transportation and communications infrastructure that will give a competitive advantage to the Region. The Regional Development Strategy (RDS) recognises that to remain competitive in the global market it is important to continue to promote transport, which balances the needs of our environment, society and economy. The RDS also recognises the need to improve international and internal connectivity and to ensure that the opportunities provided by access to high quality telecommunications and digital services are fully exploited.

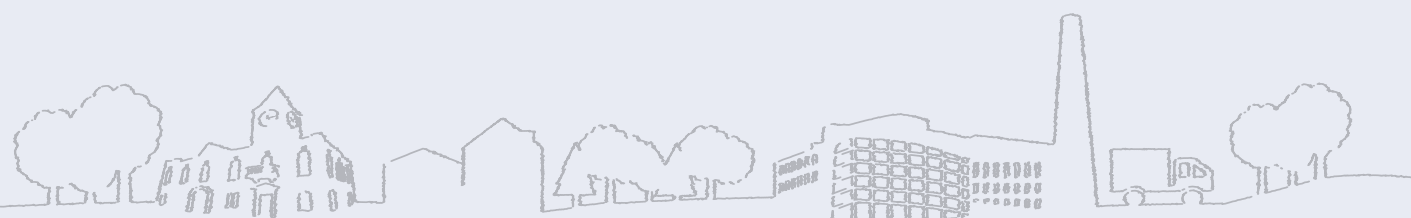
## Transportation

- 6.9** Good transportation links, a choice of sustainable transport modes and improving accessibility to all, are important to furthering sustainable development and improving the economic vitality and attractiveness of our Borough as a place to live, work and visit. The goal of improving accessibility for all modes of transport and for all people is a key element of both regional transportation and regional planning policy.
- 6.10** The successful integration of transport and land use is fundamental to the objective of furthering sustainable development and this is reflected both in the Plan's Spatial Growth Strategy and the policy measures being brought forward by the Council to promote active travel. When bringing forward land allocations in the Local Policies Plan, the Council will give preference to those sites that will help reduce the need for motorised transport and that connect well with our local services.
- 6.11** Transport Assessments will be used by the Council to fully assess the impact of development on existing transport movement, local infrastructure and how proposals will contribute to wider government policy aimed at achieving more sustainable travel patterns and reducing environmental impacts. The Council will apply the 'Transport Assessment: Guidelines for Development Proposals in Northern Ireland' (DoE/DRD 2006) as supplementary guidance. Travel Plans may be required to supplement the Transport Assessment process and set out a package of complementary measures for the overall delivery of more sustainable travel patterns.





- 6.12** The success of Park and Ride schemes in the Borough, has contributed significantly to the modal shift of getting people out of their cars and onto public transport. The Council will therefore support further proposals for Park and Ride and Park and Share facilities at key locations.
- 6.13** It is important that the way we manage parking within our Borough balances the provision of accessible parking for commuters, shoppers and visitors but does not increase congestion and its associated economic impacts. The effective management of off-street car parking will be addressed through the Council's Parking Strategy.
- 6.14** The Department for Infrastructure (DfI) is the statutory authority with responsibility for delivering key transport infrastructure projects. The Council recognises that new development promoted by the Plan will lead to additional trips being generated across the Borough. The Council will work with DfI and other partners to ensure that a high proportion of these are conducted by sustainable means (such as public transport, walking and cycling). The Council accepts that a residual proportion of trips generated will continue to be taken by private road transport. This has the potential to add to existing levels of congestion and impact detrimentally on the efficient use of the road network. The Council will therefore seek to work positively with DfI and its public transport partners to secure critical transport infrastructure improvements in line with the Council's identified priorities.
- 6.15** The LDP will be supported by a Local Transport Study (LTS) prepared by DfI and this document will be subject to a separate public consultation exercise undertaken by the Department. The LTS will seek to ensure that the transport network and transport needs of the Borough are taken into account in planning for its future development.
- 6.16** The draft LTS will contain a range of measures for walking, cycling, public transport, roads and parking over the plan period. The implication of such measures and any specific schemes proposed will be considered at the Local Policies Plan stage when land use zonings are identified.
- 6.17** Opportunities exist for the sustainable reuse of some of our disused railway lines and the Local Policies Plan will identify any such routes to ensure these are not prejudiced by alternative development proposals. Consideration is currently being given to a greenway linking Larne with Doagh and with a possible onwards connection to Antrim.



## Telecommunications and Public Utilities

- 6.18** Modern day telecommunications and the provision of utilities infrastructure are essential elements in the life of our people and for the local and national economy. They have a specific role in promoting sustainable communities by helping to counteract the effects of relative remoteness in rural areas and limiting the need to travel to work, for example by promoting home working, and providing access to information, learning and shopping. Strong connectivity is vital for businesses in order to keep them competitive and to access new markets, however, there are rural parts of the Borough that suffer from poor access to high speed broadband and also deficiencies in mobile broadband coverage. Therefore, the Council wishes to facilitate telecommunications growth which leads to improvements in these areas, whilst keeping the environmental impact to a minimum.



What it will look like

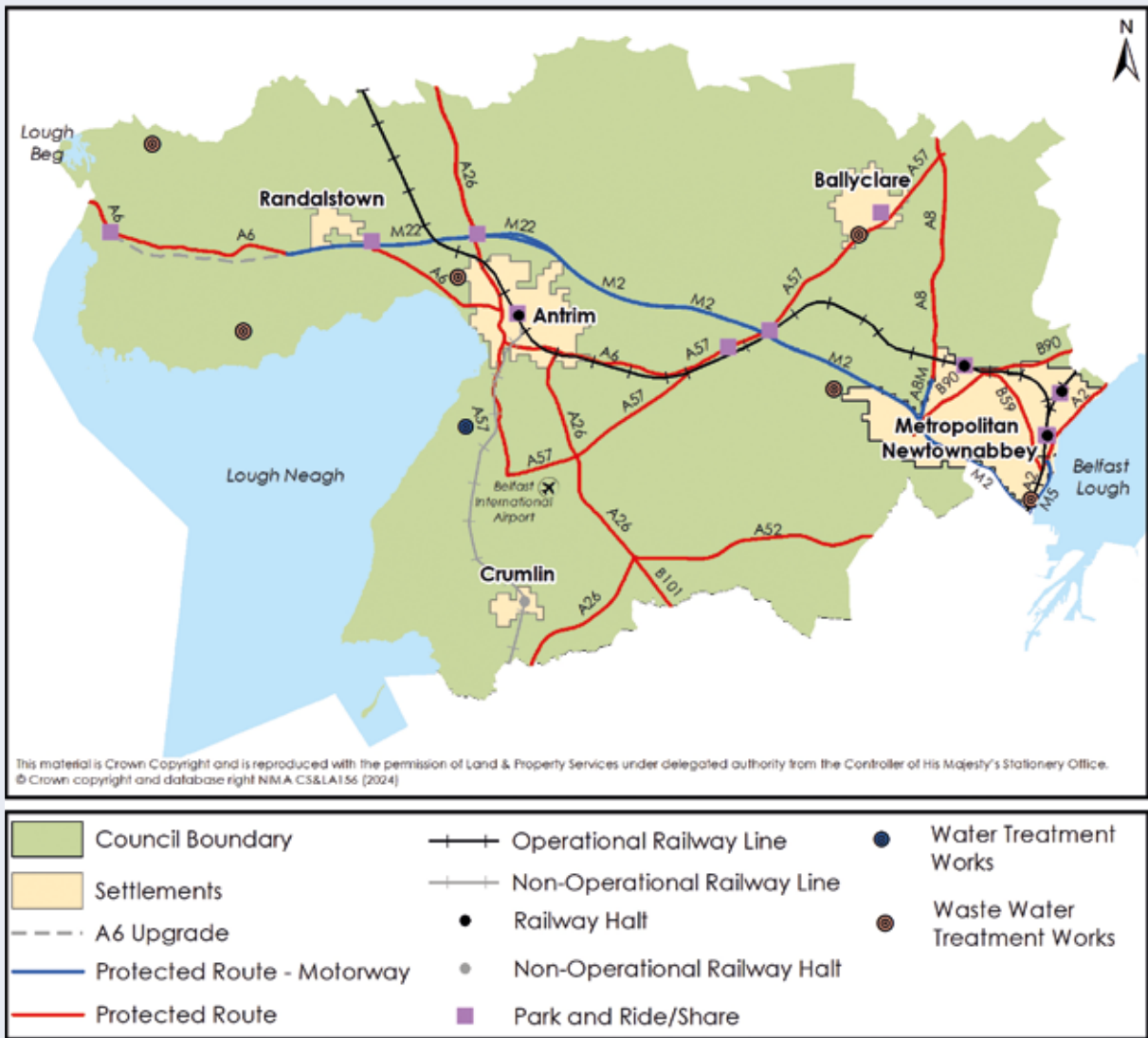
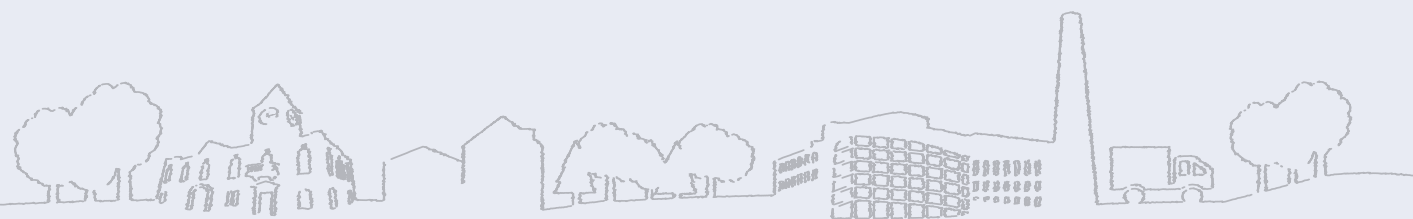


Figure 6: Protected Routes Network, Rail Lines, Park and Ride/Share Sites and Water Infrastructure.



## Access and Parking

### Why we have this Policy

- 6.19** The aim of this policy is to promote road safety, ensure that there is a safe and efficient movement of traffic, particularly on our local roads and that proposals make appropriate provision for parking. This aim has taken account of and is consistent with the provisions of the SPPS.
- 6.20** New development often affects the public road network surrounding it and it is part of the function of planning to seek to avoid or mitigate adverse impacts. Therefore, in assessing development proposals, the Council will seek to ensure that the road system has sufficient capacity to deal with the level of anticipated traffic and that the access arrangements proposed are safe and will not unduly interfere with the movement of traffic.

### Policy DM 10: Access and Parking

**DM 10.1** The Council will support development proposals where it is demonstrated that:

- There is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, or where any adverse impact can be suitably mitigated, taking into account the cumulative impacts of development;
- Access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods; and
- Adequate provision is made for car and cycle parking and any necessary servicing arrangements.

**DM 10.2** In assessing access and parking arrangements, the Council will continue to take account of the supplementary guidance set out in the following documents:

- Development Control Advice Note 15: Vehicular Access Standards (DoE, 1999);
- Creating Places: Achieving Quality in Residential Developments (DoE/DRD, 2000); and
- Parking Standards (DoE, 2005).



## Amplification

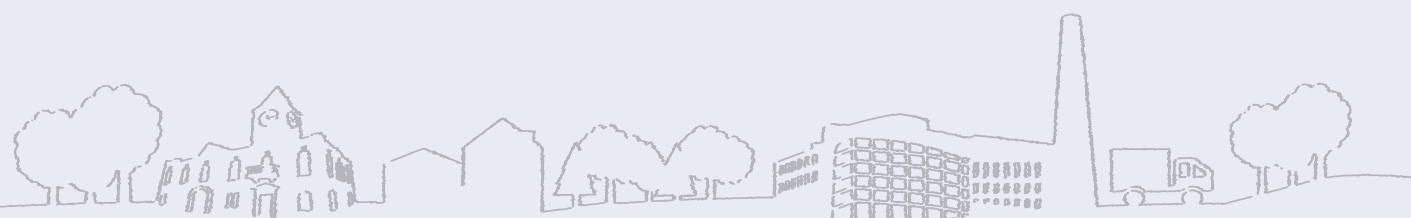
**6.21** A properly located and well-designed access<sup>[6]</sup> is essential for the safety and convenience of all road users. The proximity of the proposed access to junctions, other existing accesses and the total number of accesses onto a given stretch of road are relevant matters in the assessment of traffic hazards. The Council would encourage the amalgamation of individual access points along a road as this can help to improve road safety.

**6.22** In circumstances where an existing access is available to facilitate development proposals, the Council will generally expect this to be used, unless there is an opportunity to provide a more acceptable access arrangement, having regard to both road safety and local amenity considerations.

**6.23** In assessing the appropriate amount of car parking required for individual proposals, account will be taken of the specific characteristics of the development and its location. A reduction in car parking provision may be acceptable in the following circumstances:

- Where it forms part of a package of measures to promote alternative transport modes, particularly where this has been demonstrated and accepted through the Transport Assessment process;
- In locations which are highly accessible and well served by public transport;
- Where co-location of facilities provide opportunities for shared parking arrangements; and/or
- Where new development is proposed close to existing public car parking and it is demonstrated there is available spare capacity.

*[6] For the purposes of DM 10 and DM 11 a field gate does not constitute an access.*





## Access to Protected Routes

### Why we have this Policy

**6.24** This policy aims to restrict access onto Protected Routes across our Borough in the interests of road safety and to ensure these key routes continue to operate efficiently. This aim has taken account of and is consistent with the provisions of the SPPS.

**6.25** The Council recognises that the Protected Routes network serves an important economic function and provides essential and efficient transport links between the main settlements, airports and seaports of Northern Ireland. For some of these routes, such as Motorways and dual carriageways, it is essential that access which would compromise road safety or prejudice their design standards, is severely restricted.

### Policy DM 11: Access to Protected Routes

**DM 11.1** The Council will not permit the creation of any new accesses onto Motorways or High Standard Dual Carriageways.

**DM 11.2** Direct access or the intensification of use of an existing access onto other dual carriageways, ring roads, through passes and bypasses will only be permitted in exceptional circumstances where the proposal is of regional significance.

**DM 11.3** The Council will restrict access onto other Protected Routes in the countryside and will only support proposals in the following circumstances:

- (a) The intensification of use of an existing access where access cannot be reasonably obtained from an adjacent minor road;
- (b) A new access to serve an economic development proposal of regional importance or a necessary infrastructure facility where access cannot reasonably be taken from an existing access or an adjacent minor road; or
- (c) The provision of roadside service facilities where there are no existing or approved services within 12 miles of the site.



**DM 11.4** The Council will restrict access onto other Protected Routes within a settlement and will only support proposals involving direct access, or the intensification of use of an existing access, in the following circumstances:

- (a) Where access cannot reasonably be taken from an existing minor road; or
- (b) A residential proposal, which assists in the creation of a high quality urban design without compromising standards of road safety and does not result in an excessive number of additional access points onto the Protected Route.

## Active Travel (Walking and Cycling)

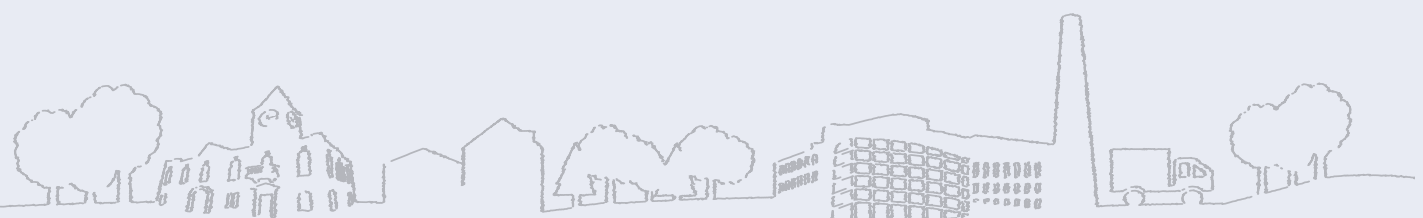
### Why we have this Policy

**6.26** The aim of this policy is to promote measures in the design and layout of developments that will support increased walking and cycling as these are important sustainable modes of transport which can improve the health and wellbeing of citizens. This aim has taken account of and is consistent with the provisions of the SPPS.

## Policy DM 12: Active Travel (Walking and Cycling)

**DM 12.1** The Council will support development that enables people to access employment, essential services and community facilities by walking and cycling, by incorporating:

- (a) Safe and convenient pedestrian and cycle access within the layout of the development with linkages to public transport services where they adjoin the site;
- (b) Safe, convenient and attractive walking and cycle linkages to existing or programmed networks nearby;
- (c) Measures to minimise vehicle speed and give priority to pedestrians and cyclists;
- (d) Secure cycle parking in accordance with published guidance; and
- (e) In the case of major employment generating developments the provision of shower and changing facilities.



## Amplification

- 6.27** This policy encourages developers to consider and incorporate design features and facilities early on in the design process that make it easier for people to walk and cycle for every day journeys instead of travelling by car (see also Policy DM 25).
- 6.28** The measures needed to promote active travel in a particular development should be appropriate to the scale, location and nature of the use proposed. In larger development schemes the provision of safe and convenient routes creating enhanced permeability within the layout for walking and cycling and linkages to local networks or public transport services should be a key consideration.
- 6.29** Where cycle parking facilities are needed for businesses and employment uses, these should be located near building entrances. They should be well-lit, weather protected and sited in locations that benefit from informal surveillance and security.

## Belfast International Airport – Operations

### Why we have this Policy

- 6.30** The aim of this policy is to meet the ongoing operational needs of BIA and the potential for future growth in view of its critical importance to the economy of our Borough and the Region. In addition, the policy aims to ensure that development proposals within the vicinity of BIA do not adversely affect public safety and the safety of aircraft operating to and from the airport. This aim has taken account of and is consistent with the provisions of the SPPS.
- 6.31** The Belfast International Airport Public Safety Zones can be viewed within the 'Control of Development in Airport Public Safety Zones' (DoE, 2007) guidance document.







## Policy DM 13: Belfast International Airport - Operations

**DM 13.1** The Council will support development within the operational boundary of BIA where this is needed to maintain the current operational requirements of the airport or where it forms part of a scheme for the improvement to or an appropriate level of expansion of existing facilities.

**DM 13.2** Development proposals will be acceptable where they are accompanied by sufficient information to demonstrate the following:

- (a) The proposal is directly related to the operational requirements of the airport and clearly related to and dependent upon a site adjacent to the facility or otherwise represents a logical extension to existing activities of the airport; and
- (b) The development will not have an unacceptable impact on adjacent residents or businesses.

.....

### Airport Public Safety Zones

**DM 13.3** The Council will restrict development within the identified BIA Public Safety Zones in accordance with the policy set out in 'Control of Development in Airport Public Safety Zones' (DoE, 2007) in the interests of public safety.

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### Major Noise Zone

**DM 13.4** The Council will operate a presumption against development in the vicinity of the airport that would be subject to unacceptable amenity impact by virtue of aircraft noise disturbance. In assessing proposals, the Council will have regard to the major noise zone around BIA as identified on the DAERA website noise level map viewer. Details of the noise zones will be brought forward in the Local Policies Plan.





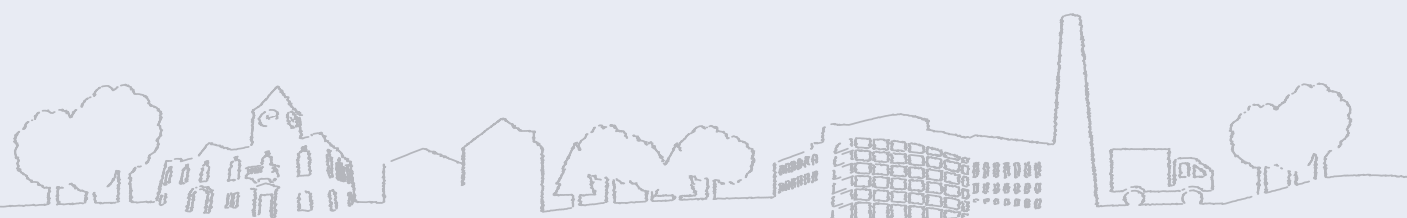
## Airport Safeguarding

**DM 13.5** The Council will consult with the airport operator in relation to all wind and solar energy proposals in the Borough as well as proposals for tall structures within the Airport Safeguarding Zone. Such consultation will be undertaken for the Airport Safeguarding Zones identified for both BIA and Belfast City Airport to ensure there is no adverse impact upon the operation of either airport.

## Public Utilities and Infrastructure

### Why we have this Policy

- 6.32** The aim of this policy is to ensure the Plan facilitates the delivery of necessary public utilities such as electricity, gas, water, sewerage and transportation. These have an important role to play in delivering key infrastructure to support the economic and social development of the Borough. This aim has taken account of and is consistent with the provisions of the SPPS.
- 6.33** Whilst the majority of public utilities are beyond the remit of the Council, the Council will continue to work closely with the relevant authorities and its partners to ensure sufficient land is allocated at Local Policies Plan stage to meet the anticipated needs of the community.
- 6.34** It is necessary to achieve a sustainable balance between prosperity and protection of our environment. Therefore, it is important that public utilities, including major projects, respect and visually integrate into the landscape and townscapes, as well as protecting amenity. The existence of alternative routes or sites should be investigated, as well as identifying any adverse effect that the development could cause.
- 6.35** This policy seeks to support the relevant statutory authorities in meeting the demands of planned growth and addressing existing constraints in the interests of sustainable development.



## Policy DM 14: Public Utilities and Infrastructure

**DM 14.1** The Council will support the provision of new and upgraded public utilities and infrastructure where these are needed to support the growth of the Borough. Development proposals will be expected to demonstrate they meet the following criteria:

- (a) There is a specific locational requirement for the development related to constraints on existing networks;
- (b) The proposal is compatible with adjacent land uses; and
- (c) The proposal will not have an unacceptable adverse impact on local amenity or the environment.

**DM 14.2** The Council will require the submission of sufficient information to enable consideration of these matters and ensure that any unacceptable adverse impacts can be properly mitigated.

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### Overhead Electricity Lines

**DM 14.3** Proposals for overhead electricity lines will be acceptable where it has been demonstrated all the following criteria are met:

- (a) They avoid areas identified for their landscape importance as set out in SP 8 except where it is demonstrated to the satisfaction of the Council that this is not feasible;
- (b) They have no unacceptable impact on residential amenity or other sensitive receptors;
- (c) Wirescape within or close to urban areas is kept to a minimum with preference being given to undergrounding services where appropriate; and
- (d) They comply with the ICNIRP guidelines for public exposure to electromagnetic fields.



## Development in the vicinity of a Waste Water Treatment Works

**DM 14.4** Proposals involving development within the vicinity of a Waste Water Treatment Works<sup>[7]</sup> will only be permitted where this will not compromise or unduly restrict activities at the site and it is demonstrated there will not be a resulting loss of amenity from smell nuisance to the occupants/users of the proposed new development.

**DM 14.5** In assessing proposals the Council will also take into account the provisions of any relevant policy or guidance produced by Northern Ireland Water.

## Development Relying on Non-Mains Sewerage

### Why we have this Policy

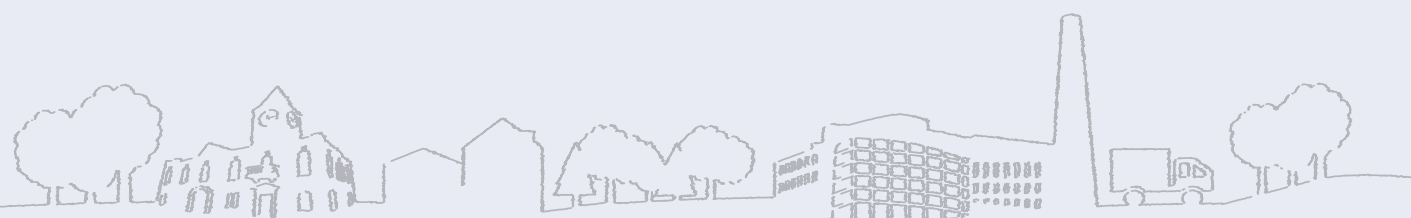
**6.36** The aim of this policy is to protect the Borough's water resources from the actual or potential polluting effects of on-site treatment plants. The Council recognises recent technological advances in non-mains sewerage systems aimed at mitigating potential pollution problems. This aim has taken account of and is consistent with the provisions of the SPPS.

## Policy DM 15: Development Relying on Non-Mains Sewerage

**DM 15.1** The Council will only support development proposals relying on non-mains sewerage, where it can be demonstrated that this will not create or add to a pollution problem.

**DM 15.2** The Council will require development proposals to be supported by sufficient information on the means of sewerage to allow a proper assessment of such proposals to be made. In those areas identified as having a pollution risk, development proposals relying on non-mains sewerage will only be permitted in exceptional circumstances.

*[7] For the purposes of this policy a Waste Water Treatment Works (WWTW) includes a Waste Water Pumping Station (WWPS).*



## Telecommunication Facilities and Digital Services

### Why we have this Policy

**6.37** The aim of this policy is to promote enhanced digital connectivity across our Borough and to enable the telecommunications industry to operate in a way that meets the demands of modern technical connectivity, whilst keeping the visual and environmental impact of telecommunications equipment to a minimum. This aim has taken account of and is consistent with the provisions of the SPPS.

### Policy DM 16: Telecommunication Facilities and Digital Services

**DM 16.1** The Council will encourage the development of telecommunications facilities and digital services that assist the local economy or support local communities. Innovative solutions to increase network capability and digital participation will be viewed favourably, particularly in rural areas.

**DM 16.2** Proposals for telecommunications development, together with any necessary enabling works, will be supported where they do not result in unacceptable damage to visual amenity or harm to environmentally sensitive features or locations.

**DM 16.3** Developers will be required to demonstrate that proposals, having regard to technical and operational constraints, have been sited and designed to minimise visual and environmental impact. Where the development proposal involves a new telecommunications mast it must be demonstrated that the sharing of an existing mast or other structure has been investigated and is not feasible; or that a new mast represents a better environmental solution than other options.

**DM 16.4** Applications for telecommunications development by Code System Operators<sup>[8]</sup> or broadcasters will need to include:

- (a) Information about the purpose and need for the particular development including a description of how it fits into the operator's or broadcaster's wider network;

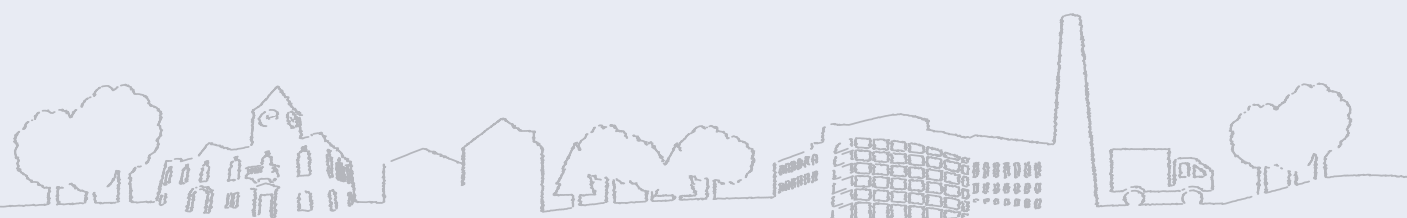
*[8] As defined under The Communications Act 2003.*



- (b) Details of the consideration given to measures to mitigate the visual and environmental impact of the proposal; and
- (c) Where the proposal relates to the development of a mobile telecommunications base station, a statement indicating the following:
  - Its location, the height of the antenna, the frequency and modulation characteristics and details of power output;
  - Declaring that the base station when operational will meet the ICNIRP guidelines for public exposure to electromagnetic fields; and
  - That the development shall not cause undue interference to other radio spectrum users.

**DM 16.5** In assessing proposals the Council will continue to take account of the guidance set out in Development Control Advice Note 14: 'The Siting and Design of Radio Telecommunications Equipment' (DoE, 2008).

**DM 16.6** To facilitate the improvement of existing services the Council will expect development proposals for 10 or more dwellings or developments of 500m<sup>2</sup> or more to provide service ducting to accommodate and enable future connection to digital services.







A Vibrant  
and Liveable  
Place

7

**HOMES**



## 7 Homes

### Introduction

- 7.1** Good quality housing is a fundamental human need and plays a vital role in shaping the lives of people and communities across our Borough. Housing also helps to secure a safe, healthy and prosperous society. It is one of the core functions of the Local Development Plan (LDP) to make provision for the delivery of new homes and plan for future housing growth across the Borough.
- 7.2** The provision of new homes requires the consideration of a number of issues, including the level and location of future housing growth, the type of homes required and how dwellings should be designed to meet the future needs of residents.
- 7.3** The Council recognises that the housing needs of urban and rural dwellers across the Borough are wide ranging. Homes should be delivered to meet the evolving needs of residents, by accommodating a growing and ageing population where there is a trend towards living in smaller sized households. It is also important to address the needs of those residents with more specialised housing requirements, including impairment, old age and to contribute to the delivery of affordable housing where a need has been identified.



## Where we want to be

**Strategic Objective 1:** Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

**Strategic Objective 4:** Promote development and regeneration of our town centres and commercial areas.

**Strategic Objective 6:** Improve accessibility, connectivity and ease of movement to, from and within our Borough and promote sustainable travel choices.

**Strategic Objective 7:** Promote positive placemaking and ensure that high quality new development respects,

enhances and integrates with our historic environment and natural heritage.

**Strategic Objective 8:** Ensure a sufficient supply of land for new homes, provide a diverse choice of housing and strengthen community cohesion.

**Strategic Objective 12:** Ensure the responsible use of land and natural resources and promote sustainable energy production to mitigate and adapt to climate change.

**Strategic Objective 13:** Tackle flood risk by making space for water and promote sustainable drainage systems.

## Linkage to Community Plan – Love Living Here



**Outcome 1:**

Our citizens enjoy good health and wellbeing

**Priorities (c) (e) (f)**



**Outcome 2:**

Our citizens live in connected, safe, clean and vibrant places

**Priorities (a) (b)**



**Outcome 3:**

Our citizens benefit from economic prosperity

**Priorities (a) (c)**



**Wildly Important Goal:**

Our vulnerable people are supported

**Priorities (a) (b)**



How we are going to get there



Strategic Policy 4:  
Homes

**SP 4.1** In order to provide a choice of housing for people in socially balanced and inclusive communities across the Borough, the Council will apply a presumption in favour of the development of new homes provided applications meet the requirements of Policy SP 4 and other relevant policies and provisions of the LDP.

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Housing Growth and Allocation

**SP 4.2** To provide for a sustainable level of housing growth and an adequate choice of housing the Council will seek to facilitate the delivery of at least 9,750 new homes across the Borough over the Plan period 2015 to 2030.

**SP 4.3** The allocation of housing growth to each settlement and the countryside, is based on the Spatial Growth Strategy for the Borough and is shown in Table 6.





LOCATION	GROWTH ALLOCATION	% OF GROWTH
Metropolitan Newtownabbey	3900	40.0
Antrim	2750	28.2
Ballyclare	1100	11.3
Crumlin	350	3.6
Randalstown	350	3.6
Ballynure	60	0.6
Ballyrobert	35	0.35
Burnside (Cogry/Kilbride)	50	0.5
Doagh	75	0.75
Dunadry	10	0.1
Parkgate	10	0.1
Straid	5	0.05
Templepatrick	100	1.0
Toome	55	0.55
Hamlets	150	1.5
Countryside	750	7.7
<b>TOTAL</b>	<b>9750</b>	<b>100</b>

Table 6: Allocation of Housing Growth 2015 to 2030

## Identification of Land For Housing

**SP 4.4** The Council will identify and zone land for housing purposes in the Local Policies Plan and support proposals for the development of new homes in a sustainable fashion within such areas. A critical consideration in bringing forward future housing zonings will be those committed housing sites in Metropolitan Newtownabbey, Antrim, Ballyclare, Crumlin and Randalstown; and where appropriate within the villages of the Borough.

**SP 4.5** Key Site Requirements will be identified in the Local Policies Plan as appropriate, to identify the main infrastructure and associated requirements that need to be delivered as part of any development.



**SP 4.6** The Council is also providing appropriate opportunities for the sustainable development of homes in our countryside in accordance with the provisions of Policy DM 18.

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**Affordable Homes**

**SP 4.7** In order to promote the development of balanced communities and strengthen community cohesion, the Council will work with its statutory partners, Registered Housing Associations and developers 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.

.....

**Quality and Standards**

**SP 4.9** The Council will seek to ensure that new housing developments within the Borough are designed in a sustainable fashion and to meet the evolving needs of residents over their lifetimes, while encouraging the development of high quality homes in accordance with Policy SP 6: Placemaking and Good Design.

Why we have taken this approach

**7.4** The Regional Development Strategy (RDS) indicates that planning should manage housing growth to achieve sustainable patterns of residential development; support urban and rural renaissance; and help to strengthen community cohesion. The varied housing needs of the whole community must therefore be considered, which includes the availability of affordable and specialist residential accommodation.

- 7.5** This guidance is supported by the provisions of the SPPS which states that Councils shall bring forward a strategy for housing, together with appropriate policies and proposals that reflect the policy approach of the SPPS, which is to encourage sustainable forms of development; increase housing density without town cramming; encourage good design; and support the formation of balanced communities.

## Housing Growth and Allocation

- 7.6** One of the core functions of the LDP is to estimate and plan for a sustainable level of housing growth for the Borough. This housing growth should comprise the anticipated number of dwellings that may be needed for a growing population over the 15 year period of the Plan.
- 7.7** The Council estimates that 9,750 new housing units will be required for the period 2015 to 2030 across the Borough. It is however important to understand that this figure is neither a target to be met, nor a cap which cannot be exceeded. Furthermore, the estimation of future housing growth is not an exact science and a degree of judgement is therefore considered essential in identifying an appropriate level of housing growth over the Plan period.
- 7.8** Notwithstanding this uncertainty there are a number of factors which have been considered to assist in the formulation of a judgement on the amount of housing growth that is considered both reasonable and appropriate.
- 7.9** As directed by the provisions of the SPPS, the RDS Housing Growth Indicator for the Borough for the years 2012 to 2025, has been taken into account, as well as historic building rates within the Borough. Evidence Paper 6: Housing provides a full detailed analysis of how the Council has estimated future housing growth for the Borough.
- 7.10** A further core function of the Plan, is to determine the allocation of the 9,750 new homes to individual places in the Borough. This allocation has been shaped significantly by the Spatial Growth Strategy identified for the Borough's settlements and countryside, as well as taking into consideration the 6 capacity tests as identified in the RDS Housing Evaluation Framework. Further information on these considerations is contained within Evidence Paper 2: Settlement Evaluation.



- 7.11** The bulk of anticipated housing growth, almost 80%, has been distributed amongst the three largest settlements of the Borough (Metropolitan Newtownabbey, Antrim and Ballyclare), which it is considered have the greatest capacity to accommodate new homes in a sustainable fashion. These settlements provide the greatest level of infrastructure and offer key opportunities for the right balance between homes, employment, environment and services.
- 7.12** Whilst the Council considers that 9,750 new units represents a reasonable figure for housing growth to 2030, the SPPS also directs the LDP to take account of existing housing commitments, as well as housing supply from windfall sources through to the end of the Plan period in meeting the identified housing growth requirements for each settlement.
- 7.13** As set out in Evidence Paper 6: Housing, studies in relation to the ability of our existing settlements to supply housing units have been undertaken. This evidence suggests that the committed supply of housing is already significantly in excess of the 9,750 dwellings estimated by the Council to meet housing needs over the period 2015-2030.
- 7.14** It is therefore anticipated that for the vast majority of settlements, there is an ample supply of land currently available to meet the housing growth requirement. As a consequence it is considered that there will only be a minimal requirement for the zoning of additional housing land in the Local Policies Plan, unless location specific needs dictate otherwise.
- 7.15** The Plan also maintains opportunities for new housing in countryside areas through the application of Policy DM 18 and it is estimated that this will deliver some 750 new homes between 2015 and 2030.

### Identification of Land for Housing

- 7.16** In order to maintain a sustainable housing supply within settlements, the zoning of land for homes will be undertaken at Local Policies Plan Stage and Key Site Requirements may be attached to such sites as appropriate.
- 7.17** Whilst the majority of zoned housing sites are likely to be delivered through existing housing commitments, where a location specific need for new housing land arises, the identification of new sites will be undertaken in line with the RDS target to locate 60% of new homes on existing vacant and underutilised land within the urban footprint of settlements over 5,000 population.



- 7.18** The SPPS identifies that a sequential approach should be applied in circumstances where new housing land is required to meet the Housing Growth allocation. The Council will therefore give preference to the use of previously developed and undeveloped land before considering green field extensions to our towns or villages.
- 7.19** To promote sustainability, housing zonings should focus on locations accessible by a variety of modes of transport, whilst not undermining the Borough's valued character, natural heritage and historic environment.

### Affordable Housing

- 7.20** 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. The Council will therefore seek to facilitate an appropriate mix of housing tenures and sizes within housing developments.
- 7.21** A key consideration in facilitating the right mix of housing tenures is the Housing Needs Assessment (HNA) undertaken by the Northern Ireland Housing Executive (NIHE). The HNA provides an evidence base that highlights specialist housing needs in the Borough, including affordable housing, supported housing and Travellers accommodation. The current HNA (September 2018) indicates a remaining social housing need of 1,272 units to the year 2030, in a number of settlements across the Borough.
- 7.22** In order to facilitate the delivery of affordable housing units within the Borough the Plan includes a detailed management policy which seeks to increase the supply of affordable housing through the requirement for all housing schemes over a certain threshold to deliver a percentage of the site as affordable housing. This policy may also be supported by the zoning of land specifically for affordable housing and/or the attachment of Key Site Requirements to general housing zonings for a percentage of the site to be provided as affordable housing in the Local Policies Plan.
- 7.23** The Plan also includes a detailed management policy which provides for the development of affordable housing in the countryside in exceptional circumstances.





**7.24** The current definition of affordable housing, which is provided by the Department for Communities is contained in Planning policy, specifically the SPPS.

**7.25** In order to aid the development of more balanced and cohesive communities within the Borough as mandated in the SPPS, the Council will also seek the provision of housing schemes characterised by a range of house types and sizes.

### Quality and Standards

**7.26** The Council recognises there is a need to encourage improvements in the design, quality and standards of new housing development across the Borough in an effort to create safer, more attractive and sustainable places to live. A choice of homes should be provided and designed to be adaptable and suitable for people at all stages of life and for those with more specialist housing needs, including an ageing population and those with disabilities.



What it will look like

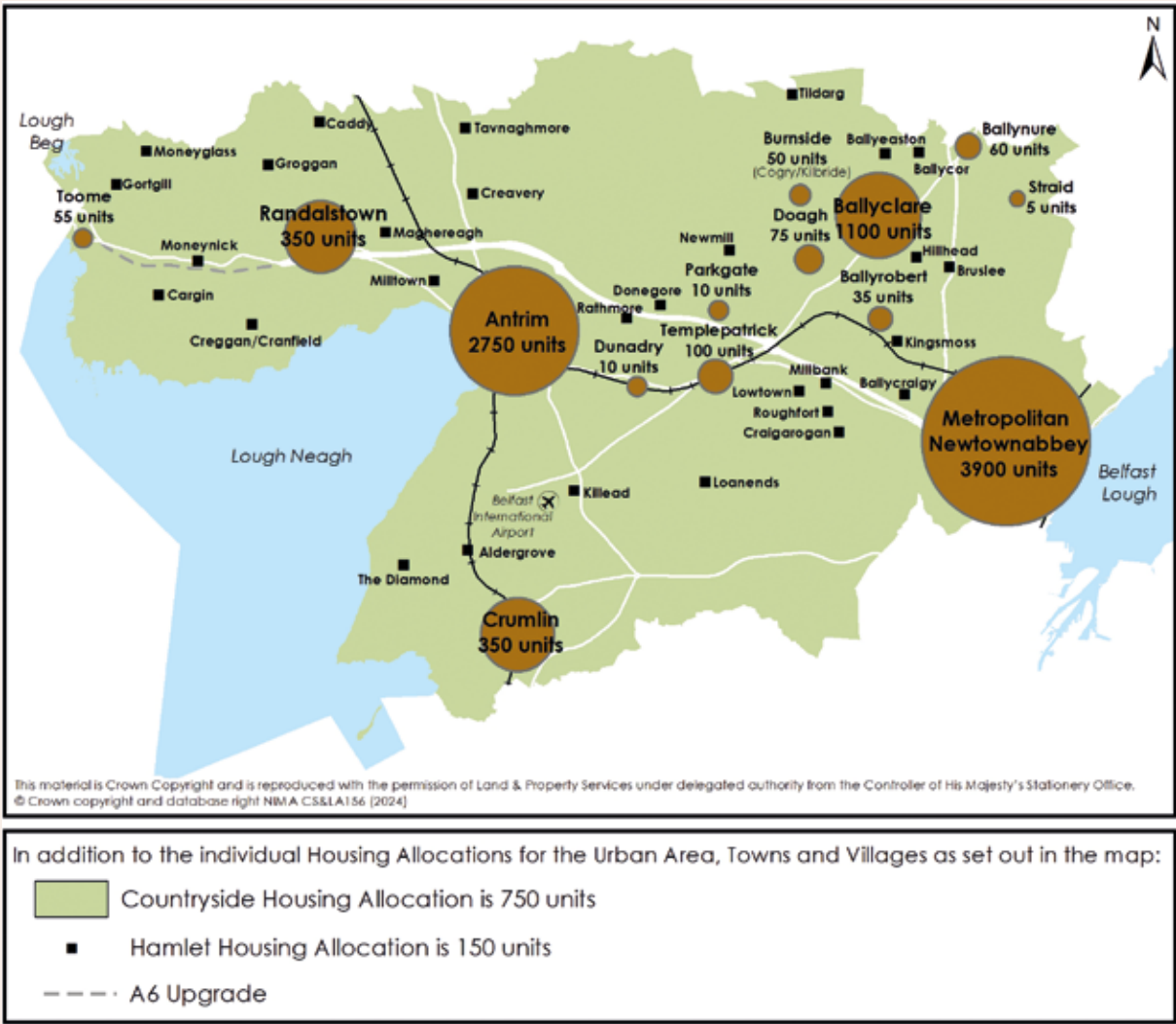


Figure 7: Housing Growth Allocation across the Borough 2015 to 2030

## Homes in Settlements

### Why we have this Policy

- 7.27** The aim of this policy is to promote the development of high quality, attractive and sustainable homes within settlements, which meet the present and future needs of all sections of the population within the Borough. This aim has taken account of and is consistent with the provisions of the SPPS.
- 7.28** The population within the Borough is a diverse one, with the changing needs of individuals and families at different stages of life. It is therefore important to facilitate an adequate and available choice of quality housing within settlements throughout the Borough to meet the needs of everyone and support the creation of more balanced communities, whilst strengthening community cohesion.
- 7.29** It is also important to encourage more sustainable patterns of housing development, with increased density of housing development in accessible locations, such as town centres and other locations which benefit from convenient access to the public transport network.
- 7.30** The Council recognises the differing needs of the population within the Borough and will therefore encourage and support a diverse choice of sustainably located, mixed tenure, quality housing, where residents can develop a sense of ownership and have pride in their surroundings.

### Policy DM 17: Homes in Settlements

**DM 17.1** The Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where the following criteria are met:

- (a) The number of units proposed respects the scale and size of the settlement. Well-designed higher density proposals will be considered favourably at accessible locations within Metropolitan Newtownabbey and our other towns, to make best use of our existing infrastructure and services; and also encouraged as part of the development of large scale new housing schemes on zoned sites;



- (b) In villages and hamlets the design and layout of new housing schemes should reflect the density, character and form of the existing settlement;
- (c) All new residential developments must provide a range of housing of different types and sizes, well integrated as part of the overall scheme ensuring that the siting and design is appropriate to the location and does not conflict with the character of the area;
- (d) For proposals of 20 units or more, a minimum of 20% must demonstrate how the 'Lifetime Homes' approach has been taken account of, to ensure that new developments are accessible to all and will assist in the creation of a more balanced community;
- (e) A movement pattern is provided that promotes walking and cycling routes and supports linkages to nearby community facilities and public transport (see also Policy DM 12);
- (f) Adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development; and
- (g) A Design and Access Statement shall accompany any housing development of 10 or more units (see Policy SP 6 Placemaking and Good Design).

**DM 17.2** In assessing residential development proposals the Council will take account of the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Developments, (DoE/DRD, May 2000).

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## Affordable Housing

**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.

**DM 17.5** Where it is demonstrated that a development is not viable, a reduced or alternative provision of affordable housing may be acceptable.



## Established Residential Areas

**DM 17.6** In established residential areas, the Council will only support proposals for the redevelopment of existing buildings, or the infilling of currently vacant sites (including extended garden areas) to accommodate new housing, where:

- (a) The density proposed is not significantly higher than that found in the established residential area; and
- (b) The pattern of development is in keeping with the overall character, environmental quality and residential amenity of the established residential area.

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## Public Open Space Provision in New Residential Developments

**DM 17.7** Residential development proposals of 25 units or more, or on sites of 1 hectare or more, will be expected to provide well designed, safe and accessible public open space as an integral part of the overall scheme in accordance with the following open space standards:

- (a) 25 -100 units shall provide a minimum of 10% of the total site area;
- (b) 101-200 units shall provide a minimum of 15% of the total site area;
- (c) 200+ units shall provide a minimum of 20% of the total site area;
- (d) Developments over 100 units shall provide an equipped children's play area unless there is access to one within approximately 400m walking distance of the development proposal.

**DM 17.8** A reduction in these open space standards will be considered in the case of apartment development or where the development is designed to integrate with and make use of adjoining public open space.

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## Private Open Space

**DM 17.9** The Council will take account of the guidance in relation to private open space provision for new residential development proposals as set out in the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Developments, (DoE/DRD, 2000).





## Living over the Shop

**DM 17.10** The Council will support appropriate residential proposals above shops and other businesses as these contribute to the safety, viability and vitality of our settlements.

## Amplification

- 7.31** Land is a finite resource and in order to create more sustainable patterns of development it is desirable to promote higher density housing schemes at those locations in our larger settlements which benefit from good public transport linkages and accessibility to a range of services and facilities. Within our villages and hamlets, housing densities should more closely reflect the character and form of the existing settlement.
- 7.32** Within established residential areas, it is important to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality, as well as safeguarding the amenity of existing residents.
- 7.33** The Council will expect a design-led approach to be taken by developers of new housing schemes where the quality and sustainability of the overall proposal is as important as the site itself. New housing developments should therefore exhibit an individuality and respond to local context. In formulating schemes, developers should draw on the positive aspects of the surrounding area to inform the design and layout of their proposals. They should also be cognisant of and pay special attention to enhancing those areas which exhibit a special character, in terms of heritage assets such as Conservation Areas and Areas of Townscape Character.
- 7.34** Proposals should provide for a range of housing of different types and sizes, well integrated as part of the overall scheme, ensuring that the siting and design is appropriate to the location and does not conflict with the character of the area. Variety and contrast should be exhibited in the housing development and larger schemes should be divided into smaller neighbourhoods each with its own distinct character.



- 7.35** Details of the requirements of the Lifetime Homes standards can be obtained from the Department for Communities website at:  
<https://www.communities-ni.gov.uk/articles/housing-association-guide>
- 7.36** For schemes of 10 units or more, including outline applications, the Council will require the submission of a Design and Access Statement, to provide evidence of how the development will deliver a quality residential environment. This should detail by means of written statement the overall design concept and objectives for the site and include an indicative concept plan based on the appraisal of the site and its context. The level of information should be proportionate to the nature, scale and location of the proposed development and include details of linkages between the housing and schools, community facilities, public transport and what provision is being made for cycling and walking routes.
- 7.37** The provision of good quality housing offering a variety of house types, sizes and tenures to meet different needs, is fundamental to the creation of more balanced communities.
- 7.38** Historically, difficulties have been experienced by social housing providers in securing the land necessary for affordable housing provision. To assist the delivery of affordable housing and promote mixed tenure development the Council will require all housing proposals of 40 or more units to provide affordable housing as part of the overall scheme.
- 7.39** To ensure that affordable housing is appropriately integrated within the layout, the affordable units should wherever possible be 'pepper-potted' throughout the development and not be distinguishable from private housing units. It is however accepted that, in the case of apartment development, clustering of affordable units may lead to more efficient management arrangements.
- 7.40** To secure the provision of affordable housing required under this policy, the Council may require developers to enter into a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. The Council also intends to bring forward supplementary planning guidance to explain in greater detail how the affordable housing provision required under this policy will be implemented through the planning process.
- 7.41** To help meet the full range of housing needs advocated in the SPPS, the Council will also encourage the 'Lifetime Homes' approach, as well as



delivery of wheelchair accessible housing. Lifetime Homes are about flexibility and adaptability and are thoughtfully designed to create and encourage better living environments for everyone at differing stages of their lives.

**7.42** Public open space is an intrinsic element of any housing development not only for design quality but also for social and recreational purposes. It can include informal green amenity space, communal greenspace, children's play space and sports pitches, as well as woodland or other natural or semi-natural areas. Public open space will generally be required for all schemes of 25 units or more or on sites of 1 hectare or greater. It should be well located, easily accessible and designed to offer long-term benefits for the community. All schemes will be required to bring forward suitable arrangements for the long term management of such areas.

**7.43** Developers should also make adequate provision for private open space in a variety of formats dependent on the type of residential unit proposed. Private garden space is particularly important for new family dwellings and housing schemes should also make provision for adequate bin storage.

**7.44** When formulating their development schemes, developers are encouraged to enter into Pre-Application Discussions with the Council. Developers should also take account of the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Developments (DoE/DRD, 2000).

## Homes in the Countryside

### Why we have this Policy

**7.45** The aim of this policy is to facilitate sustainable forms of residential development in the countryside of the Borough. This aim has taken account of and is consistent with the provisions of the SPPS.

**7.46** The countryside represents one of our greatest assets and is where approximately 13% of dwellings within the Borough are located. The Council recognises the contribution that our countryside makes to life in the Borough and the importance of allowing appropriate forms of residential development to take place there.



**7.47** Overdevelopment of the countryside, particularly from new single dwellings can potentially bring with it significant environmental, financial and social costs, associated with suburban sprawl, habitat loss and an impact on water quality through use of non-mains sewerage systems. Too much development in the countryside also has the potential to impact upon the sustainable growth of our towns and villages.

**7.48** The Council is therefore committed to balancing the need for additional residential development in the countryside required to sustain our rural communities, with the need to protect and enhance the character and intrinsic value of the countryside.

## Policy DM 18: Homes in the Countryside

**DM 18.1** The Council will, in principle, support the development of new homes and other forms of residential accommodation in the countryside in accordance with the details set out below and provided the proposal meets with other relevant policies and provisions of the LDP.

**DM 18.2** In all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside.

## Policy DM 18A: Farm Dwellings

**DM 18.3** The Council will support an application for a dwelling on a farm, where the applicant is actively engaged in farming and it can be demonstrated:

- (a) That the farm business has been established and active for a continuous period of 6 years and has not been artificially divided solely to obtain planning permission;
- (b) No dwellings or residential development opportunities have been sold off or transferred from the farm holding within a period of 10 years from the date of the application and no previous permissions have been granted for a farm dwelling during the same period; and
- (c) The proposed dwelling is positioned sensitively to cluster with an established group of buildings on the farm holding and where practicable access to the dwelling should be obtained from an existing lane.



**DM 18.4** Exceptionally, where it is demonstrated that it is not possible to sensitively cluster with an established group of buildings as per policy DM 18.3(c), consideration may be given to locating the new farm dwelling on a well-defined site on the holding that is enclosed by significant, long established boundary planting, where this would have a limited impact on the character and appearance of the countryside.

**DM 18.5** A proposal for a dwelling for a commercial equine business (horse breeding, horse training, the operating of livery yards, trekking centres and riding schools) will also be assessed under the provisions of this policy. Applicants will have to provide sufficient information to demonstrate a level of involvement in the equine business commensurate with active farming over the requisite 6-year period.

**DM 18.6** Planning permission granted for a farm dwelling under this policy will only be acceptable once every 10 years.

## Policy DM 18B: Replacement Dwellings

**DM 18.7** The Council will permit a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling or it can be demonstrated the building was previously used as a dwelling and, as a minimum, all external structural walls are substantially intact (see *Figure 8*).

In such cases, all of the following criteria will need to be met:

- (a) The replacement dwelling is sited within the established curtilage of the existing building unless the curtilage is so restrictive that it could not reasonably accommodate a modest dwelling, or it can be shown that an alternative position would result in demonstrable landscape, heritage, access or amenity benefits;
- (b) The replacement dwelling integrates into the landscape and does not have a visual impact significantly greater than the existing building;
- (c) The design of the dwelling is appropriate to its rural setting; and
- (d) Access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic.





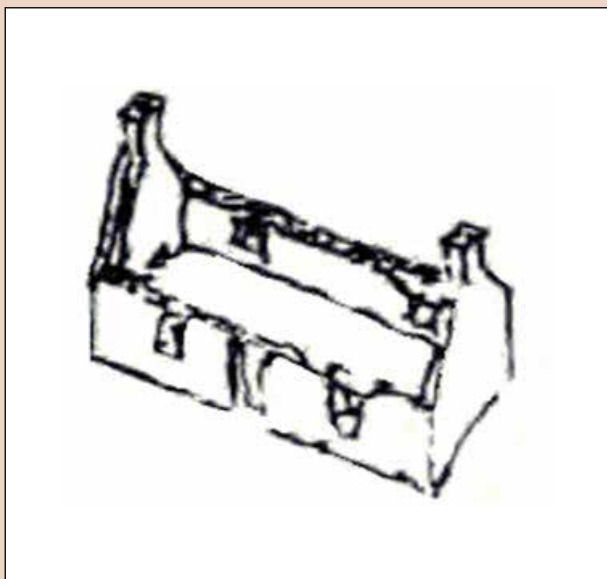


Figure 8: Walls substantially intact

**DM 18.8** The Council will also support an application for the replacement of a redundant non-residential building with a single dwelling to be located in situ where it is demonstrated that the redevelopment proposed would bring significant environmental benefits and provided the building does not make an important contribution to the heritage, appearance or character of the locality.

**DM 18.9** However in all cases, temporary buildings and buildings designed and used for agricultural purposes (such as sheds), will not be eligible for replacement under this policy.

**DM 18.10** In cases where a dwelling has recently been damaged or destroyed through an accident or a fire, the Council will support a proposal for a replacement dwelling where robust evidence is provided that demonstrates the status and previous condition of the building and outlines the cause and extent of the damage.

**DM 18.11** All permissions for a replacement dwelling will be subject to a condition requiring demolition of the existing structure or restricting its future use if it is to be retained as part of the overall development scheme.

**DM 18.12** In those cases where the existing building is retained, it will not be eligible for replacement again. This includes situations where the building is immune from enforcement action because of non-compliance with a condition to demolish.



## Listed and Vernacular Dwellings

**DM 18.13** The Council will support proposals for the rehabilitation and reuse of vacant or derelict listed or vernacular dwellings.

**DM 18.14** Policy DM 32 indicates that the demolition of a Listed Building will not be permitted unless it can be clearly demonstrated that every effort has been made to retain it. The Council will therefore operate a presumption against proposals for the replacement of a listed dwelling unless there are exceptional circumstances.

**DM 18.15** The retention and sympathetic refurbishment, with adaptation if necessary, of non-listed vernacular dwellings in the countryside will be encouraged in preference to their replacement. Proposals involving the replacement of such dwellings will be assessed as follows:

- (a) If the dwelling makes an important contribution to the heritage, appearance or character of the locality, planning permission will only be granted where it is demonstrated that it is not reasonably capable of being made structurally sound or otherwise improved; or
- (b) If the dwelling does not make an important contribution to the heritage, appearance or character of the locality, planning permission will be granted for a replacement dwelling. In such cases, the Council will support the retention of the existing structure to be sympathetically incorporated into the layout of the overall development scheme, for example as ancillary accommodation or a store, to form an integrated building group.

## Policy DM 18C: Dwellings within a built up frontage

**DM 18.16** The Council will support an application for the development of a small gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built up frontage where all of the following criteria are met:

- (a) The frontage comprises five or more substantial buildings consisting of at least three dwellings but excluding ancillary buildings such as garages, small outbuildings and open sided structures;



- (b) The frontage appears as a visual entity in the landscape and all the existing buildings front directly onto a public road or private shared laneway;
- (c) As a general rule, the gap site for up to two dwellings is no greater than 60m between the existing buildings;
- (d) The proposed site provides a suitable degree of enclosure to allow the proposed development to integrate into the countryside; and
- (e) The proposed development respects the existing development pattern and will not significantly alter its existing character or visually intrude into the open countryside.

## Policy DM 18D: Dwellings within an Existing Cluster

**DM 18.17** The Council will permit a new dwelling within an existing cluster of development where all of the following criteria are met:

- (a) The cluster lies outside a farm holding and comprises a group of five or more substantial buildings incorporating at least three dwellings but excluding ancillary buildings such as garages, outbuildings and open sided structures;
- (b) The cluster appears as a visual entity in the landscape and incorporates or is closely associated with a local focal point, such as a community building or facility, or a crossroads;
- (c) The proposed site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster; and
- (d) The new dwelling can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character or visually intrude into the landscape.



## Policy DM 18E: Dwellings in Exceptional Circumstances

**DM 18.18** The Council will only support an application for a dwelling relating to exceptional circumstances in the following cases:

### Special Personal and Domestic Circumstances

**DM 18.19** Planning permission will be granted for a dwelling provided the Council is satisfied there are compelling, site specific reasons related to the applicant's personal or domestic circumstances, and provided the following criteria are met:

- (a) The applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if permission were refused; and
- (b) There are no alternative solutions to meet the particular circumstances of the case, such as an extension or annex attached to the existing dwelling; the conversion of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short-term circumstances.

**DM 18.20** All permissions granted under this policy will be subject to a condition restricting the occupation of the dwelling to a named individual and their dependents.

### Essential Needs of a Non-Agricultural Business Enterprise

**DM 18.21** Planning permission will be granted for a dwelling in connection with an established non-agricultural business in the countryside where a compelling, site-specific need can be demonstrated that makes it essential for the proprietor, manager or one of the firm's employees to live at the site of their work and provided no dwellings or other residential opportunities have previously been sold off or transferred from the business. Where such a need is accepted, the dwelling must be located beside or within the boundaries of the business enterprise and integrate with the buildings on the site.

**DM 18.22** All permissions granted under this policy will be subject to a condition restricting the occupation of the dwelling for the use of the business.



## Policy DM 18F:

### Conversion of Vernacular and Locally Important Buildings to Dwellings

**DM 18.23** The Council will support a proposal for the sympathetic conversion, with adaptation if necessary, of a vernacular and locally important building (such as former school houses, churches and older traditional barns and outbuildings) to provide a single dwelling in accordance with the policy provisions of Policy DM 36.

**DM 18.24** Buildings of a temporary construction, including modern sheds and stores designed for agricultural purposes, will not be eligible for conversion or re-use under this policy.

**DM 18.25** A former dwelling previously replaced and retained as an ancillary building to the new replacement dwelling will not be eligible for conversion back to residential use under this policy.

**DM 18.26** Exceptionally, consideration may be given to the sympathetic conversion of a traditional non-residential building to provide more than one dwelling where the building is of sufficient size, the scheme of conversion involves minimal intervention and the overall scale of the proposal and intensity of use is considered appropriate to the locality.

**DM 18.27** All proposals for the conversion or refurbishment of a Listed Building for residential purposes will be assessed against the provisions of Policy DM 32.

## Policy DM 18G:

### Affordable Housing in the Countryside

**DM 18.28** The Council will support a proposal by a Registered Housing Association for a small group of dwellings in the countryside<sup>[9]</sup> adjacent to or near a village or hamlet to provide affordable housing where a need has been identified by the Northern Ireland Housing Executive and provided it is demonstrated this cannot readily be met within an existing settlement in the locality.

*[9] No more than 14 dwellings.*





**DM 18.29** The precise number of dwellings considered acceptable by the Council will depend upon the need identified having regard to the size of the settlement in question, the level of service provision available and the ability of the countryside to absorb the scale of development proposed.

**DM 18.30** In assessing the acceptability of sites, the following sequential test in terms of location will be applied:

- (a) Land adjacent to the existing settlement limit, subject to amenity and environmental considerations;
- (b) A site close to the settlement limit which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment;
- (c) An undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape and can provide pedestrian linkage to the settlement.

**DM 18.31** Generally, only one group of affordable dwellings will be permitted under this policy in close proximity to any particular rural settlement.

## Amplification

**7.49** All new dwellings in the countryside should be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the character and amenity of the countryside in accordance with the provisions of Policy DM 27.

## Farm Dwellings

**7.50** In order to fulfil the fundamental requirement of this policy, the onus will be on the applicant to demonstrate that their farm business has been established and active for a period of 6 years. The applicant will therefore be required to provide the farm's DAERA business ID number, along with other evidence to prove active farming over the requisite period. This may include confirmation as to whether the business in question has been in receipt of subsidy support or grant over the last 6 years, for example Single Farm Payments (SFP), Less Favoured Area Compensatory Allowances (LFACA) or DAERA's Environmental Farming Scheme (EFS).







- 7.51** Planning permission will not be granted for a dwelling under this policy where a farm business is artificially divided solely for the purpose of obtaining planning permission or has recently sold-off a development opportunity from the farm such as a replacement dwelling or other building capable of conversion. For the purposes of this policy, 'sold-off' will mean any development opportunity disposed of from the farm holding to any other person, including a member of the family.

### Replacement Dwellings

- 7.52** The Council will permit the replacement of a former dwelling where the structural walls are substantially intact.
- 7.53** In circumstances where it can be demonstrated that significant environmental benefits would arise and it does not make an important contribution to the heritage, appearance or character of the locality, the Council will support the appropriate in-situ replacement of a redundant non-residential building. However, it should be noted that temporary buildings (such as caravans and mobile homes) and agricultural buildings (such as sheds) are not eligible for replacement under this policy.
- 7.54** In the case of a Listed or non-listed vernacular dwelling, the Council will support their appropriate re-use and/or rehabilitation, rather than replacement.
- 7.55** The Council will encourage the retention and refurbishment of non-listed vernacular dwellings which make an important contribution to the heritage, appearance or character of the locality, and only in exceptional circumstances will their replacement be permitted. If the Council deems that the non-listed vernacular dwelling does not make an important contribution to the heritage, appearance or character of the locality, planning permission will be granted for a replacement dwelling.



### Dwellings within a Built Up Frontage

**7.56** The Council acknowledges there are countryside locations where the careful positioning of an additional well designed dwelling(s) in a small gap within an existing built up frontage is unlikely to have a significant adverse impact on rural character.

**7.57** However, in considering in what circumstances two dwellings might be acceptable, it will not be sufficient to simply show that two houses could be physically accommodated. Applicants will need to demonstrate that the proposal will respect the existing pattern of development and that the new buildings will integrate appropriately into their surroundings. For the purposes of this policy, a frontage includes a shared private lane.

### Dwellings within an Existing Cluster

**7.58** The carefully considered rounding off or consolidation of a suitable cluster of development with a new dwelling will be supported, where it can be adequately incorporated into the cluster in a manner that does not significantly impact on rural character or intrude into the landscape.

### Dwellings in Exceptional Circumstances

**7.59** There may be cases where new dwellings in the countryside are required for site-specific reasons. The Council will only support such proposals in limited exceptional circumstances.

**7.60** This policy provides an opportunity for those who have specific long-term needs to live in the countryside, where they otherwise may have to consider alternative accommodation. For example, where a young adult requires a continuing and high level of care, but could also benefit from a greater degree of independent living. The onus will be on the applicant to provide sufficient information to allow for a proper assessment of each case, which may include detailed medical supporting evidence on the level of care required. Only when it has been demonstrated that compelling personal and domestic circumstances exist and that no alternative solutions are available, will a new dwelling be considered appropriate.



**7.61** This policy also allows for a new dwelling associated with local non-agricultural businesses, in circumstances where there is a site-specific reason why a new dwelling is required on site. The Council will require applicants to provide sufficient information to demonstrate that there is a site-specific need, which makes it essential for one of the firms employees to live at the site of their work, as against a general desire for a dwelling in association with the business.

**7.62** A business that has been operating satisfactorily without residential accommodation, will be expected to demonstrate why a new dwelling is now considered necessary in order to enable the business to function properly. Planning permission will not be approved where previously a dwelling has been sold off or transferred from the business.

### The Conversion of Vernacular and Locally Important Buildings to Dwellings

**7.63** Due to changes in the rural economy, there are examples of locally important buildings in the countryside, which are no longer viable for their original purpose. These can include former schoolhouses, churches and older traditional barns. The re-use and sympathetic conversion of these types of buildings can represent a sustainable approach to development in the countryside and for certain buildings, may be the key to their preservation (see also Policy DM 36).

### Affordable Housing in the Countryside

**7.64** While planning policy resists groups of dwellings in the countryside, it is recognised that there may be exceptional circumstances, where a specific affordable housing need, cannot otherwise be facilitated within our villages or smaller rural settlements.

**7.65** The Council will expect proposals for affordable housing in the countryside, to be accompanied by sufficient information demonstrating that the potential to locate the housing units within settlement limits has been explored, and that no suitable sites are available.





- 7.66** The Council will not however support development proposals which would mar the distinction between a settlement and the surrounding countryside or that would otherwise result in urban sprawl.

## Residential Caravans and Mobile Homes

### Why we have this Policy

- 7.67** The aim of this policy is to facilitate those circumstances where a caravan or mobile home may be a sensible temporary solution to provide residential accommodation, particularly in the countryside. This aim has taken account of and is consistent with the provisions of the SPPS.
- 7.68** The design and finishes of a caravan or mobile home limits its potential for integration into the landscape. As a consequence all planning permissions will be time limited, to safeguard the character and appearance of the countryside.

## Policy DM 19: Residential Caravans and Mobile Homes

**DM 19.1** The Council will only support an application for a residential caravan or mobile home for a temporary period, of up to 3 years in exceptional circumstances, including:

- (a) The provision of temporary accommodation pending the construction of a permanent dwelling for which planning permission has been granted; or
- (b) Where there are compelling and site-specific reasons relating to personal and domestic circumstances.

**DM 19.2** In such cases, the proposal will be subject to the same planning and environmental considerations as a permanent dwelling. For proposals relating to an established farm holding, the residential caravan or mobile home should be positioned sensitively to cluster with an established group of buildings on the holding.



## Traveller Accommodation

### Why we have this Policy

- 7.69** The aim of this policy is to meet the accommodation needs of Travellers within the Borough. This aim has taken account of and is consistent with the provisions of the SPPS.
- 7.70** The Travelling community has unique accommodation needs that may not be met through conventional residential schemes. It is important to ensure that where specific needs are identified that these are met, so no one is prejudiced within the society of our Borough.
- 7.71** In assessing schemes, the Council will have regard to the Design Guide for Traveller Sites in Northern Ireland and other relevant guidance.

### Policy DM 20: Traveller Accommodation

**DM 20.1** The Council will support proposals for Traveller accommodation where a demonstrable need has been identified through a local housing needs assessment for the specific form of accommodation (grouped housing scheme, serviced site or transit site) and it is demonstrated that:

- (a) The proposal is compatible with neighbouring uses and will not cause significant environmental impacts on the surrounding area;
- (b) The development will not detract from the character and appearance of the surrounding area and is capable of being satisfactorily integrated into the surrounding townscape/landscape and where a countryside location is proposed, the scheme incorporates adequate landscaping;
- (c) There will be no detrimental impact on the amenity of nearby residents through noise, traffic movements or other disturbance;
- (d) There is suitable provision of utilities, including water supply and waste disposal;
- (e) Convenient access can be provided to key local services, such as schools and health facilities; and
- (f) Where appropriate, workspace, play space and visitor parking is provided.

**DM 20.2** Where a need is identified for a transit site or a serviced site, which cannot readily be met within an existing settlement in the locality, proposals will also be required to meet the provision of Policy DM 18.30.



## Specialist Residential Accommodation

### Why we have this Policy

- 7.72** The aim of this policy is to help meet the accommodation needs of those individuals whose needs cannot be readily met through the provision of general housing. This aim has taken account of and is consistent with the provisions of the SPPS.
- 7.73** It is important that the provision of homes within our Borough meets the range of requirements of all our residents. Whilst the Council recognises that application of the 'Lifetime Homes' standard in relation to larger housing schemes will help to support the desire of our older residents to live independently within their own homes, there are also those occasions where specialist accommodation may be the most suitable means of meeting the needs of our residents. The Council will therefore support the development of specialist residential accommodation where the need arises.

### Policy DM 21: Specialist Residential Accommodation

**DM 21.1** The Council will support proposals for specialist residential accommodation such as sheltered housing, nursing homes and residential care homes, where all the following criteria are met:

- (a) The homes and/or bed spaces to be provided meet community needs demonstrated through a statement of specialist housing need;
- (b) The proposal is sited in a location where it can deliver convenient access to relevant local services and facilities including local shops, public transport routes and health facilities; and
- (c) The proposal is designed to be compatible with adjacent land uses and will not have a detrimental impact on the amenity or character of any adjoining properties or the surrounding area.



## Residential Extensions and Alterations

### Why we have this Policy

- 7.74** The aim of this policy is to promote high quality, sympathetically designed, residential extensions and alterations which respect the character of the area in which they are situated and safeguard neighbouring residential amenity. This aim has taken account of and is consistent with the provisions of the SPPS.
- 7.75** The Council recognises that the ability to adapt homes can also assist in the delivery of sustainable development by reducing the demand for new homes and the resulting pressure for the expansion of settlements into the countryside.



## Policy DM 22: Residential Extensions and Alterations

**DM 22.1** The Council will support proposals to extend or alter a residential property where all of the following criteria are met:

- (a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- (d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes, including the parking and manoeuvring of vehicles.

**DM 22.2** The Council will take account of the guidance set out in Appendix B of the Plan Strategy, which replicates the details included in Annex A of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (DoE, 2008).

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### Ancillary Accommodation

**DM 22.3** The Council will support a proposed extension to a residential property that seeks to provide ancillary accommodation, such as a granny annex, provided this meets the provisions of this policy and is internally accessible from the existing dwelling to allow the sharing of existing facilities. Where it is demonstrated that such an extension to a dwelling is not practicable and it is proposed to convert and extend an existing outbuilding, planning permission will normally depend on the development providing a modest scale of accommodation. The construction of a separate building, as self-contained accommodation, within the curtilage of an existing dwelling will not be acceptable, unless a separate dwelling would be granted planning permission in its own right.

**DM 22.4** Where permission is granted, it will be subject to a condition that the development will only be used for ancillary residential purposes in connection with the main dwelling, and not as a separate unit of accommodation.





## Amplification

- 7.76** All residential extensions and alterations should be carried out in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards high quality development.
- 7.77** The design approach, which is most commonly followed, is for extensions and alterations to tie in with the style, design and materials of the existing property. However an innovative, contemporary design solution may be acceptable where the proposal complements the host property and respects its wider surroundings.
- 7.78** When assessing proposals the Council will give careful consideration to the impact of extensions in terms of scale, massing, design and materials, as well as the appropriateness of the alteration to the amenity enjoyed by neighbouring households. Issues around dominance, privacy and loss of light, as well as the height and position of the extension, in relation to windows and habitable rooms are particularly relevant. Schemes should be appropriately designed and sited to maintain the character of the existing residential properties, whilst the cumulative impact of even small-scale changes with the potential to erode character will be carefully considered.
- 7.79** The Council will give sympathetic consideration to proposals where an extension or alteration is required for a person with a disability or whose mobility is otherwise impaired. If imaginative and innovative design approaches are fully explored, it is generally possible to provide a satisfactory solution in line with the policy. The specific needs of a person with a disability are however an important material consideration and exceptionally the policy criteria may be relaxed to meet these needs.
- 7.80** From the outset in drawing up their proposals, applicants are encouraged to take account of the detailed guidance contained within Appendix B of the Plan Strategy.
- 7.81** Where a proposal relates to a dwelling that is Listed or located within a Conservation Area or Area of Townscape Character, this will also be assessed against the relevant policy provisions identified in the Historic Environment section of the Plan.
- 7.82** Proposals for a domestic garage or an outbuilding, or other built development ancillary to a residential property will also be considered under the provisions of this policy.





ANTRIM  
LIBRARY

A Vibrant  
& Liveable  
Place

8

**COMMUNITY  
INFRASTRUCTURE**



## 8 Community Infrastructure

### Introduction

- 8.1** Good community infrastructure is essential for maintaining a high quality of life for the people of our Borough. Such infrastructure comprises a wide range of community facilities including hospitals, GP surgeries, schools, colleges, libraries, community centres, youth clubs, places of worship, halls and cemeteries as well as recreation and open space facilities such as leisure centres, playing pitches, sports grounds, parks and gardens, community allotments and children's play areas. Such facilities provide key services, act as focal points for the local communities they serve, and provide venues for community, cultural, educational, sporting and social interaction, whilst open spaces form an essential part of our Borough's 'green infrastructure'. Access to good community infrastructure also has an important role to play in improving health and wellbeing and fostering community cohesion and good relations.
- 8.2** As the population of our Borough grows, additional pressure will be placed on existing community infrastructure and there is likely to be a need for the provision of new, expanded or enhanced facilities. With an ageing population and changing lifestyles, the Council will also need to be sufficiently flexible to respond and adapt to changes in public policy regarding service provision, such as the co-location of community infrastructure.
- 8.3** The Council recognises that the provision of good quality community infrastructure to serve both existing and developing areas is a key element in the development of sustainable and healthy communities across our Borough.



## Where we want to be

### Strategic Objective 1:

Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

### Strategic Objective 6:

Improve accessibility, connectivity and ease of movement to, from and within our Borough and promote sustainable travel choices.

### Strategic Objective 9:

Accommodate and promote well-designed and accessible community, education and health facilities.

### Strategic Objective 10:

Promote the protection and accessibility of our open spaces.

## Linkage to Community Plan – Love Living Here



### Outcome 1:

Our citizens enjoy good health and wellbeing

All Priorities



### Outcome 2:

Our citizens live in connected, safe, clean and vibrant places

All Priorities



### Outcome 4:

Our citizens achieve their full potential

Priorities (a) (c)



### Wildly Important Goal:

Our vulnerable people are supported

All Priorities





## How we are going to get there



### Strategic Policy 5: Community Infrastructure

**SP 5.1** The Council, working with its statutory health and education partners and other stakeholders, including the community and voluntary sector, will seek to ensure that all communities in our Borough have access to health, education, community and recreational facilities as well as parks and other open spaces that meet the needs of the communities they serve.

**SP 5.2** The Council will operate a presumption against the loss of existing community infrastructure, including open space of public value, to competing uses. Proposals for new community facilities and services will be supported and the Council will seek to ensure these are located in places that will promote accessibility and increased usage by the communities they are intended to serve. Such development will be assessed in accordance with Policies DM 23 and DM 24.

**SP 5.3** The Council will continue to support the enhanced recreational opportunities afforded by the further development of Multi-Use Games Areas and the dual use of educational sporting facilities to benefit local communities.

**SP 5.4** The Council will also bring forward land allocations in the Local Policies Plan to address any deficiencies identified in open space provision, as well as to meet any needs identified by statutory health and education authorities for future facilities and development.

**SP 5.5** The Council will also expect new development proposals to facilitate and improve linkages and accessibility to local community infrastructure and help maximise opportunities to promote healthy and active lifestyles. Major residential development proposals will be expected to support active travel options, encourage the reduction in use of the private car, provide adequate public open space, demonstrate high quality design and promote balanced communities and the creation of sustainable neighbourhoods.



## Why we have taken this approach

**8.4** The provision of good quality community infrastructure in our Borough is an important part of fostering sustainable communities and delivering successful places. Future growth in population and new development means that continued investment in new or enhanced community facilities will be required to support the needs of our Borough's communities. The Council, working with its statutory partners and other key stakeholders, wishes to support continued availability of and improved access to an appropriate range of community services and facilities that will meet the needs of our Borough's residents.

**8.5** The Council's approach accords with regional policy as set out in the RDS and SPPS that promotes measures in support of the health and wellbeing of our Borough's communities and acknowledges the importance of open space, sport and recreation facilities that contribute to our Borough's green infrastructure. Regional policy also seeks the allocation of sufficient land in Local Development Plans to meet the anticipated needs of the community, in terms of health, education and other public services.

**8.6** Healthcare across our Borough is the responsibility of the Northern Health and Social Care Trust, whilst education is mainly the responsibility of the Education Authority and CCMS, alongside the Northern Ireland Council for Integrated Education and the Irish Medium school sector.

**8.7** The Council for its part is responsible for a wide range of community and recreational facilities including community centres, leisure centres, public parks, sports pitches and play areas, with existing provision focussed on accessible locations within our Borough's main settlements. Playing pitch provision by the Council is supplemented by school facilities and local sports clubs.

**8.8** The Council recognises the importance of our Borough's open space and green infrastructure not only in meeting the recreational needs of our communities, but also for its contribution to health and wellbeing, amenity and biodiversity, as well as the vital role it plays in the overall environmental quality of our Borough.



**8.9** The Council's Leisure Strategy 2017-2030 'More People. More Active. More Often' aims to improve public accessibility to the Council's six leisure centres and associated recreational facilities and ensures the Council helps the people of our Borough, including the most vulnerable, to become healthier and fitter. Through the Community Plan 'Love Living Here', the Council wishes to ensure our Borough is a place where people of all ages value their health and wellbeing and have access to good community services and facilities.

**8.10** Whilst the remit of the Council does not extend to the provision of health and education facilities, the Council will continue to work closely with its health and education partners, and the Local Policies Plan will identify and safeguard sites required to meet the need for future facilities. The Council will complement this by applying a flexible policy approach to considering policy proposals which seek to address an unforeseen demand for new community facilities. The Council recognises that many of our Borough's key community facilities are at the heart of local communities and therefore wishes to see new facilities located where they afford maximum access for those they are intended to serve.

**8.11** In order to support the continued provision of good quality community infrastructure the Council will also afford protection to existing community facilities that still serve, or have the ability to serve, the needs of local communities across our Borough. The Council also wishes to promote a network of open spaces, which provide both environmental benefits and opportunities for social interaction in the community. As a finite resource, existing open space, whether publicly or privately owned, will be protected from competing uses, whilst the provision of new areas of open space will be required as an integral part of new residential development.

**8.12** The Council also wishes to take the opportunity afforded by new residential development to help deliver improvements in our Borough's community infrastructure and assist in promoting better health and wellbeing. Potential measures include, for example, ensuring the development of well-connected and walkable environments, improving accessibility to local open space and leisure facilities, and improving connectivity to existing walking and cycling routes.



What it will look like

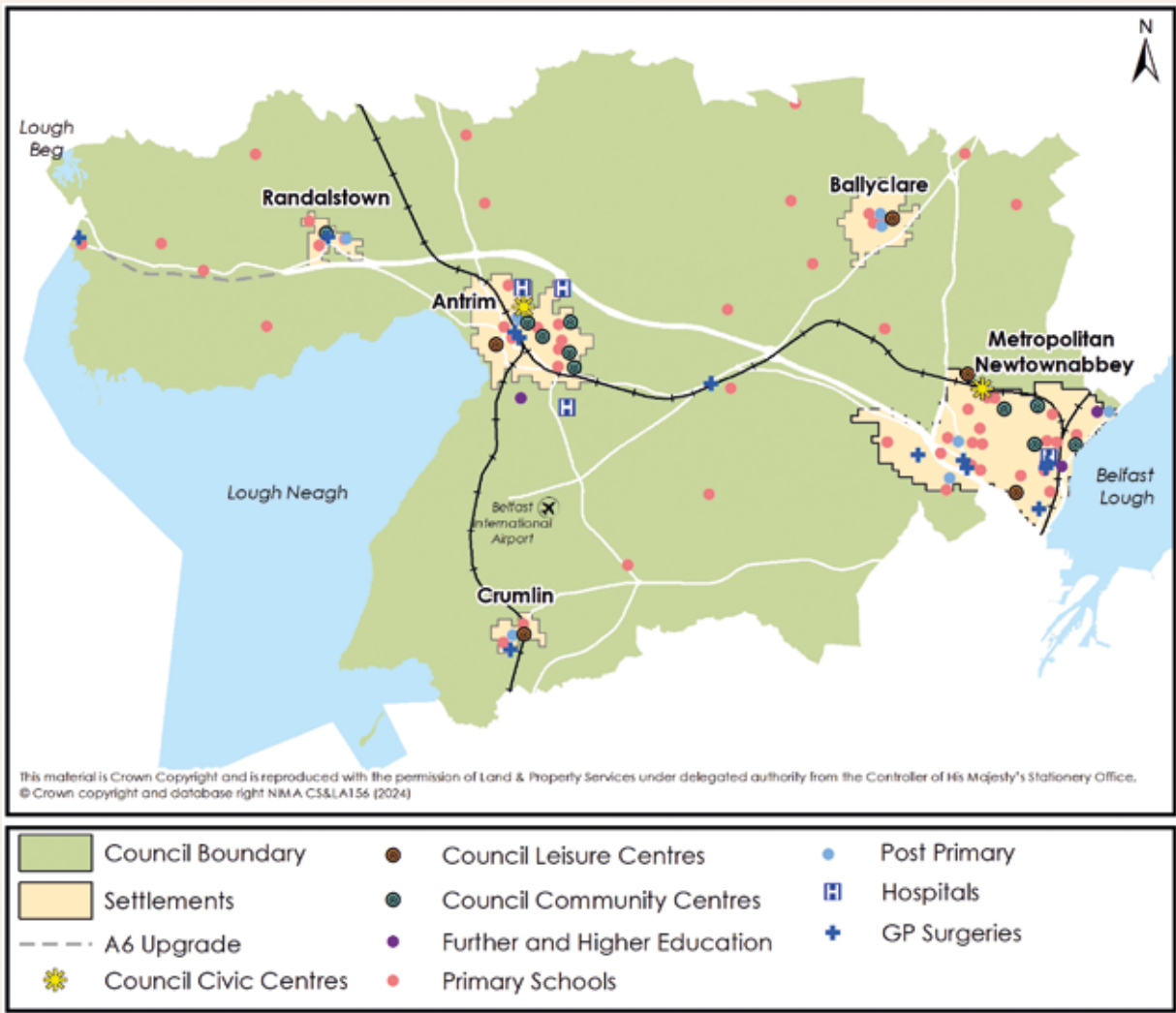


Figure 9: Key Community Facilities



## Protection of Open Space

### Why we have this Policy

- 8.13** The aim of this policy is to protect against the loss of existing open space to other competing uses. This aim has taken account of and is consistent with the provisions of the SPPS which acknowledges that open space, whether or not there is public access to it, is important for its contribution to the quality of urban and rural life.
- 8.14** The Council recognises that open space is essential for both amenity and recreation purposes and contributes positively to the character, attractiveness and vitality of our Borough's settlements. It provides areas for play, an essential element in the development of our children, and enhances the quality of the residential environment. It can also provide valuable areas for nature conservation and biodiversity, act as a buffer between conflicting land uses, help reduce flood risk, promote pedestrian linkages and provide 'green lungs' that can assist in improving local air quality. Ultimately open space and the use of such space contributes to the health and quality of life of all our Borough's residents.
- 8.15** The Council therefore considers open space a valuable resource and attaches great importance to its retention, for once built upon it is almost certainly lost to the community forever. With a growing population, there is a need to ensure our Borough's existing green space is protected and improved to meet our Borough's future demands. As a consequence, the Council will operate a general presumption against the loss of open space to competing land uses in all but exceptional circumstances.

### Policy DM 23: Protection of Open Space

**DM 23.1** The Council will operate a presumption against development that would result in the loss of, or have a significant adverse impact on, an area of open space irrespective of ownership, physical condition or appearance.

**DM 23.2** An exception will be permitted in the following circumstances where it is demonstrated the loss of the open space will have no significant detrimental impact on the amenity, character or biodiversity of an area:





- (a) The proposed development would bring significant community benefits that clearly outweigh the loss of the open space; or
- (b) The proposed development is ancillary to the principle use and will enhance use of the site for sport and recreation.

**DM 23.3** Consideration may also be given to the development of an area of open space (2 hectares or less) where an acceptable replacement space can be provided and/or paid for by the applicant in an equally convenient and accessible location within the locality and provided the loss of the existing open space will have no significant detrimental impact.

**DM 23.4** For the purposes of this policy, open space is defined as all open space of public value.

## Amplification

**8.16** Whilst there is a general presumption against the loss of open space, it is acknowledged that exceptionally there may be circumstances where the development of an area of open space may be acceptable, taking account of other community benefits that new development may bring, including reinvestment in the remaining facilities or the provision of alternative facilities.

**8.17** All proposals for the alternative use of open space will need to be assessed with regard to their effect on the amenity, character and biodiversity of the area and the wider locality taking into account the needs of future generations. Any deterioration in the appearance or condition of open space due to inadequate management or maintenance, however, will not be sufficient justification in itself for the loss of the open space to alternative uses.

**8.18** Examples of significant community benefit acceptable under the policy may include the provision of affordable housing where a demonstrable local need is identified or the development of a local facility which has the support of the wider community. In all such cases, the onus will be on the developer to demonstrate the rationale for the development and that it will not result in any significant loss to overall green infrastructure provision taking account of the current and future open space needs of the wider locality.



- 8.19** In cases where a replacement space is proposed and found to be acceptable the developer may have to enter into a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011.
- 8.20** Open space, for the purposes of this policy, is defined as all open space of public value. The definition includes not just outdoor sports facilities, parks and gardens, amenity green space and children's play areas, but also natural and semi-natural urban green spaces, allotments, cemeteries, green corridors and civic spaces. The definition also applies irrespective of whether the open space is publicly or privately owned. In addition, it should be noted that it includes not just land, but also inland bodies of water that offer important opportunities for sport and outdoor recreation and which can also act as a visual amenity.

## Community Facilities

### Why we have this Policy

- 8.21** The aim of this policy is to safeguard and enhance existing community services and facilities that serve the needs of our Borough's residents and to support the appropriate provision of new or enhanced facilities. This aim has taken account of and is consistent with the provisions of the SPPS.
- 8.22** Community services and facilities are vital assets for all communities. Facilities such as schools, libraries, GP clinics, community centres and youth clubs often act as a focal point for the communities they serve, and provide important social and practical functions. Leisure centres, sports grounds, community allotments and other green infrastructure, encourage physical activity and contact with the outdoors all of which are contributors to healthy lifestyles.
- 8.23** Through this policy the Council is seeking to accommodate an unforeseen demand for community services and facilities that may arise over the lifetime of the LDP, as well as ensuring that there is a clear and evidence based rationale in place to justify the loss of an existing community infrastructure asset to an alternative use. Where definite proposals exist for community facilities, the Council will identify and safeguard sites within the Local Policies Plan.
- 8.24** The Council recognises that the provision and retention of good quality community services and facilities in existing and developing areas is a key element in the development of sustainable communities across our Borough.









## Policy DM 24: Community Facilities

### Development within Settlements

**DM 24.1** The Council will support proposals that provide new or enhanced community facilities and services. New facilities should be located within or adjacent to town, district or local centres or other locations that are easily accessible by public transport, walking and cycling.

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### Development in the Countryside

#### Edge of Settlement

**DM 24.2** In exceptional circumstances, where it is demonstrated that there is no alternative site within a settlement, the Council will support a community facility, including intensive sports facilities, at an accessible location on the edge of a settlement where the proposal:

- (a) Represents a logical extension to the built-up area;
- (b) Is of an appropriate scale in relation to the size of the settlement; and
- (c) Will not cause any significant adverse effect on the landscape setting or character of the settlement.

#### Other Countryside Locations

**DM 24.3** With the exception of Intensive Sports Facilities, the Council will sympathetically view proposals for new community buildings and facilities, including appropriate outdoor recreational, sporting and play facilities at accessible locations in the countryside. All proposals will be required to demonstrate an identified local need and accord with the other policies of this plan.

.....

### Reuse of Existing Community Facilities

**DM 24.4** The Council will not support development that may be detrimental to, or result in the loss of community services and facilities. In exceptional circumstances,



the Council will support development, which seeks to reuse or redevelop an existing community facility for another purpose whereby:

- (a) The facility is surplus to the needs of the community;
- (b) There would be an overall community benefit from a development and the particular loss of land or facilities will have no significant effect on the overall provision of facilities in the locality; or
- (c) Alternative provision or equivalent community recreational benefit is made available at a suitable location within the local area.

## Community Facilities within Residential Developments

**DM 24.5** New residential development should be designed to ensure good accessibility to existing services and facilities intended to serve future residents and where appropriate developers may be required to provide or contribute towards new and/or enhanced community infrastructure arising as a result of the development.

**DM 24.6** For the purposes of this policy, community facilities includes sports and recreation facilities (including intensive sports facilities) as well as a range of community and public buildings.

## Amplification

**8.25** New community facilities should be located in places that promote accessibility for the communities they are intended to serve. Whilst the majority of facilities will be located within or, exceptionally, adjacent to our Borough's settlements, it is also recognised that certain facilities at an appropriate scale may also be acceptable at accessible locations in the countryside where a demonstrable case of need can be made.

**8.26** An intensive sports facility is a purpose built or outdoor resource which facilitates one or more activity fundamental to maintaining individual health and fitness. This may include stadia, sports halls, leisure centres, swimming pools, and other indoor (and outdoor) sports facilities. The precise location of such facilities can be contentious, and by their very nature and scale can give rise to particularly complex planning considerations such as impact on sustainability issues and amenity, for example, through floodlighting. Such facilities shall be located within settlements in order to maximise the use of existing infrastructure. Where







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it is demonstrated that there is no suitable site in a settlement such facilities may be permitted in an edge of settlement location subject to the criteria at DM 24.2.

**8.27** Where a proposal involves a change of use or redevelopment of an existing community facility to a non-community use, the developer will be required to demonstrate that the facility is surplus to the needs of the community and that it is no longer needed or viable for an alternative community use. This will normally entail evidence that the property has been marketed for a meaningful period for community use with no interest shown.

**8.28** The Council also considers that it is reasonable for developers to contribute towards the demand arising for new or enhanced community infrastructure as a result of their development. In such cases, the Council may seek to secure the provision or improvement of community facilities, or improved access to such facilities, by way of a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This may include provision for agreed works to be carried out by the developer or a financial contribution in lieu of such works.









A Vibrant  
& Liveable  
Place

9

**PLACEMAKING  
AND GOOD  
DESIGN**

## 9 Placemaking and Good Design

### Introduction

**9.1** Positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough, places that respect and reflect local character, places where people will want to live, work, invest and relax.

**9.2** Placemaking is a people-centred approach to the planning, design and stewardship of new developments and public spaces. It seeks to enhance the unique and distinctive qualities of a place, how these have developed over time and what they will be like in the future. The key to successful placemaking is the relationship between different buildings, its streets and surroundings and the quality of the public realm. A collaborative approach should be pursued involving everyone involved with or affected by new development. This entails identifying the assets of a particular place and developing a vision for its potential. It acknowledges the need for quality, place-specific design, whilst at the same time, making best use of limited resources. It also promotes accessibility for all and recognises the importance of creating hospitable, safe, vibrant and adaptable places which contribute to community cohesion, with a long-term, well maintained and sustainable future.

**9.3** Good design is not just limited to the appearance of our buildings and places, but encompasses broader themes about how we as people interact with our environment and how our buildings and spaces will function over their lifetime. Rather than being seen as a costly, prohibitive exercise, good design can deliver value outcomes, for example enhancing our environment, meeting the long-term needs of users, developing a positive sense of place and the efficient use of resources. Good design can assist the creation of safe places and can bring significant health benefits. It also has the potential to contribute greatly to tackling climate change. Good design will respect our historic environment, reflect the local distinctiveness displayed by the unique places in our Borough and enhance the value of our natural heritage assets.





## Where we want to be

### Strategic Objective 1:

Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

### Strategic Objective 2:

Establish Antrim and Newtownabbey as a premier business location where both existing and new, innovative, cultural and creative enterprise can prosper.

### Strategic Objective 3:

Provide a range and quality of land and premises to facilitate business growth, promote economic diversification and protect our strategically important employment locations including the Regional Gateway at Belfast International Airport.

### Strategic Objective 4:

Promote development and regeneration of our town centres and commercial areas.

### Strategic Objective 5:

Support the development of sustainable tourism and enhanced tourism infrastructure.

### Strategic Objective 6:

Improve accessibility, connectivity and ease of movement to, from and within our Borough and promote sustainable travel choices.

### Strategic Objective 7:

Promote positive placemaking and ensure that high quality new development respects, enhances and integrates with our historic environment and natural heritage.

### Strategic Objective 8:

Ensure a sufficient supply of land for new homes, provide a diverse choice of housing and strengthen community cohesion.

### Strategic Objective 9:

Accommodate and promote well-designed and accessible community, education and health facilities.

### Strategic Objective 10:

Promote the protection and accessibility of our open spaces.

### Strategic Objective 11:

Promote biodiversity, and conserve the natural assets of our countryside, coast and loughs.

### Strategic Objective 12:

Ensure the responsible use of land and natural resources and promote sustainable energy production to mitigate and adapt to climate change.

### Strategic Objective 13:

Tackle flood risk by making space for water and promote sustainable drainage systems.

### Strategic Objective 14:

Ensure the responsible management of waste and support measures to increase recycling.



## Linkage to Community Plan – Love Living Here



### Outcome 1:

Our citizens enjoy good health and wellbeing

**Priorities (c) (e) (f)**



### Outcome 2:

Our citizens live in connected, safe, clean and vibrant places

**Priorities (a) (b) (d) (e) (f)**



### Outcome 3:

Our citizens benefit from economic prosperity

**Priority (a)**



### Wildly Important Goal:

Our vulnerable people are supported

**Priority (b)**

## How we are going to get there



### Strategic Policy 6: Placemaking and Good Design

**SP 6.1** The Council will seek to ensure that the principles of placemaking and good design are central to the consideration of all new development proposals in our Borough and will work with architects, urban designers, engineers and developers to support and encourage the delivery of high quality new development. The Council will operate a presumption in favour of well designed proposals that meet the requirements of Policy SP 6 and other relevant policies and provisions of the LDP.

**SP 6.2** All development proposals will be expected to respond to and enhance local character, help create a sense of place and reflect the distinctiveness of the unique Places of the Borough and assist in the promotion of biodiversity.



### SP 6.3 This will be achieved by:

- (a) Encouraging high quality new development through the application of detailed management policies which promote quality in both urban design and rural development;
- (b) Ensuring new development reinforces those areas which exhibit a distinctive character within the Borough;
- (c) Ensuring new development respects, protects and where possible enhances our historic environment and natural heritage assets;
- (d) Applying the key principles and best practice contained within relevant supplementary planning guidance documents; and
- (e) Ensuring new development does not cause unacceptable amenity impacts.

**SP 6.4** For larger scale proposals the onus will be placed on developers to demonstrate that their schemes have considered the core principles of placemaking and will deliver high quality development. The Council will therefore require all proposals for 10 dwellings or more and all non-residential development of 500m<sup>2</sup> internal floorspace or greater to be accompanied by a Design and Access Statement. This should incorporate:

- A detailed site analysis;
- A Concept Plan and/or Masterplan; and
- A written statement outlining how the key design criteria set out in Policy DM 25 have been addressed by the design and layout of the scheme.

## Why we have taken this approach

**9.4** The Council recognises the importance of placemaking and good design for the contribution which they can make to the local distinctiveness, attractiveness, sustainability, community cohesion and quality of life in the Borough, as well as the role which well designed, vibrant places play in attracting new investment.

**9.5** Positive placemaking and good design is also a core planning principle advocated by regional planning policy, which states that local development plans should include policies which seek to address the connection between people and places and the integration of new development.



**9.6** The Council recognises that not all development will be of a scale to make a significant placemaking impact, however good design and an eye to detail can add to the attractiveness of our built environment and therefore careful consideration is crucial. All development, from window replacements to large-scale proposals, represent an opportunity to add to the rich placemaking legacy of our built environment.

**9.7** By applying the principles of positive placemaking the Council is seeking to ensure that all new development will enrich and enhance the Borough's built and natural environment, create a sense of place and result in development that is locally distinctive, attractive and accessible. The greater use of Design and Access Statements will help embed the principles of placemaking and good design as central themes in the development process.

### POSITIVE PLANNING NOTE: Adding Value

Pre-application community consultation is a requirement for all major development proposals. In order to enrich the placemaking process and increase the level of community involvement within the planning process in our Borough, the Council would also encourage developers to undertake a period of pre-application community consultation for any scheme irrespective of its size which has the potential to generate a significant level of public interest.

## Urban Design

### Why we have this Policy

**9.8** The aim of this policy is to promote high quality design which is responsive to the local character and distinctiveness of the urban places of our Borough and which is based on the principles of positive placemaking. This aim has taken account of and is consistent with the provisions of the SPPS.

**9.9** The Council is committed to improving the quality of our environment and recognises the contribution that high quality urban design can make in achieving this aim. The Council will also ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated housing, amenities, shops, employment land and transport can dramatically enhance the sustainability, attractiveness and quality of an area, whilst being functional for all sections of our community.



## Policy DM 25: Urban Design

**DM 25.1** The Council will require development within settlements to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area. All development will be expected to deliver high quality design in its layout and appearance and demonstrate that it has considered the following criteria. Where relevant, the proposal should:

.....

### Placemaking and Good Design

- (a) Make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area;
- (b) Be sympathetic to the local built form and appropriately integrate any heritage assets and/or landscape and biodiversity features of the site;
- (c) Be designed to be compatible with adjacent land-uses and not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area;
- (d) Create a sense of place by developing places with character, identity and local distinctiveness;

.....

### Movement and Connectivity

- (e) Promote accessible and inclusive places for all; taking particular account of those with impaired mobility;
- (f) Include provision for new digital infrastructure;
- (g) Be designed with people, not vehicle movement, as the primary focus and promote linkages to nearby places, paths, streets and open spaces, and be designed to encourage social interaction and healthier lifestyles;

.....

### Well Being and Safety

- (h) Enhance where possible existing or proposed public realm areas;
- (i) Ensure that any open space required is high quality, appropriate and well integrated into the overall layout, with linkages made to existing green and blue infrastructure networks;





- (j) Incorporate adequate and appropriate provision for parking and the storage and disposal of waste;
- (k) Be designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and ensure buildings front onto streets;

.....

### Landscape and Biodiversity

- (l) Incorporate an appropriate landscaping scheme (hard and soft landscaping) which includes proposals for the treatment and retention of existing trees and other landscape features;
- (m) Promote biodiversity by incorporating sites of wildlife interest and enhanced landscape measures such as the provision of bird boxes and nesting sites;

.....

### Environmental Resilience

- (n) Integrate sustainable energy measures;
- (o) Be designed to withstand predicted changes in local climate and to reduce the risk of flooding on site; and
- (p) Promote use of sustainable drainage systems.

**DM 25.2** All development proposals should demonstrate that they have taken into account the supplementary planning guidance, 'Living Places: An Urban Stewardship and Design Guide for Northern Ireland'.

## Amplification

**9.10** In order to develop an effective proposal which integrates successfully into its surroundings, it is essential that from an early stage, developers have a clear understanding of the character of the site and its wider context. It is also important to have an appreciation of the local distinctiveness displayed by an area, i.e. what sets it apart from other areas.

**9.11** This may include the role and function of the settlement and its historic development, its physical form, uses, characteristic use of materials or



architectural style, the existence of any relevant surrounding designations and/or zonings and an appreciation of the movement patterns and activities within the settlement. It is especially important to have a clear understanding of this context in cases where the proposed development has the potential to impact upon features of the historic or natural environment of the Borough.

- 9.12** Proposals should make a positive contribution and relate well to the environment, be sympathetic to the local built form, while not having a detrimental impact on the character of any adjoining properties and surrounding area. The design should create a sense of place by introducing buildings and creating places with character, identity and local distinctiveness.
- 9.13** Proposals should promote connectivity between different land-uses and encourage sustainable modes of transport, which maximise the choice of travel through walking, cycling and public transport to reduce reliance on the private car. This flexibility of choice increases social interaction and contributes to the creation of healthier lifestyles. A consideration of safety and security is also important, not just in relation to the interaction between motorised and non-motorised movement, but also through minimising the opportunities for crime and anti-social behaviour. Spaces should be designed to enhance informal surveillance of the public realm from within buildings and by avoiding the creation of large blank non-active frontages.
- 9.14** The Council will encourage good accessibility for all members of society, including those users with impaired mobility and this should be a consideration early in the formulation of development proposals. The accessibility of a building is not restricted only to its front door but extends to the general environs of the building. The Council will also seek to ensure that access to existing buildings and their surroundings is improved as opportunities arise through alterations, extensions and changes of use.
- 9.15** Proposals should consider the demands of digital connectivity both now and as a consequence of possible future technologies. For example the necessary network infrastructure should be considered at the initial design stage, rather than relying on costly and unsightly retrofit at a later stage.



- 9.16** The use of landscaping and vegetation is often a key element of a successful proposal and used effectively can significantly enhance biodiversity and help integrate new development into the environment. Accordingly, proposals should aim to retain natural vegetation, and augment this with new planting as appropriate. Due consideration should be given to any green and/or blue infrastructure in the vicinity of a proposal and ways to enhance the connectivity between these assets should be explored.
- 9.17** All development should demonstrate the ways in which it is responsive to the threat of climate change. This should be achieved through the incorporation of renewable energy and enhanced energy efficiency measures, as well as through environmental resilience to the impacts of climate change, especially flooding. It will also be necessary to consider how the stormwater, wastewater and other waste produced by the proposal will be dealt with in a sustainable and non-intrusive manner.

## Shopfront Design

### Why we have this Policy

- 9.18** The aim of this policy is to promote high quality shopfront design within the Borough. This aim has taken account of and is consistent with the provisions of the SPPS.
- 9.19** Our commercial and shopping areas, often the most visited and vibrant places within our Borough, are instrumental in forming a lasting impression of the character and appearance of our settlements. They are the places with the highest propensity for change, where commercial forces often dictate a turnover in tenancy, which can consequently lead to frequent changes in shopfront design. The Council will therefore support development proposals which seek to enhance the appearance of such areas.







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## Policy DM 26: Shopfront Design

**DM 26.1** The Council will only support proposals for new shopfronts or alterations to existing shopfronts where these demonstrate a high quality of design and meet the following criteria. The development should:

- (a) Relate to the architectural character of the host building, utilise complementary materials, colours and textures and respect the scale, plot width and proportions of the streetscape;
- (b) Architecturally integrate signage that is of a high standard of design, finish and installation;
- (c) Ensure the scale of windows and frequency of openings maximises activity and surveillance and avoids large horizontal non-active frontages to the streetscape;
- (d) Carefully consider the requirement for security, while avoiding potential conflict with visual amenity, as a consequence of inappropriate roller shutter design; and
- (e) Ensure canopies, outdoor seating and displays add to the attractiveness and vibrancy of an area and do not create clutter or disrupt movement along footpaths.

## Rural Design and Character

### Why we have this Policy

**9.20** The aim of this policy is to promote high quality forms of development which are designed to sympathetically integrate into their surroundings, assist the promotion of biodiversity and to protect the amenity and character of our countryside. This aim has taken account of and is consistent with the provisions of the SPPS.

**9.21** The countryside of the Borough, represents one of our greatest assets. It is home to our rural residents and supports a range of agricultural, tourism and recreational activities. It also supports a complex wildlife ecosystem and rich built, natural and cultural heritage, while displaying a range of landscapes each with their own distinct and unique characters.





- 9.22** The Council recognises the contribution, which our countryside makes to life in the Borough and the importance of allowing appropriate forms of development. However, it is also committed to balancing this need for such development, with the equally important task of ensuring that new buildings and structures do not detract from the amenity and rural character of our countryside.

## Policy DM 27: Rural Design and Character

**DM 27.1** The Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

### Integration

**DM 27.2** Development will be acceptable where it is demonstrated, when viewed from surrounding public vantage points, that:

- (a) The site for the proposed development has the capacity to absorb a building without adverse impact on visual amenity;
- (b) The proposed building can be visually integrated into the surrounding landscape by making use of existing trees, hedgerows, buildings and landform to provide a suitable degree of enclosure and a visual backdrop to the development;
- (c) It would not result in a prominent or obtrusive feature in the landscape; and
- (d) It does not rely on the use of substantial new landscaping or significant earthworks for integration.

### Rural Character

**DM 27.3** Development will be acceptable where it respects the traditional pattern of development exhibited in the locality and will not cause a detrimental change to, or further erode, the rural character of an area by:



- (a) Causing a suburban style build-up of development when viewed with existing and approved buildings;
- (b) Creating a prominent feature in the landscape; or
- (c) Creating or adding to a ribbon of development.

## Design

**DM 27.4** Development will be acceptable where it respects rural design in terms of building form, height, size, scale, massing, architectural detailing and finishes.

**DM 27.5** All proposals for development in the countryside will be expected to address biodiversity impact and be accompanied by a detailed landscaping scheme, which retains or reinstates traditional boundaries and augments existing planting. The Council will only support new landscaping schemes which include native species or locally characteristic trees.

**DM 27.6** The Council will take account of the supplementary guidance document 'Building on Tradition – A Sustainable Design Guide for the Northern Ireland Countryside' (DfI, 2012) in assessing the design of all development proposals for new buildings in the countryside.

## Amplification

**9.23** Over many years, traditional buildings in the countryside have evolved in response to their setting, climate and function on the land. They blend sympathetically with their surroundings and do not appear out of place within the landscape.

## Integration

**9.24** The Council will expect new development proposals within the countryside to integrate harmoniously with their surroundings and thereby protect the amenity and rural character of our countryside.

**9.25** The assessment of integration will be judged from critical views along stretches of the public road network; shared private laneways serving existing or approved dwellings; public rights of way and other areas of



general public access and assembly. There may also be occasions where combined views from individual private laneways, located in close proximity to each other, will be relevant in assessing integration. Where a site cannot be readily identified from critical viewpoints, it does not obviate the need for careful site selection to ensure the proposed building blends into its surroundings and is of a high standard of design.

- 9.26** New accesses are often a visible feature of new development in the countryside and on occasion can be more obtrusive than the building itself, particularly if they include ornate walls, gates and fencing. Wherever possible, access to a new building should be taken from an existing laneway. Where a new access drive and services, such as electricity and telephone lines, are required, they should, as far as practicable, be run unobtrusively alongside existing hedgerows and be accompanied by landscaping measures to aid their integration.

## Rural Character

- 9.27** In order to maintain and protect the rural character of an area, new proposals should respect the traditional settlement pattern by reflecting the spacing of the traditional buildings found in the locality or integrating sensitively with a group of existing buildings, such as a farm complex.
- 9.28** In assessing the impact of development on rural character, it is important to consider that one building by itself could have a significant effect on the character of an area if it is poorly sited or designed and would be unduly prominent, particularly in more open, exposed landscapes or those which have reached their capacity to absorb further development. On other occasions a new building may have little impact by itself, however, when taken cumulatively with other existing and approved buildings and their ancillary features in the vicinity, it could result in a build-up of development detrimental to the rural character of that area, for example, by contributing to or creating ribbon development.
- 9.29** Ribbon development is a line of buildings, served by individual accesses, extending along a road or laneway. A ribbon does not necessarily have a continuous or uniform building line. Buildings sited back from a road, staggered or at angles to the road and with gaps between them can represent ribbon development if they are visually linked when viewed from critical viewpoints.



## Design

**9.30** The design of a new building strongly influences its visual impact on the landscape. The most successful rural designs are those which are based upon the simple shapes and forms of traditional buildings, displaying a simple muted use of materials, texture and colour. The use of non-traditional materials such as brick, concrete and artificial stone-cladding or a combination of too many materials, should be avoided as this tends to introduce too much diversity of colour and texture. The Council will not support proposals where the scale, form or massing of the building would make it a dominant or incongruous feature in the local landscape.

**9.31** Landscape design is also critically important for the successful integration of new development and can help promote biodiversity. The traditional field pattern should be preserved, with roadside and field boundary hedges and stone walls retained or reinstated following any access works. Retention or reinstatement of boundaries, hedges and walls is an important element in mitigating the impact of new development. For new dwellings in the countryside applicants will be required to indicate the curtilage of the property and define this through new or augmented planting. Large garden areas between a new dwelling and the public road can often result in a prominent and unnatural feature in the countryside and will therefore be resisted.

## Amenity Impact

### Why we have this Policy

**9.32** The aim of this policy is to ensure that new development is compatible with its surroundings and that it will not have a negative impact on the amenity of those living, working or visiting nearby. This aim has taken account of and is consistent with the provisions of the SPPS.

**9.33** Protecting the amenity of an area where new and existing development can sit harmoniously side by side, is a key element of sustainable growth and good design. All new development should be appropriate to its location and should be designed to ensure there are no significant adverse impacts



on the amenity of the surrounding area or that enjoyed by the occupiers of neighbouring properties. Accordingly, the impact of development on amenity will be a key consideration when the Council assesses development proposals.

## Policy DM 28: Amenity Impact

**DM 28.1** The Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

**DM 28.2** The following issues, which may result from the development, will be a material consideration in the assessment of proposals:

- Overlooking and/or loss of privacy;
- Dominance or overshadowing;
- Noise, vibration and other forms of disturbance; and
- Odour, fumes and other forms of environmental pollution (see also Policy DM 50).

**DM 28.3** Where an applicant can adequately demonstrate to the satisfaction of the Council that the proposal can be made acceptable with mitigation measures, which are deliverable, the Council will consider the use of conditions with the granting of planning permission.

## Advertisements

### Why we have this policy

**9.34** The aim of this policy is to ensure that advertisements are designed and displayed in a manner that respects the character of the area where they are proposed and that they will not harm local amenity or prejudice public safety. This aim has taken account of and is consistent with the provisions of the SPPS.





- 9.35** The Council recognises that advertising and signage are an essential part of normal everyday life in the Borough, allowing businesses to function successfully and contributing to vibrant places and a competitive economy. However, the Council also recognises that poorly designed and sited advertisements can detract significantly from the character and appearance of the buildings or locations where they are displayed, particularly where heritage assets are involved. It is also important to ensure that advertisements and signage do not compromise public and road safety.
- 9.36** The Council will therefore seek to balance the need for advertising requirements, with the protection and, where possible enhancement of the character and appearance of our towns, villages and countryside.

## Policy DM 29: Advertisements

**DM 29.1** The Council will support proposals for consent to display advertisements on land or buildings to which it relates, provided the proposal:

- (a) Does not detract from the visual amenity of the area in which it is sited;
- (b) Respects the scale, proportion and architectural features of any building to which it is attached;
- (c) Is sympathetic to its location in terms of the style of sign and finishes to be used;
- (d) Avoids visual clutter, in particular the number of signs proposed should not materially alter the appearance of the building or detract from the amenity of the area; and
- (e) Does not prejudice public safety.

**DM 29.2** An advertisement proposed to be attached to, or within the curtilage of, a Listed Building should be carefully designed and located and special regard must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Advertisements in Conservation Areas and Areas of Townscape Character should not have an adverse effect on the specific character, appearance and setting of the area.

**DM 29.3** In considering proposals for advertisements, the Council will take account of the guidance set out in Annex A of PPS 17: Control of Outdoor Advertisements, until such times as it publishes its own guidance.



## Amplification

- 9.37** All advertisements should be designed and located to respect the character and appearance of the area and buildings where they are proposed. Care must also be taken not to prejudice public safety and to ensure that a proliferation of signage does not result in visual clutter.
- 9.38** Advertisements can have a significant impact on the integrity of our historic environment and in such cases particular consideration will be given to their design, scale, size, materials and method of illumination. The use of standard corporate shop signage; internal illumination and plastic signs/fascia boxes will not normally be supported where they are affixed to a Listed Building or properties within a Conservation Area.
- 9.39** In assessing advertising and signage proposals the Council will take account of relevant supplementary design guidance, including design guides relating to Conservation Areas.









A Vibrant  
and Liveable  
Place

10

**HISTORIC  
ENVIRONMENT**

## 10 Historic Environment

### Introduction

- 10.1** Our Borough has a rich historic environment, which forms an important part of the character and appearance of our towns, villages, hamlets and countryside. It is comprised of a wide range of heritage assets including distinctive historic landscapes and townscapes, archaeological sites, scheduled monuments and buildings listed for their special architectural or historic interest.
- 10.2** This rich historic environment provides a physical historic record of the social, economic and cultural development of our Borough. Notable assets include the Shanes Castle estate, Antrim Castle Gardens, Sentry Hill, the White House, Merville Garden Village Conservation Area and the State Care Monuments of Castle Lug and Springfarm Rath.
- 10.3** The Council acknowledges the growing role that the historic environment has played in benefitting the Borough's economy in recent years through the growth of the tourism sector. The Council also recognises the important role that continued protection of our heritage assets can have in furthering sustainable development and enhancing the quality of life of our residents through successful placemaking, maintaining local distinctiveness and enhancing our Borough's public realm. Careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place.





## Where we want to be

### Strategic Objective 1:

Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

### Strategic Objective 4:

Promote development and regeneration of our town centres and commercial areas.

### Strategic Objective 5:

Support the development of sustainable tourism and enhanced tourism infrastructure.

### Strategic Objective 7:

Promote positive placemaking and ensure that high quality new development respects, enhances and integrates with our historic environment and natural heritage.

### Strategic Objective 10:

Promote the protection and accessibility of our open spaces.

## Linkage to Community Plan – Love Living Here



### Outcome 1:

Our citizens enjoy good health and wellbeing

Priorities (c) (d)



### Outcome 2:

Our citizens live in connected, safe, clean and vibrant places

Priorities  
(b) (c) (d) (f)



### Outcome 3:

Our citizens benefit from economic prosperity

Priority (a)



### Outcome 4:

Our citizens achieve their full potential

Priority (a)



## How we are going to get there



### Strategic Policy 7: Historic Environment

**SP 7.1** The Council will work in partnership with DfC Historic Environment Division, heritage organisations and developers to protect, conserve and promote the enhancement of the following heritage assets and their settings:

- Archaeological remains;
- Registered Historic Parks, Gardens and Demesnes;
- Listed Buildings;
- Conservation Areas; and
- Areas of Townscape Character.

**SP 7.2** This will be achieved by:

- (a) Ensuring adequate protection is afforded to features of the historic environment when considering new land allocations for development;
- (b) Applying policies DM 30 to DM 36 and other policies of the LDP to protect specific heritage assets and their settings from the adverse impact of development;
- (c) Having regard to relevant guidance documents produced by DfC Historic Environment Division, for example 'Guidance on Setting and the Historic Environment' and 'Development and Archaeology';
- (d) Identifying those areas that are of distinctive character which are worthy of protection as Areas of Townscape Character in the Local Policies Plan; and
- (e) Highlighting for information Areas of Archaeological Potential in the Local Policies Plan. These comprise areas within settlements where, on the basis of current knowledge, archaeological remains are likely to be encountered within the course of continuing change.

**SP 7.3** The Council and its partners will promote the use of heritage assets and local character as a catalyst for regeneration and to strengthen our Borough's local sense of place.

**SP 7.4** The Council and its partners will promote high quality new development and public realm works which enhance the heritage assets within our Borough.

**SP 7.5** The Council and its partners will promote improvements to the accessibility of heritage assets to allow enjoyment of the historic environment for all.



## Why we have taken this approach

- 10.4** The RDS sets out regional guidance to conserve, protect and where possible, enhance our Borough's historic environment. This is supported by the SPPS which advises that Local Development Plans (LDP) should identify the main built and archaeological heritage features, where they exist within the Plan area, and bring forward appropriate policies or proposals for their protection, conservation and enhancement.
- 10.5** The Council recognises the need to ensure continued protection of our Borough's heritage assets and their settings not just for their intrinsic value, but to maintain local distinctiveness and character, as well as maximising their potential to deliver positive economic and tourism benefits.
- 10.6** As a consequence, the historic environment should be valued and protected from the negative impacts of inappropriate development. It is therefore important that the LDP recognises and protects these special features within our Borough's landscape and settlements, whilst at the same time managing change in a positive fashion. The growth of our Borough should not only meet the local needs of residents and enhance the vitality and viability of centres, but should respect our Borough's heritage assets and their settings recognising how they can contribute to positive placemaking and good design.
- 10.7** The historic environment of our Borough is continually subject to change, as new heritage assets are identified or designated. There are various types of heritage assets and many of these are subject to statutory designation, including Archaeological Sites and Monuments, Listed Buildings and Conservation Areas. For an up to date list of the heritage assets within our Borough and their location, it is useful to consult the Department for Communities interactive Historic Environment map viewer. Other heritage assets, such as Areas of Townscape Character, are brought forward through the LDP process.



What it will look like

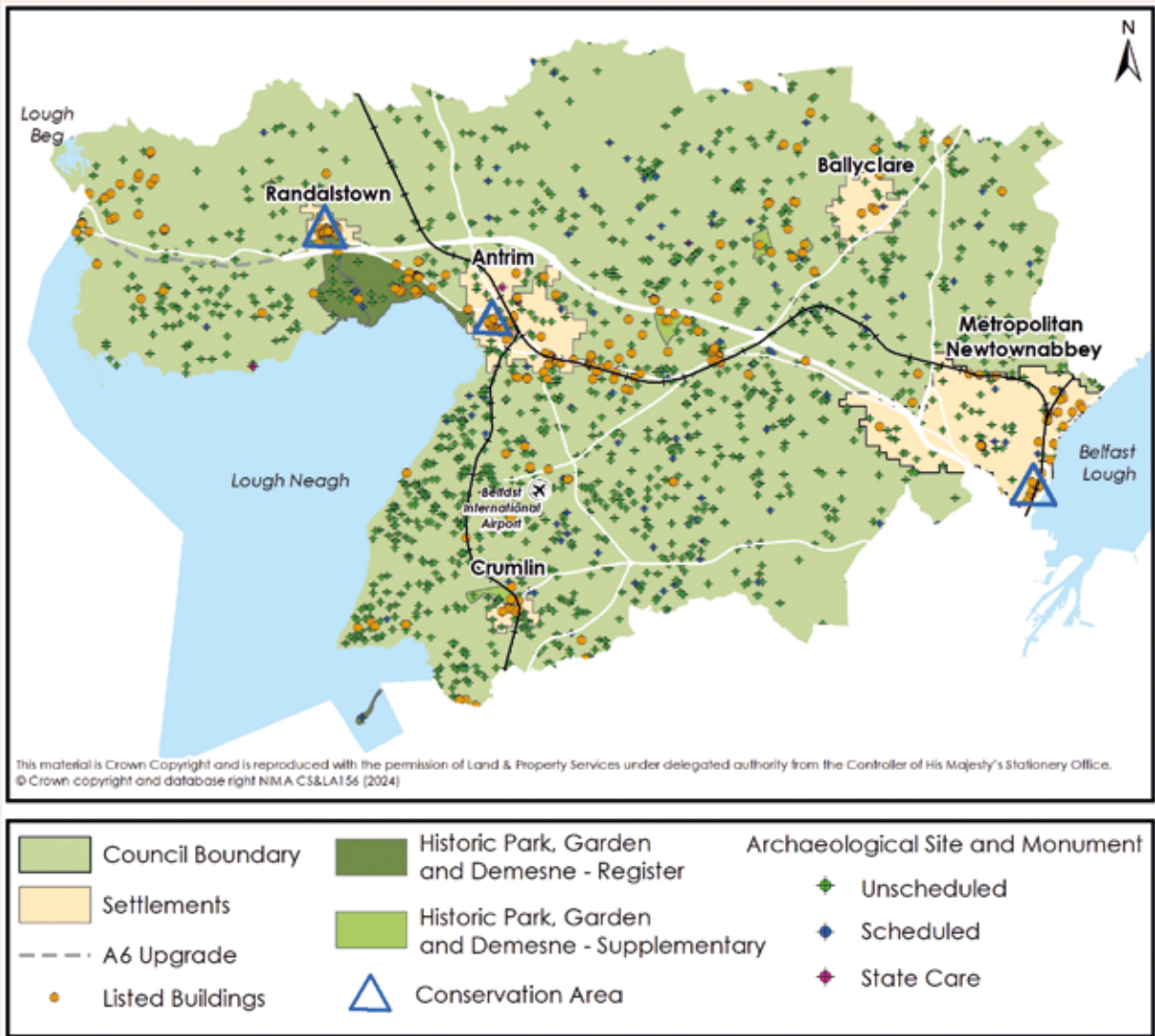


Figure 10: Heritage Assets within our Borough





## Archaeology

### Why we have this Policy

- 10.8** The aim of this policy is to protect our Borough's archaeological remains from development that would have an adverse impact on their integrity and setting. This aim has taken account of and is consistent with the provisions of the SPPS.
- 10.9** Our Borough has a rich inheritance of archaeological remains, with over 1,300 archaeological sites currently recorded on the NI Sites and Monument Record, which is maintained by the Department for Communities. This includes over 100 Scheduled Monuments and 6 Sites in State Care. Examples range from the important ecclesiastical Antrim Round Tower State Care site, to more locally important unscheduled sites, which also serve as important reminders of our past and which have shaped our Borough and its place names, for example Carnmoney, meaning 'cairn of the bog'.
- 10.10** All archaeological sites and monuments provide evidence, sometimes the only evidence of thousands of years of human activity and settlement. They have had a profound influence on the evolution of the character of our Borough's landscape and settlements. They are a limited, finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Such remains are a critical part of our Borough's local sense of place and identity.
- 10.11** The Council recognises our Borough's archaeological heritage for its intrinsic importance, as well as its tourism, leisure and educational value and will seek to protect and preserve archaeological remains in situ and in an appropriate setting.
- 10.12** More information on our Borough's archaeological heritage can be found at the Department for Communities Historic Environment website.



Policy DM 30:  
Archaeology

Preservation of Archaeological Remains

**DM 30.1** The Council will operate a presumption in favour of the physical preservation in situ of all archaeological remains and their settings.

Archaeological Remains of Regional Importance

**DM 30.2** Archaeological Remains of Regional Importance include Monuments in State Care, Scheduled Monuments and other important sites and monuments that would merit scheduling. Development proposals that would adversely affect such sites or the integrity of their settings, will not be permitted unless it is demonstrated that any adverse impact is clearly outweighed by benefits of overriding importance in the Northern Ireland context.

Archaeological Remains of Local Importance

**DM 30.3** Development proposals that would adversely affect Archaeological Remains of Local Importance or the integrity of their settings will only be permitted where it is demonstrated that all of the following criteria are met:

- (a) The need for, or public benefit associated with, the development clearly outweighs any adverse impact upon the remains in question;
- (b) There is no suitable alternative site for the development; and
- (c) Any adverse effects can be satisfactorily mitigated at the developers expense.

Archaeological Assessment and Evaluation

**DM 30.4** Where the impact of a development proposal on archaeological remains is unclear, or the relative importance of such remains is uncertain, the Council will require developers to provide further information in the form of an archaeological assessment or an archaeological evaluation. Where such information is requested but not made available, the Council will refuse planning permission.



## Archaeological Mitigation

**DM 30.5** In all cases where development is to be permitted, that will affect sites known to or likely to contain archaeological remains, the Council shall require that appropriate measures are taken and agreed for the identification and mitigation of the archaeological impacts of the development. Where appropriate, this shall include measures for the preservation of remains in situ; licensed excavation; and recording, examination and archiving of the archaeology of the site before development commences.

## Amplification

**10.13** State Care and Scheduled Monuments are of greatest regional significance and it is particularly important that they and their settings are well preserved and protected from any proposal which would damage or destroy the remains or adversely affect their setting. Accordingly in assessing proposals for development in the vicinity of these monuments, the Council will pay particular attention to the impact of the proposal on:

- The critical views of, and from the site or monument;
- The access and public approaches to the site or monument; and
- The understanding and enjoyment of the site or monument by visitors.

**10.14** Developers should note that for proposals relating to works affecting a Scheduled Site or Monument, that in addition to planning permission, a Scheduled Monument Consent is required by legislation and should be submitted to the Department for Communities. Developers considering carrying out works that would require a Scheduled Monument Consent are advised to contact the Department for Communities in advance of submitting a planning application, to ascertain if the granting of Scheduled Monument Consent is achievable.

**10.15** It is also important to protect unscheduled remains of local importance, which comprise the majority of archaeological sites and can include sites, buildings and structures of industrial or defence heritage, from damaging forms of development. Proposals will be considered against a range of factors in



assessing the local significance of archaeological sites and monuments. These factors should be viewed as indicators which contribute to a wider judgement based on the individual circumstances of a case and may include one or more of the following:

- Appearance: distinctive features in the landscape/townscape or local landmarks;
- Quality: well-preserved or extensive buried remains;
- Folklore/historical interest: association with a person or event in local tradition or legend;
- Group value: one of a number of locally important sites; and
- Rarity: a locally rare example.

**10.16** The potential existence of archaeological remains should be a key consideration for developers at an early stage when formulating their proposals. They should seek advice and consult relevant sources of information in their consideration of possible archaeological remains. Where archaeology is a consideration in a development proposal or its existence is unclear, developers will be required to submit further information in the form of an Archaeological Assessment or an Archaeological Evaluation to the Council. An Archaeological Assessment normally entails a desk-based study of existing information sources including records of previous discoveries, historic maps or geophysical surveys, undertaken by a qualified archaeologist. An Archaeological Evaluation involves ground surveys and limited, targeted licensed excavation.

**10.17** In assessing proposals which affect archaeological remains, it will be possible in some cases to allow the development to proceed, provided that appropriate archaeological mitigation measures are in place which preserve the remains in the final development or ensure excavation recording prior to destruction. It should be noted that the physical preservation of remains in situ is the preferred option, followed by licensed excavation and recording, examination and archiving.

**10.18** Accordingly, certain conditions will be applied to the grant of planning permission relating to the identification and mitigation of the archaeological impacts of development.

**10.19** Archaeological mitigation may involve alterations at the design stage of development schemes, for example, the use of foundations which avoid disturbing the remains altogether or minimise the potential damage, or by the careful siting of landscape features or open space areas.







- 10.20** Developers should note that it is a requirement of The Historic Monuments and Archaeological Objects (Northern Ireland) Order 1995, that the discovery of such remains should be reported to the Department for Communities Historic Environment Division. In rare circumstances the importance of such remains may merit their scheduling. In that event, developers would need to seek Scheduled Monument Consent before they continue work. However in the majority of cases it should prove possible for the matter to be resolved through discussion and for a satisfactory compromise to be reached.

## Historic Parks, Gardens and Demesnes

### Why we have this Policy

- 10.21** The aim of this policy is to protect our Borough's Historic Parks, Gardens and Demesnes from development that would have an adverse impact on the overall character and integrity of these distinct areas. This aim has taken account of and is consistent with the provisions of the SPPS.
- 10.22** The Department for Communities maintains a register of Historic Parks, Gardens and Demesnes, which also includes those considered to be supplementary sites. The effect of proposed development on a site included in the register is a material consideration in the determination of planning applications and other consents.
- 10.23** In our Borough there are currently four registered Historic Parks, Gardens and Demesnes including Shanes Castle and Drumadarragh House, and six on the supplementary list including Glendaragh and Fisherwick. These planned landscapes form an important element of the character and appearance of our Borough and provide an important record of the past. They also significantly enhance the tourism offer within our Borough and are an important economic driver, for example Antrim Castle Gardens, which attracts significant and growing visitor numbers each year.
- 10.24** More information on our Borough's Historic Parks, Gardens and Demesnes can be found at the Department for Communities Historic Environment website.





## Policy DM 31: Historic Parks, Gardens and Demesnes

**DM 31.1** Development proposals that would affect an Historic Park, Garden or Demesne will only be permitted where it is demonstrated that:

- (a) They will not lead to the loss of, or cause harm to, the overall character, principal components or setting of the site; or
- (b) Any such adverse effects are clearly outweighed by social, environmental or economic benefits of strategic importance to our Borough and can be satisfactorily mitigated at the developer's expense.

**DM 31.2** Developers will be required to submit evidence relating to the impact of their proposals on the following matters together with the details of any potential mitigation measures:

- (a) The archaeological, historical or botanical interest of the site;
- (b) The site's original design concept, overall quality and setting;
- (c) Trees and woodland, and the site's contribution to local landscape character;
- (d) Any buildings or features of character within the site including boundary walls, pathways, garden terraces or water features; and
- (e) Planned historic views of or from the site or buildings within it.

**DM 31.3** In all cases where development is to be permitted that will result in the loss of distinctive features, the Council will attach planning conditions requiring the developer to undertake accurate recording of these before development commences.

## Amplification

**10.25** In order to assess the impact of development on Historic Parks, Gardens and Demesnes, the Council will consider proposals against a range of criteria. For those Historic Parks, Gardens and Demesnes which retain only some elements of their original form, i.e. those on the supplementary list to the main register, the Council will consider the need to retain distinctive elements of such sites as features within the changing landscape.



- 10.26** In cases where development is granted and would subsequently result in the loss of any distinctive features, it is important that accurate recording is carried out, working to a brief prepared by an appropriately qualified professional to prevent the loss of important knowledge about our Borough's landscape heritage.

## Listed Buildings

### Why we have this Policy

- 10.27** The aim of this policy is to protect, conserve and where possible enhance the Listed Buildings located within our Borough. This aim has taken account of and is consistent with the provisions of the SPPS.
- 10.28** There are over 300 Listed Buildings currently within our Borough on the list prepared by the Department for Communities. These comprise buildings or structures, of special architectural or historic interest and are important for their intrinsic value as well as the contribution which they make to the character and quality of our Borough's settlements and countryside. They also enhance our Borough's range of tourism assets and are key economic drivers. Examples of Listed Buildings within our Borough include Antrim Courthouse, Randalstown Library, Sentry Hill Historic House and Visitors Centre, Patterson's Spade Mill and Ballyclare Town Hall.
- 10.29** The Council recognises that Listed Buildings are an essential feature of our Borough's heritage and therefore should be safeguarded, along with their settings, for the enjoyment of future generations.
- 10.30** More information on our Borough's Listed Buildings can be found at the Department for Communities Historic Environment website.









## Policy DM 32: Listed Buildings

**DM 32.1** The Council will seek the protection, conservation, enhancement and appropriate active use of Listed Buildings.

.....

### Alterations and New Development

**DM 32.2** The Council will only support development that impacts on a Listed Building and/or its setting where it is demonstrated that all of the following criteria are met:

- (a) The essential character and special architectural or historic interest of the building and its setting are respected and features of interest which contribute to its listing remain intact and unimpaired;
  - (b) The detailed layout and design of proposals, including scale, height, massing, alignment and materials as well as proposed building techniques are appropriate to the essential character and appearance of the Listed Building and its setting; and
  - (c) Where a change of use is proposed, the use is compatible with the fabric, setting and essential character of the building.
- .....

### Demolition or Partial Demolition

**DM 32.3** The Council will operate a presumption in favour of retaining Listed Buildings. Proposals involving demolition or partial demolition will not be permitted unless there are exceptional reasons why the building cannot be retained in its original or a reasonably modified form. In those exceptional cases where consent to demolish is to be permitted, this will be conditional on prior agreement for:

- (a) The redevelopment of the site; and
  - (b) Appropriate arrangements for the accurate recording of the building prior to its demolition.
- .....

### Information

**DM 32.4** All proposals impacting upon a Listed Building must include a Statement of Significance demonstrating a full and proper understanding of the essential character and special architectural or historic interest of the building and its setting.



## Amplification

**10.31** In considering proposals that affect a Listed Building, legislation (Section 91 of the Planning Act (Northern Ireland) 2011) requires that special regard must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic merit which it possesses.

**10.32** Once a building is listed, a Listed Building Consent is required for its demolition and for any works of alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. It is a criminal offence to carry out such works without consent. Planning permission is also required in addition to Listed Building Consent, if the works involve development. In such cases the Council will expect both applications to be submitted concurrently.

**10.33** Listed Building controls apply to all works, including repairs, that affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. The term 'building' is defined broadly and can include, for example, walls and bridges as well as structures falling in the more usual understanding of the term. Protection also extends to the interior of Listed Buildings and to most buildings within the curtilage of the listed structure. In judging the effect of works to a Listed Building, the Council will assess the elements that make up the special interest of the building in question. They may comprise not only the obvious visual features, such as decorated plaster ceilings but also the spatial layout of the building, the archaeological or technological interest of the surviving structure and use of materials.

**10.34** All proposals which impact on Listed Buildings and their settings should include a Statement of Significance, informed by an appropriate level of professional expertise, demonstrating a heritage-led approach to the development and a clear understanding of its significance, including the essential character and special interest of the building.

**10.35** Developers in formulating proposals with the potential to impact on Listed Buildings are encouraged to take account of any guidance prepared by Department for Communities Historic Environment Division or other relevant authorities. Examples include, 'Guidance on Setting and the Historic Environment', BS 7913: 2013 relating to the 'Principles of the Conservation of Historic Buildings' and 'Guidance on making changes to Listed Buildings'.



**10.36** While many Listed Buildings can tolerate some degree of thoughtful alteration or extension to accommodate continuing or new uses, they do nevertheless vary greatly in the extent to which they can accommodate change without the loss of special interest. Some may be sensitive even to slight alteration, especially those with important interiors or fittings. Proposals to extend or convert Listed Buildings should therefore retain the essential character and special architectural or historical interest of the building and the character of its setting.

**10.37** The Council will ensure that every effort is made to safeguard Listed Buildings and consequently there is a clear presumption against their demolition, which will only be considered appropriate in exceptional cases. The destruction of historic buildings is very seldom necessary for reasons of good planning. More often it is a result of neglect or the failure to make imaginative efforts to find new uses for them or to incorporate them into new development. While it is acknowledged that very occasionally demolition of a Listed Building will be unavoidable, the Council will not grant consent simply because the redevelopment is economically more attractive to the developer than repair or re-use of the building or because the building was acquired at a price that reflected the potential for redevelopment, rather than the condition or constraints of the existing historic building.

**10.38** In the rare case where the Council decides to grant consent for demolition of a Listed Building, conditions will normally be imposed:

- Prohibiting demolition of the building until planning permission has been granted and contracts have been signed for the approved redevelopment of the site; and
- Requiring, where appropriate, the accurate recording of the building prior to its demolition.

**10.39** Any proposal for development which by its character or location may have an adverse affect on the setting of a Listed Building will require very careful consideration by the Council. The design of new buildings planned to stand alongside historic buildings is particularly critical. Such buildings must be designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment and use appropriate materials. This does not mean however that new buildings have to copy their older neighbours in detail. Some of the most interesting streets in our Borough's towns and villages include a variety of building styles, materials and forms



of construction of several different periods, which together form a visually harmonious group. Where it is considered that a development proposal may affect the setting of a Listed Building, the Council will normally require the submission of detailed drawings which illustrate the relationship between the proposal and the Listed Building.

- 10.40** In cases where Listed Buildings are deliberately allowed to fall into a state of disrepair the Council has powers to seek remedial works in the public interest, in the form of an Urgent Works Notice.

## Conservation Areas

### Why we have this Policy

- 10.41** The aim of this policy is to support development which preserves or where possible, enhances the character and appearance of our Borough's Conservation Areas and their settings. This aim has taken account of and is consistent with the provisions of the SPPS.
- 10.42** Conservation Areas are those areas, designated under legislation as being of special architectural or historic interest, that display a particular character considered worthy of protection. Currently three Conservation Areas are designated within our Borough at Antrim, Randalstown and Merville Garden Village. In Antrim and Randalstown these are largely focused on the traditional town centre, whilst Merville Garden Village is a post war, purpose-built development with strong English garden city influences.
- 10.43** Conservation Areas add much to the local distinctiveness, sense of place and character of our Borough's settlements. They also contribute significantly to the vitality and viability of centres, the range of tourism assets and can aid sustainable patterns of development. Conservation Areas can also contribute to the heritage-led regeneration of our Borough's town centres, a good example being Randalstown, which has received numerous environmental awards and is cared for by a vibrant community sector.
- 10.44** The Council therefore recognises the importance of Conservation Areas and will encourage forms of development, which enhance their character and appearance.









## Policy DM 33: Conservation Areas

**DM 33.1** The Council will only support development within or adjacent to a Conservation Area that enhances the character or appearance of the area where an opportunity to do so arises, or otherwise to preserve its character or appearance and that is consistent with any relevant conservation area guidance.

### Guiding Principle

**DM 33.2** In assessing proposals within a Conservation Area under this policy the guiding principle for the Council will be to pay special regard to the desirability of enhancing the character or appearance of the area where an opportunity to do so arises, or otherwise to preserving its character or appearance.

### Alterations and New Development

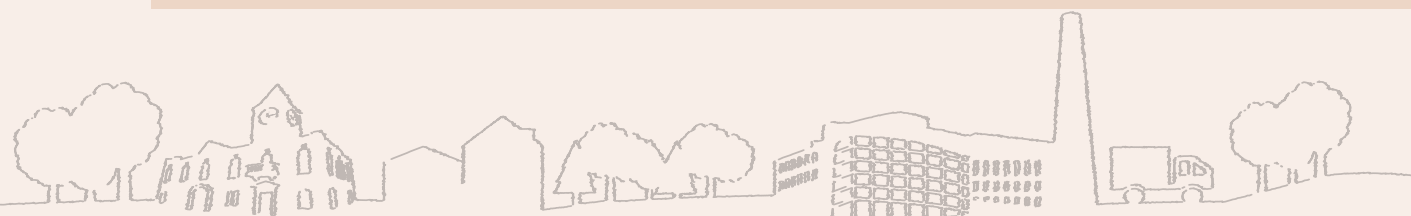
**DM 33.3** In considering new development, including alterations to or the redevelopment of existing buildings, it will need to be demonstrated that:

- (a) The proposal accords with the Guiding Principle of Policy paragraph DM 33.2 through the appropriate design, use of materials, detailing, scale, form and massing and arrangement of such development; and
- (b) The quality of views within, from and into the Conservation Area will be maintained or enhanced.

### Demolition or Partial Demolition

**DM 33.4** The Council will operate a presumption in favour of the retention of an unlisted building that makes a material contribution to the character and appearance of a Conservation Area.

**DM 33.5** Consent for demolition will only be permitted in exceptional cases and this will be conditional on the prior agreement for the redevelopment of the site. In such cases it must clearly be demonstrated that any redevelopment of the site will enhance the character or appearance of the area where an opportunity to do so arises, or otherwise preserve its character or appearance.



## Information

**DM 33.6** Given the importance of assessing design matters all applications should be accompanied by sufficient information to allow an informed appraisal of the potential impact on the character and appearance of the Conservation Area.

**DM 33.7** Any proposal for demolition or partial demolition in a Conservation Area must be accompanied by a Statement of Justification.

## Amplification

**10.45** In considering proposals that affect buildings or land within a Conservation Area, legislation (Section 104 of the Planning Act (Northern Ireland) 2011) indicates that special regard must be paid to the desirability of enhancing the character or appearance of the area where an opportunity to do so arises, or otherwise to preserving its character or appearance. This will therefore be the guiding principle influencing the consideration of proposals by the Council.

**10.46** Within Conservation Areas, emphasis will be on the careful control and positive management of change, to enable the area to remain alive and prosperous, but at the same time to ensure that, any new development accords with the area's special architectural or historic interest. Designation as a Conservation Area puts an onus onto prospective developers to produce a very high standard of design, which respects and enhances the particular qualities of the area in question and proposals will therefore be assessed against a range of criteria. These will include the appropriateness of the overall massing of the development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context. Development should be in harmony with, or complementary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape.

**10.47** The development of new buildings in a Conservation Area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly



imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.

**10.48** The demolition of a single building and the construction of a new building in its place could result in the character and appearance of a Conservation Area being significantly affected. If a building in a Conservation Area has fallen into a state of disrepair, the Council will expect a positive attempt to be made to retain, restore or convert the building before a proposal to demolish is seriously investigated.

**10.49** For any proposal relating to demolition within a Conservation Area, the Council will expect developers to produce a Statement of Justification detailing the reasons why they think this is appropriate in the context of the area.

**10.50** In those exceptional circumstances where the Council grants consent for demolition of an unlisted building in a Conservation Area, conditions will normally be imposed:

- Requiring the redevelopment of the site to be based on previously agreed detailed proposals;
- Prohibiting demolition of the building until planning permission has been granted and contracts have been signed for the approved redevelopment of the site; and
- Requiring, where appropriate, the accurate recording of the building prior to its demolition.

**10.51** In assessing proposals the Council will take account of the supplementary guidance set out in the design guides produced for the Antrim, Merville Garden Village and Randalstown Conservation Areas. Developers are encouraged to take account of the information contained within the relevant design guides from the outset in the formulation of development proposals.

**10.52** Given the importance of assessing design matters, all applications should be accompanied by sufficient information to allow an informed appraisal of the potential impact on the character and appearance of the Conservation Area. This is especially important where the proposal includes demolition or partial demolition of an unlisted building in a Conservation Area. In such circumstances the onus will be upon the developer to submit a robust justification for demolition. This may involve the submission of a structural engineers report undertaken by a suitably qualified person.







- 10.53** Trees can also make an important contribution to the character and appearance of Conservation Areas. Consequently within Conservation Areas, trees are automatically protected as if a Tree Preservation Order is in place. Anyone proposing to carry out work on trees in a Conservation Area must serve the Council 6 weeks notice of the intended works. If the Council considers the proposed works should not be carried out, a Tree Preservation Order can be made to protect the trees.

## Areas of Townscape Character

### Why we have this Policy

- 10.54** The aim of this policy is to ensure that development proposals respect the appearance and qualities of our Borough's townscape areas and maintain or enhance their distinctive character. This aim has taken account of and is consistent with the provisions of the SPPS.
- 10.55** Whilst many areas within our Borough's settlements do not have the special architectural or historic merit to warrant Conservation Area status, they do nevertheless possess their own distinct character, identity or qualities, which it is desirable to maintain or enhance. This is often based on their historic form and layout. The Council intends to identify those areas that are of distinctive character and worthy of protection as Areas of Townscape Character (ATCs) in the Local Policies Plan.
- 10.56** The loss of buildings within ATCs through demolition can have a detrimental impact upon the character of the area, as can inappropriate forms of new development which can also erode their character. The Council recognises the important contribution made by ATCs to the overall appearance of our Borough's settlements and will support development proposals which maintain or enhance the character of each area and do not detract from it.





## Policy DM 34: Areas of Townscape Character

### New Development

**DM 34.1** The Council will support development proposals in an Area of Townscape Character that maintain or enhance the overall character of the area and respect its built form.

**DM 34.2** Proposals should seek to protect and integrate any features, which contribute to the distinctive character of the area, in a suitable manner into the design and layout of the development.

**DM 34.3** Where a development proposal involves the demolition of an existing building, this will be conditional on prior agreement for the appropriate redevelopment of the site.

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### Demolition Control

**DM 34.4** The Council will operate a presumption in favour of the retention of any building that makes a material contribution to the distinctive character of the area.

**DM 34.5** Any proposal for demolition must be accompanied by a Statement of Justification.

**DM 34.6** Planning approval for demolition will only be permitted in exceptional cases and this will be conditional on the prior agreement for the redevelopment of the site. In such cases, it must be clearly demonstrated that any redevelopment of the site will maintain the distinct character of the area.



## Amplification

**10.57** ATCs are those locally important places within our Borough's settlements that exhibit a distinct character, often based on their historic built form or layout, setting, landscape and other important features.

**10.58** The key consideration for the Council within this policy is to ensure that development and redevelopment proposals respect the appearance and qualities of each area and maintain or enhance their distinctive character. In effect, new development should seek to reinforce local identity and promote quality and sustainability through its design, scale, massing and finishes.

**10.59** In order to prevent the unwanted loss of buildings and hence the erosion of the character of these areas, there is a presumption in favour of the retention of buildings, with the key considerations being:

- The contribution of the building to the Area of Townscape Character and the effect of its demolition on the distinctive character of the area; and
- Whether the quality of the proposal for the redevelopment of the site will maintain or enhance the distinctive character of the area.

**10.60** Where the Council permits the demolition of a building, planning conditions will be imposed which:

- Require the redevelopment of the site to be based on previously agreed detailed proposals; and
- Prohibit demolition of a building until contracts have been signed for the approved redevelopment of the site.

**10.61** It is the intention of the Council to bring forward and publish supplementary planning guidance on those ATCs adopted at Local Policies Plan stage, at a future date.





## Enabling Development

### Why we have this Policy

**10.62** The aim of this policy is to secure the future of an important heritage asset, through restoration, conservation or repair, by means of cross financing Enabling Development. This aim has taken account of and is consistent with the provisions of the SPPS.

**10.63** The Council recognises that the historic environment of our Borough should be valued, protected and its long-term future secured. Enabling Development is a development proposal that is contrary to established planning policy and which in its own right would not be permitted. However, it is acknowledged that exceptionally such development may be the only means available to secure the long-term future of an important heritage asset in the public interest.

### Policy DM 35: Enabling Development

**DM 35.1** The Council will only support Enabling Development in exceptional circumstances and where it is demonstrated through a Statement of Justification that all of the following criteria are met:

- (a) The public benefit of securing the future of an important heritage asset through Enabling Development decisively outweighs the disbenefits of departing from the normal policy presumption;
- (b) The Enabling Development is the only means of funding works to secure the long-term use of the important heritage asset, through restoration, conservation or repair;
- (c) The Enabling Development does not materially harm the important heritage asset or its setting nor result in detrimental fragmentation of the management of the asset;
- (d) The Enabling Development is in the vicinity of the important heritage asset, the reuse of which it will enable;



- (e) Sufficient subsidy is not available from any other source;
- (f) The scale of the Enabling Development represents the minimum necessary to secure the long-term use of the important heritage asset subject to the development costs being independently verified. It should be noted the developer will be required to bear the reasonable costs of independent financial advice required to assess this aspect of the scheme; and
- (g) The resulting development is of a high quality design through which the setting and intrinsic quality and features of the important heritage asset are respected.

**DM 35.2** In assessing proposals the Council will take account of the Best Practice Guidance document 'Assessing Enabling Development for the Conservation of Significant Places' (DoE, 2014).

## Amplification

- 10.64** The justification for allowing the Enabling Development lies in the overriding public benefit to be derived from the implementation of the principal proposal which otherwise would have little prospect of being carried out.
- 10.65** It is intended that this policy will only be used as a last resort where the long-term public benefit of securing an important heritage asset decisively outweighs the disadvantages of departing from normal policy presumptions. It allows for assessment of these proposals as a preliminary requirement and is not to be implemented if the Council is not convinced that there is a significant public benefit to be gained. Such an approach seeks to resolve problems arising from the inherent needs of the heritage asset, rather than address the circumstances of the owner.
- 10.66** By allowing Enabling Development, which would otherwise not be permitted, the cost of maintenance, major repair or cost of conversion to the optimum viable use of the heritage asset is subsidised, where the cost is greater than its value to its owner or market value.
- 10.67** Developers are encouraged to enter into pre-application discussions with the Council:
- To assess the impact of the enabling element of the proposed development;
  - To establish the level of detail required; and
  - To avoid unrealistic expectations.



- 10.68** In some instances, planning conditions attached to a permission will be sufficient to ensure that the public benefits to be derived from the Enabling Development are delivered, for example prior to completion or occupation of the Enabling Development. In other, more complex cases, and where there is a need to secure long-term management arrangements, a planning agreement as set out in Section 76 of the Planning Act (Northern Ireland) 2011 will be required. The pre-application process will assist in identifying which option is best suited to the particular proposal.
- 10.69** In order to allow the Council to make an informed and timely decision in relation to an application involving Enabling Development, a Statement of Justification will be required, undertaken by an appropriately qualified professional, which includes sufficient financial information and a detailed understanding of the importance and significance of the heritage asset. The onus will be upon the developer to demonstrate that all other sources of sufficient finance are not available to allow for a viable use of the heritage asset, rather than an inability by the developer to fund a viable project.

## Vernacular and Locally Important Buildings

### Why we have this Policy

- 10.70** The aim of this policy is to support the active re-use of Vernacular and Locally Important Buildings by their sympathetic renovation or conversion. This aim has taken account of and is consistent with the provisions of the SPPS.
- 10.71** Throughout our Borough there are a range of traditional buildings which are no longer utilised for their original purpose or function, but exhibit a distinct local character or historic significance. These buildings are largely of simple architectural style and built using locally sourced materials. An example of this in our Borough, is the prevalent use of random rubble black basalt in the construction of many of our Borough's traditional buildings. Examples of such buildings include former schools, churches and halls, mill buildings and farm buildings.
- 10.72** Such buildings are often at risk of dereliction as they lie vacant and in recognition of the contribution they make to the distinctive character and local identity of our Borough, the Council will support those proposals which bring such buildings back into an appropriate use.



## Policy DM 36: Vernacular and Locally Important Buildings

**DM 36.1** The Council will support proposals for the sympathetic renovation or conversion of vernacular and other locally important buildings that will maintain these buildings in active use. Proposals will be expected to meet all the following criteria:

- (a) The building is structurally sound and capable of conversion;
- (b) The reuse or conversion maintains or enhances the form, character and architectural features, design and setting of the building and will contribute positively to the character and appearance of the locality; and
- (c) The conversion involves minimal intervention.

### Amplification

**10.73** Vernacular and Locally Important Buildings make a contribution to the distinct character and local identity of our Borough. Vernacular buildings tend to be simple in their architectural style and traditionally constructed, with the use of readily available materials sourced close to their location. Locally Important Buildings are those which have a degree of architectural or historic significance within our Borough's towns, villages, hamlets and countryside and have often been an important aspect of people's lives, including former schools, halls and churches.

**10.74** Their re-use for alternative purposes through renovation or conversion will be supported by the Council, however this must be carried out in a sympathetic fashion at all times and should involve a minimum of work to the building.

**10.75** Proposals should not involve substantial demolition or extension which significantly detracts from the character or appearance of the building. The design of any extensions or external alterations should therefore reflect the scale, massing, materials and detailing of the existing property.









A Place  
with a  
Sustainable  
Future

11

**NATURAL  
HERITAGE**

## 11 Natural Heritage

### Introduction

- 11.1 Natural heritage can be defined as habitats, species, landscapes and earth science features, many of which are of such importance that they are designated under International or European legislation.
- 11.2 Our Borough, given its unique and enviable location between Lough Neagh and Belfast Lough, is home to a wide range of rich and diverse natural heritage assets which contribute greatly to our quality of life. Notable examples include the designated Ramsar site and Special Protection Area (SPA) at Lough Neagh and Lough Beg, the Special Area of Conservation (SAC) at Rea's Wood and the Tardree Quarry Area of Special Scientific Interest (ASSI). In addition to important sites and habitats there are many locations across our Borough that are home to protected and priority species, such as bats and badgers. Our Borough also has distinctive landscapes, such as the hills that frame Metropolitan Newtownabbey and a short, but internationally important coastline onto Belfast Lough.
- 11.3 The Council recognises the importance of protecting and enhancing our Borough's natural heritage assets and resources, not only for their scientific and biodiversity value, but also for the contribution they make to local identity and life in our Borough through opportunities for enjoyment, recreation and sustainable economic activity.



## Where we want to be

**Strategic Objective 1:**

Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

**Strategic Objective 5:**

Support the development of sustainable tourism and enhanced tourism infrastructure.

**Strategic Objective 7:**

Promote positive placemaking and ensure that high quality new development respects, enhances and integrates with our historic environment and natural heritage.

**Strategic Objective 10:**

Promote the protection and accessibility of our open spaces.

**Strategic Objective 11:**

Promote biodiversity, and conserve the natural assets of our countryside, coast and loughs.

**Strategic Objective 12:**

Ensure the responsible use of land and natural resources and promote sustainable energy production to mitigate and adapt to climate change.

## Linkage to Community Plan – Love Living Here



**Outcome 1:**

Our citizens enjoy good health and wellbeing

**Priorities (a) (c) (d)**



**Outcome 2:**

Our citizens live in connected, safe, clean and vibrant places

**Priorities (c) (d) (e) (f)**



**Outcome 4:**

Our citizens achieve their full potential

**Priority (a)**





How we are going to get there

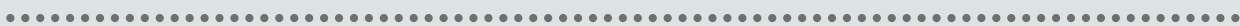


Strategic Policy 8:  
Natural Heritage

**SP 8.1** The Council will work in partnership with DAERA, environmental organisations and developers to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

**SP 8.2** This will be achieved by:

- (a) Ensuring adequate protection is afforded to natural heritage assets when considering new settlement limits and land allocations for development in the Local Policies Plan;
- (b) Applying Policies DM 37 to DM 42 and other relevant policies of the Local Development Plan (LDP) to protect our Borough's natural heritage assets from the adverse impact of development, including consideration of potential cumulative effects;
- (c) Identifying and protecting our Borough's most sensitive landscapes from inappropriate development;
- (d) Identifying Sites of Local Nature Conservation Importance (SLNCIs) and Local Landscape Policy Areas (LLPAs) in the Local Policies Plan; and
- (e) Supporting biodiversity through the retention and appropriate integration of trees, woodland and hedgerows in development layouts and requiring landscape schemes to accompany new development proposals.



**Habitats, Species and Biodiversity**

**SP 8.3** In assessing development proposals, the Council will ensure appropriate weight is afforded to the protection of:

- (a) Sites designated for their international, national and local importance for nature conservation;
- (b) Protected species, priority habitats and priority species; and
- (c) Other features of biodiversity and geological interest within the wider environment.



## Landscape and Coast

**SP 8.4** The Council will operate a presumption in favour of development that protects, and where appropriate enhances, the overall landscape character, seascape character and specific landscape features of our Borough, including its coastline with Belfast Lough.

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## Strategic Landscape Policy Areas

**SP 8.5** These comprise our Borough's most important landscapes recognised for their scenic quality and environmental value, which given their sensitivity to change the Council considers are worthy of protection from undesirable or damaging development.

**SP 8.6** The Council has identified the following Strategic Landscape Policy Areas and their precise boundaries will be brought forward in the Local Policies Plan:

- Belfast Basalt Escarpment;
  - Carnmoney Hill;
  - Carrickfergus Escarpment;
  - Donegore Hill;
  - Drumadarragh Hill;
  - Lough Neagh and Lough Beg (including shoreline); and
  - Tardree Forest and Mountain.
- .....

## Local Landscape Policy Areas

**SP 8.7** These comprise those features and areas within and adjoining the settlements of our Borough considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development. They may include:

- (a) Archaeological sites and monuments and their surroundings;
- (b) Listed and other locally important buildings and their surroundings;
- (c) River banks and shorelines and associated public access;
- (d) Attractive vistas, localised hills and other areas of local amenity importance;
- (e) Areas of local nature conservation interest, including areas of woodland and important tree groups; and



- (f) Buffer landscape wedges and open areas adjacent to settlements whose protection is important in maintaining the separate identities of settlements and preventing urban coalescence.

**SP 8.8** The Council will identify the location and precise boundaries of Local Landscape Policy Areas within and adjoining settlements in the Local Policies Plan.

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**Coastal Policy Area**

**SP 8.9** Our Borough has a short coastline onto Belfast Lough which is recognised as an area of significant environmental importance. To help protect this important natural heritage asset and landscape feature the Council has identified a Coastal Policy Area that comprises the area between the Mean High Water Spring Tide Mark and the Mean Low Water Spring Tide Mark.

Why we have taken this approach

- 11.4** The RDS sets out regional guidance to conserve, protect and where possible enhance our Borough's natural environment. This is supported by the SPPS which acknowledges that the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region's natural heritage are fundamental to the overall health and wellbeing of our society. There is also a statutory duty on the Council under the Wildlife and Natural Environment Act (Northern Ireland) 2011 to further the conservation of biodiversity.
- 11.5** The Council recognises the need to ensure continued protection of our Borough's natural heritage assets and their settings, not just for their intrinsic value, but to help retain local distinctiveness and character, as well as maximising their potential to deliver positive economic and tourism benefits.
- 11.6** As a consequence, the LDP will value and protect our Borough's habitats, species and other special features within our landscape from the adverse impacts of inappropriate development, whilst at the same time managing change in a positive fashion, by supporting appropriate development that has the potential to promote and enhance the natural environment.





- 11.7 The most important natural heritage assets in our Borough, such as national and international sites and priority habitats and species are subject to statutory designation and protection under European and UK law.
- 11.8 Other natural heritage assets will be designated through the LDP process. The Landscape Character Assessment undertaken for the Plan Strategy has identified a number of distinctive landscapes that are proposed as Strategic Landscape Policy Areas, such as Carnmoney Hill and Drumadarragh Hill as well as a Coastal Policy Area at Belfast Lough. SLNCIs and LLPAs will be considered and brought forward in the Local Policies Plan.
- 11.9 More detailed information on natural heritage assets, including information on designated sites and surveyed priority habitats and species, is available on the DAERA website.





What it will look like

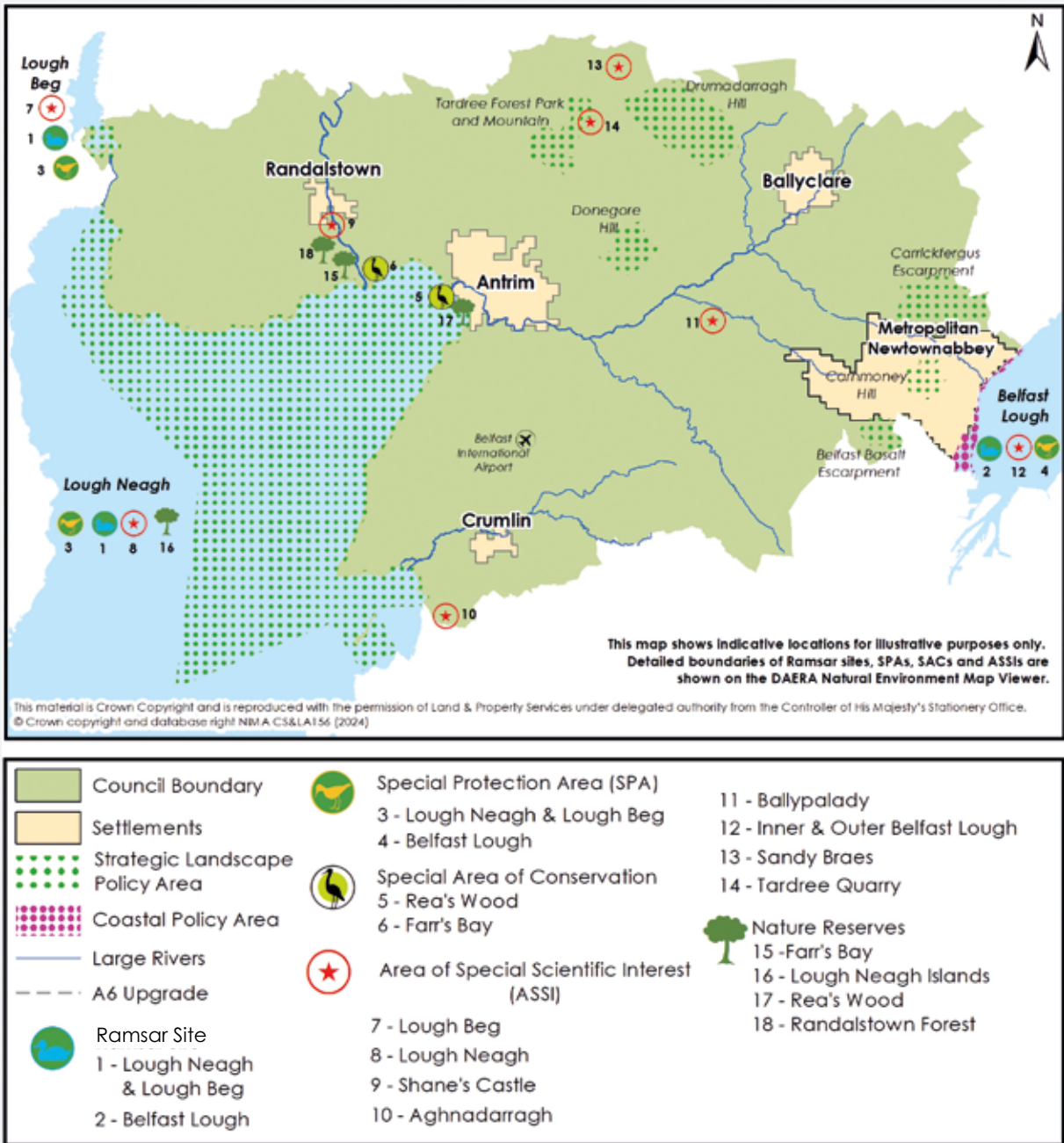


Figure 11: Natural Heritage Assets within our Borough



## Designated Sites of Nature Conservation Importance

### Why we have this Policy

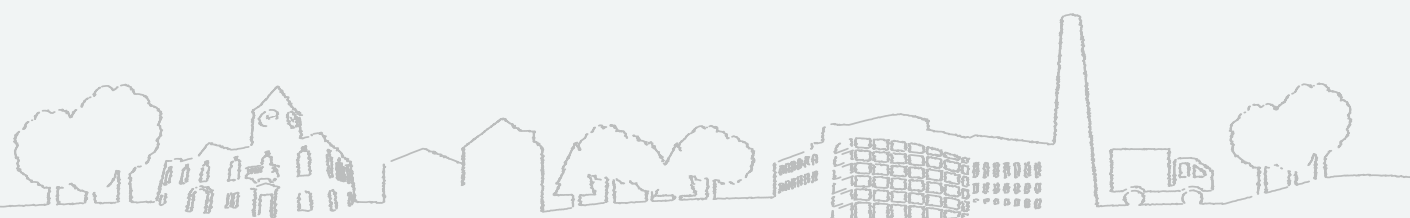
- 11.10** The aim of this policy is to protect designated sites of nature conservation importance from the potentially damaging impact of inappropriate development, taking account of international, national and local obligations. This aim has taken account of and is consistent with the provisions of the SPPS.
- 11.11** The international nature conservation designations within our Borough are comprised of Ramsar sites and SPAs on Lough Neagh and Lough Beg, and Belfast Lough, as well as SACs at Farr's Bay and Rea's Wood. There are also a range of national nature conservation designations, including a number of ASSIs, such as at Shanes Castle and Tardree Quarry, as well as several National Nature Reserves, such as Randalstown Forest. These sites are designated through European and UK environmental legislation, rather than through the LDP process.
- 11.12** As well as international and national designations, there are a range of locally important sites some of which have been designated by the Council under the provisions of the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985, as a Local Nature Reserve. Examples in our Borough include Monkstown Wood and Carnmoney Hill. Other areas of local nature conservation importance will be considered as part of the LDP process, to be designated as Sites of Local Conservation Importance in the Local Policies Plan.

### Policy DM 37:

### Designated Sites of Nature Conservation Importance

#### International Designations

**DM 37.1** The Council will only support development that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on an existing or proposed SPA, existing or candidate SAC, Sites of Community Importance, or a listed or proposed Ramsar Site.



**DM 37.2** In cases where development is likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains, the Council will undertake an appropriate assessment of the implications of the development for the site's conservation objectives. Proposals will only be approved where the appropriate assessment has ascertained that there will be no adverse effect on the integrity of the site and where necessary planning conditions will be imposed for appropriate mitigation measures.

**DM 37.3** A development that could adversely affect the integrity of an international site may only be approved in exceptional circumstances, as laid down in the relevant statutory provisions.

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**National Designations**

**DM 37.4** The Council will only permit development that affects an ASSI, a Nature Reserve or a National Nature Reserve where:

- (a) It is not likely to adversely affect the integrity of the area, including the value of the site to the habitat network, or the special interest for which it has been designated; or
  - (b) Any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance. In such cases, appropriate mitigation and/or compensatory measures will be required.
- .....

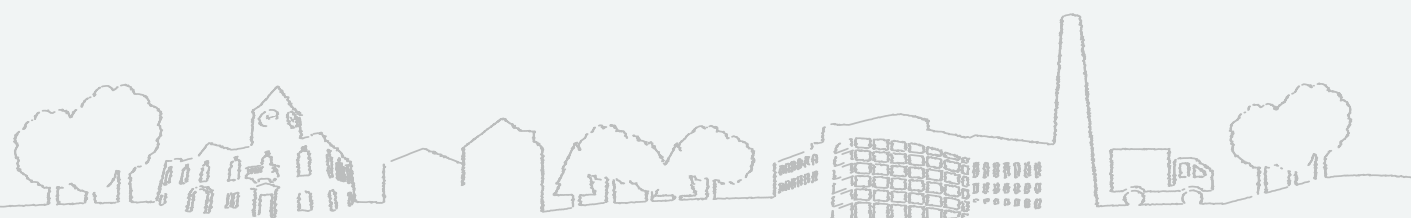
**Local Designations**

**DM 37.5** The Council will only permit development likely to have a significant adverse impact on a Local Nature Reserve or other site identified for its local nature conservation importance where local public benefits clearly outweigh the nature conservation value of the site and there is a specific locational requirement for the development. In such cases, appropriate mitigation and/or compensatory measures will be required.



## Amplification

- 11.13** Internationally designated sites (Ramsar sites, SPAs and SACs) are the most highly regarded and important of our Borough's nature conservation sites and as such they are afforded the highest form of statutory protection.
- 11.14** Under the terms of Habitats Regulations Assessment, development proposals will be assessed to determine whether they are likely to have a significant effect on an international site in view of its conservation objectives. This is referred to as a Test of Likely Significance and developers must provide sufficient information to allow the Council to carry out this determination, which will be made on precautionary basis.
- 11.15** In those cases where it is determined that there is a probability of significant effects or doubt remains, the Council will then proceed to undertake an Appropriate Assessment. Once again, developers will be required to provide sufficient information to allow this assessment to be undertaken and this will depend on the nature, scale, duration, location, size and significance of the proposal and interest features of the relevant site. Where likely significant negative effects are identified, mitigation measures or alternative solutions will then be examined by the Council to determine if potentially damaging effects can be avoided.
- 11.16** Developers should note that proposals do not have to be located within or adjacent to a designated site to lead to a loss of or damage to features of interest or otherwise to adversely affect the integrity of the site. For example, many development sites may be hydrologically linked to an international site or provide supporting habitat for site selection features. It is therefore important to assess the direct and indirect impacts of development.
- 11.17** Only after having ascertained that a scheme will not adversely affect the integrity of an international site, will the Council consider approval for the development proposal. Such an approval may include appropriate mitigation measures, secured through planning conditions.
- 11.18** Any development proposal which could adversely affect the integrity of a site of international importance will only be permitted in the most exceptional of circumstances.





- 11.19 Nationally designated sites of nature conservation importance (ASSIs, Nature Reserves or National Nature Reserves) are also very important assets and include sites which represent the best examples of our Borough's wildlife, habitats and geology.
- 11.20 A development proposal which would adversely affect a nationally designated site is only likely to be permitted where the benefits arising are shown to be of national importance and of a long-term interest, sufficient to outweigh the value of the site. Short-term economic interests would not be considered sufficient to outweigh the long-term conservation value of such sites.
- 11.21 Where development is permitted, conditions may be attached to the grant of planning permission for appropriate mitigation and/or compensatory measures.
- 11.22 Locally designated sites also form an important element in the Region's overall network of nature conservation sites that require appropriate protection from the adverse effects of inappropriate development.

## Protected Species

### Why we have this Policy

- 11.23 The aim of this policy is to protect all legally protected species and habitats from the damaging impact of development with the potential to harm them. This aim has taken account of and is consistent with the provisions of the SPPS.
- 11.24 Given the quality of our Borough's natural environment, it is inevitable that a diverse range of flora and fauna exists within our Borough. Many of these species are subject to protection under European and UK legislation as a consequence of their vulnerable conservation status. The Council will therefore apply the highest form of protection to such species.



## Policy DM 38: Protected Species

### European Protected Species

**DM 38.1** Development that is likely to have an adverse effect on a European protected species will not be permitted unless it can be demonstrated that:

- (a) There is no satisfactory alternative;
  - (b) The development is required in the interests of public health or public safety, or for other imperative reasons of overriding public interest, including those of a social and economic nature and beneficial consequences of primary importance to the environment;
  - (c) There is no detriment to the maintenance of the population of the species at a favourable conservation status; and
  - (d) Compensatory measures are agreed and their delivery secured.
- .....

### Other Protected Species

**DM 38.2** The Council will support development that is not likely to have an adverse effect on any other statutorily protected species and where any impact arising, can be adequately mitigated or compensated against.

**DM 38.3** Development proposals are required to be sensitive to all protected species, and sited and designed to protect them, their habitats and prevent deterioration and destruction of their breeding sites or resting places. Seasonal factors will also be taken into account.

**DM 38.4** Where there is potential or evidence to suggest, that a protected species exists on the site or is likely to be impacted by a development proposal, the developer will be required to undertake a suitable ecological appraisal, including where necessary, surveys for protected species.



## Amplification

- 11.25** The presence or potential presence of a species or habitat protected in European or UK law is a material consideration in assessing development proposals. It is also a criminal offence to harm a protected species designated through this legislation.
- 11.26** European protected species are listed under Annex IV of the Habitats Directive (transposed under Schedule 2 of the Northern Ireland Habitats Regulations) and are subject to a system of strict protection. National protected species are listed under Schedules (1), (5) and (8) of the Wildlife (Northern Ireland) Order, 1985.
- 11.27** Developers will be required to undertake an ecological appraisal, including where necessary surveys for protected species, where there is potential, or evidence to suggest, that they are present on site or may be affected by a proposed development. The requirements of the species must be factored into the planning and design of the development, and any likely impact on the species must be fully considered prior to any determination.
- 11.28** Developers should note that the granting of planning permission does not obviate the need of ensuring compliance with other legislative requirements in relation to protected species.

## Habitats, Species and Features of Natural Heritage Importance

### Why we have this Policy

- 11.29** The aim of this policy is to ensure that adequate protection is afforded to those features of natural heritage or biodiversity value which fall beyond designated sites. This aim has taken account of and is consistent with the provisions of the SPPS.



**11.30** It is recognised that many of our Borough's habitats, species and features of natural heritage, which deliver ecosystem services, are not confined to formally designated sites. However to ensure that the Council meets its international and domestic responsibilities and environmental commitments with respect to the management and conservation of biodiversity, the potential impact of development on such habitats, species and features must be considered.

## Policy DM 39:

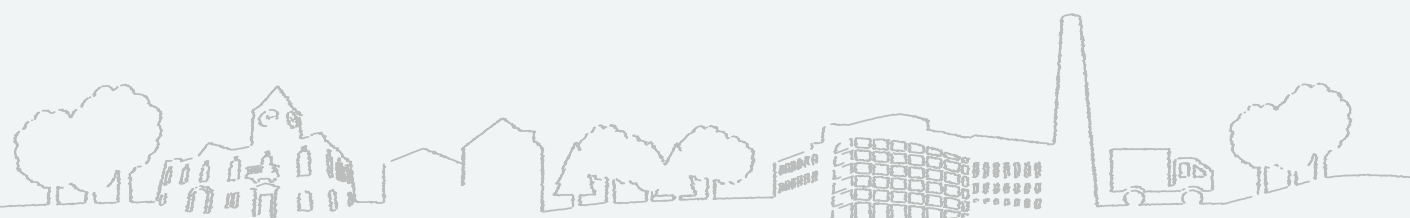
### Habitats, Species and Features of Natural Heritage Importance

**DM 39.1** The Council will only permit development likely to result in an unacceptable adverse impact on, or damage to, the features listed below, where the benefits of the development outweigh the value of the habitat, species or feature. In such cases appropriate mitigation and/or compensatory measures will be required.

- Priority Habitats;
- Priority Species;
- Active peatland;
- Ancient and long-established woodland;
- Features of earth science conservation value;
- Features of the landscape which are of major importance for wild flora and fauna;
- Rare or threatened native species;
- Wetlands (includes river corridors); or
- Other natural heritage features worthy of protection.

**DM 39.2** Where there is potential or evidence to suggest, that a habitat, species or other feature of natural heritage importance exists on a site or is likely to be impacted by development, the developer will be required to carry out an appropriate survey of the site's interests and undertake a suitable ecological appraisal.

**DM 39.3** New development proposals should protect and, where appropriate, create new natural and semi-natural habitats for their ecological and recreational benefits. Developers will be required to demonstrate that they have considered measures to promote biodiversity or potential improvements in habitat in the design of their proposals and have sought wherever possible to link in with existing networks.





## Amplification

- 11.31** A development proposal which could adversely affect a habitat, species or feature of natural heritage importance may only be permitted where the benefits of the proposed development clearly outweigh their value. These benefits should be of such importance and of a long-term interest sufficient to override the value of the site. Short-term economic interests will not be considered sufficient to outweigh the long term conservation value of such sites. It should also be noted that the loss of certain priority habitats cannot be compensated against, for example, ancient and long-established woodland.
- 11.32** In formulating their development proposals, the Council encourages applicants to use DAERA's 'Northern Ireland Biodiversity Checklist'. This tool will help to identify if a development proposal is likely to adversely affect any biodiversity or natural heritage interest. It will also help establish what information may be reasonably required to accompany a planning application. The Checklist should be completed by an appropriately qualified professional with a detailed understanding of the importance and significance of the natural heritage asset.
- 11.33** Development proposals should be sited and designed to include provision for the retention or integration of habitats, species and other important natural heritage features, to prevent their fragmentation and isolation. Where appropriate these interests should be strengthened within development sites and linked to enhance the connectivity with the wider landscape.
- 11.34** Further information in relation to local biodiversity issues is available on the Council's website.

### **POSITIVE PLANNING NOTE: Adding Value**

Developers should note that the Swift was given 'Bird of our Borough' status by the Council in May 2015 and one simple measure that new development schemes could do to promote biodiversity is to use Swift nest bricks or incorporate Swift nest boxes into the design of their buildings.







## Landscape Protection

### Why we have this Policy

- 11.35** Our Borough has a rich diversity of contrasting landscapes, which combine to provide a unique resource of significant environmental and scenic quality, as well as being important economic, recreational and cultural assets.
- 11.36** An example of this diversity is the impressive setting of Metropolitan Newtownabbey situated along the western shore of Belfast Lough, with the Carrickfergus Escarpment to the east and the Belfast Hills to the south east. This contrasts with the flatter, more open countryside to the west of our Borough that culminates with the shoreline to Lough Neagh and the more exposed upland area of Drumadarragh Hill to the north.
- 11.37** The aim of this policy is to ensure that the visual amenity, local character and distinctiveness afforded by our Borough's landscape resource and its associated features, is properly considered in assessing development proposals. It also aims to protect those distinctive landscapes within our Borough, which are particularly sensitive to change due to their quality, features and low capacity to absorb new development. This aim has taken account of and is consistent with the provisions of the SPPS.

## Policy DM 40: Landscape Protection

- DM 40.1** In assessing the impact of development proposals on our Borough's landscape, the Council will give careful consideration to the following matters:
- (a) The degree to which development will affect the visual character and scenic qualities of the area;
  - (b) The impact on the setting and views into and from features of the historic environment and natural heritage assets;
  - (c) The sensitivity of the landscape and its capacity to accommodate change without adverse impact on landscape character and visual amenity; and
  - (d) Mitigation measures, including the retention and protection of existing trees and additional planting and the creation of new landscape features.



**DM 40.2** To inform the Council's assessment of landscape impacts, a Landscape and Visual Impact Assessment, proportionate to the development in question, will be required to accompany planning applications in the following cases:

- (a) Development impacting on a Strategic or Local Landscape Policy Area;
- (b) The development of a large building or structure (generally 500m<sup>2</sup> or greater) in the countryside; or
- (c) The development of any structure in excess of 15m in height.

### Strategic Landscape Policy Areas

**DM 40.3** The Council will only support development in a Strategic Landscape Policy Area where it meets any site specific policy (see DM 40.5 and DM 40.6) and all the following criteria are met:

- (a) The proposal will not have an unacceptable adverse impact on the landscape character, visual amenity and environmental quality exhibited by the area;
- (b) The scale of development is appropriate to the locality;
- (c) It incorporates the highest standards of siting and design;
- (d) Those features of importance to the character and appearance of the landscape are respected; and
- (e) There is no adverse impact on the historic environment or natural heritage assets.

**DM 40.4** The Council will also operate a presumption against minerals development in Strategic Landscape Policy Areas, unless it can be demonstrated, that there is a regional need for the proposed mineral that outweighs the importance of the site and that appropriate restoration/mitigation measures accompany the proposal.

#### **(a) Carnmoney Hill Strategic Landscape Policy Area**

**DM 40.5** Development within the Carnmoney Hill Strategic Landscape Policy Area will be strictly controlled and limited to the following:

- (a) The appropriate extension or alteration of existing buildings;
- (b) Low intensity recreational uses or low intensity tourism proposals;
- (c) Uses directly related to agriculture or forestry; or
- (d) Proposals that facilitate amenity access.





**(b) Lough Neagh & Lough Beg Strategic Landscape Policy Area**

**DM 40.6** Development within the Lough Neagh & Lough Beg Strategic Landscape Policy Area will be strictly controlled and limited to the following:

- (a) The appropriate extension, alteration or change of use of existing buildings;
- (b) Low intensity recreational uses or low intensity tourism proposals;
- (c) Uses directly related to agriculture or forestry;
- (d) Consolidation of existing development that integrates with its surroundings; or
- (e) Proposals related to geothermal energy or the extraction of regionally important minerals which demonstrate a sustainable approach to development that will not impact adversely on the features or environmental assets of the Loughs or their environs.

**Local Landscape Policy Areas**

**DM 40.7** Development within a LLPA will only be permitted where the proposal accords with any provision of the Local Policies Plan and the Council is satisfied that it will not have an unacceptable adverse impact on the landscape feature(s) that the designation is intended to protect and will not diminish the overall landscape character/integrity of the area.

Amplification

**11.38** New development should not have an unacceptable effect directly, indirectly or cumulatively on our Borough's landscape resource. Irrespective of any landscape designations or specific protection, all development proposals should consider how they can conserve and enhance landscape quality, including high quality design and careful integration of the built form within its landscape context.



## Coastal Protection

### Why we have this Policy

- 11.39** The aim of this policy is to protect, and where possible, enhance the coastal area of our Borough. This aim has taken account of and is consistent with the provisions of the SPPS.
- 11.40** The coast of our Borough abuts Belfast Lough and includes the land, intertidal zone and the sea, and is approximately 7.5km in length. This coast is classified as the 'Developed Coast' and is located adjacent to the M5 Motorway and A2 Shore Road, Newtownabbey. The shoreline is characterised by a series of mudflats, shell dominated banks and artificial lagoons.
- 11.41** The coastal area is a biologically diverse ecosystem and an important natural heritage asset that regularly supports significant numbers of wintering birds and waders. This importance is recognised by the multiple international and national environmental designations applying to Belfast Lough, which is a Ramsar site, SPA and an ASSI.
- 11.42** The Council recognises the importance of this coastal area and will therefore seek to protect and enhance this zone. The detailed boundary of the Belfast Lough Coastal Policy Area will be designated in the Local Policies Plan.

### Policy DM 41: Coastal Protection

**DM 41.1** Development within the Belfast Lough Coastal Policy Area will be strictly controlled and limited to the following:

- (a) Development of such national or regional importance that outweighs any detrimental impact on the coastal environment, including works to maintain or improve any necessary infrastructure or flood defences; and
- (b) Other development where it can be demonstrated that the proposal will not harm the qualities of the coastal landscape (including seascape character) while still protecting its nature conservation value.









## Amplification

- 11.43** All development proposals along or adjacent to the Belfast Lough Coastal Policy Area should consider their impact on seascape character and how they can enhance the area, including its nature conservation and amenity value. They should also demonstrate that the potential impacts on the coastal dynamics of the area, including environmental/climate change and flood risk in line with other relevant policies of this LDP, have been considered and addressed.
- 11.44** It should be noted that, in addition to the policy provisions set out in this policy, all development proposals which affect or might affect the whole or any part of the marine area (which includes the Belfast Lough Coastal Policy Area) will also be assessed against the provisions within the UK Marine Policy Statement and the Northern Ireland Marine Plan, once adopted.

## Trees and Development

### Why we have this Policy

- 11.45** The aim of this policy is to protect existing trees, woodland and hedgerows which are considered to be of amenity value, promote well considered landscape schemes in new developments and enhance tree cover. This aim has taken account of and is consistent with the provisions of the SPPS. There is also a statutory duty on the Council under the Planning Act (Northern Ireland) 2011 to ensure adequate provision is made for the protection of existing or planting of new trees in assessing development proposals.
- 11.46** Trees and hedgerows contribute positively to the character of our Borough, provide natural habitats, have considerable amenity value, and contribute to good health and wellbeing. Trees and hedgerows can help to create green ecological corridors and linkages in built up areas and form a valuable element of our Borough's green infrastructure network.
- 11.47** The Council will therefore seek to retain trees wherever possible and encourage more tree planting in order to enhance the amenity value they afford to our Borough. To this end the policy promotes the achievement of a net gain in tree numbers by virtue of new development.





## Policy DM 42: Trees and Development

**DM 42.1** The Council will support development proposals that:

- (a) Promote additional tree planting of a type, scale, design, composition and species mix that is appropriate to its locality with a preference for native species planting and that seek to incorporate tree-lined streets within new developments;
- (b) Maintain existing trees, woodland and hedgerows where appropriate and incorporate these features into the overall design of their schemes; and
- (c) Show how existing trees will be appropriately protected during the construction phase.

**DM 42.2** In submitting development proposals, details should be provided of the arrangements to be made for the long-term maintenance of existing trees and hedgerows and any proposed new planting, including the provision of adequate room for further growth.

**DM 42.3** If it is demonstrated to the satisfaction of the Council, that it is not possible to retain existing trees and/or hedgerows then an appropriate replacement planting scheme will, where appropriate, be required to be agreed by the Council. Any such replacement planting scheme should normally be located within the site and introduce a net gain in tree numbers.

**DM 42.4** The processes and recommendations contained in BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) and any subsequent revised or amended document should be taken into account in designing and implementing development proposals, until such time as the Council brings forward its own supplementary planning guidance.

**DM 42.5** A development proposal that would result in the removal of, or would threaten the future survival of one or more trees covered by a Tree Preservation Order (or trees in a Conservation Area) will only be permitted where:

- (a) The removal of one or more trees would be in the interests of good arboriculture practice; or
- (b) It is demonstrated that the benefits of the development including any replacement planting will outweigh the harm caused by the removal of the tree(s) and the scheme overall has been designed to minimise potential impacts on the protected tree(s).



## Amplification

- 11.48** The Council will give careful consideration to the potential impact of proposed development upon trees, woodlands and hedgerows. Developers should consult the relevant best practice guidance from the outset when formulating their proposals.
- 11.49** Wherever possible developers should endeavour to retain existing trees and hedgerows and incorporate them into the design and layout of the overall scheme. Landscape schemes should therefore demonstrate that:
- Trees identified for retention will be protected and appropriately integrated into the design and layout of the development;
  - Development will not significantly damage the root system and drainage of both trees being retained and new planting; and
  - Adequate separation distance is provided between buildings and existing and proposed trees to ensure no significant adverse effect on amenity.
- 11.50** As existing trees are sensitive to root damage during the construction phase of development, details should be provided of how the existing trees are to be protected.
- 11.51** The additional planting of appropriate trees will also be encouraged and where development involves the loss of trees or hedgerows, permission will be conditional upon appropriate replanting schemes that introduces a net gain in tree numbers. Existing trees and hedgerows may be protected by the attachment of planning conditions to the grant of planning permission.
- 11.52** Some trees may be specifically protected through Tree Preservation Orders (TPO) or due to their location within a Conservation Area. This is necessary to protect important trees and groups of trees and the Council will enforce such controls and seek appropriate penalties where unauthorised tree works have been carried out.
- 11.53** The Council will consider the use of its TPO powers to protect potentially vulnerable trees which are of significant amenity value to our Borough's residents, or to protect trees of significant biodiversity, cultural or historical significance.





A Place  
with a  
Sustainable  
Future

12

**NATURAL  
RESOURCES**



## 12 Natural Resources

### Introduction

- 12.1** The appropriate use of natural resources, such as wind, sun, biomass and geothermal heat, to create energy and the responsible exploitation of our mineral resources can bring a range of social, economic and environmental benefits that will contribute to the sustainable development of our Borough.
- 12.2** Renewable energy production reduces our dependence on imported fossil fuels and brings diversity and security of supply to our energy infrastructure. It also makes an important contribution towards reducing greenhouse gas emissions, thereby mitigating the impact of climate change. Our mineral resources provide the basic materials, which enable development to occur in the first place, and are vital for the construction, manufacturing and energy industries. An adequate and steady supply of minerals is essential to support sustainable growth in the future. These sectors make a very significant contribution to the local economy through additional investment and are also a valued provider of jobs and employment, particularly in rural areas.
- 12.3** The use of these resources can however also have an impact on our communities and the environment if not managed sustainably. By their very nature, a number of challenges arise from renewable energy and minerals developments which the planning system has to address. The effects of specific proposals can have significant adverse impacts on the environment, as well as on the amenity and wellbeing of people living nearby. It is important therefore that the Local Development Plan (LDP) ensures the use of our natural resources in a sustainable manner.



## Where we want to be

### Strategic Objective 1:

Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

### Strategic Objective 2:

Establish Antrim and Newtownabbey as a premier business location where both existing and new, innovative, cultural and creative enterprise can prosper.

### Strategic Objective 3:

Provide a range and quality of land and premises to facilitate business growth, promote economic diversification and protect our strategically important employment locations including the Regional Gateway at Belfast International Airport.

### Strategic Objective 7:

Promote positive placemaking and ensure that high quality new development respects, enhances and integrates with our historic environment and natural heritage.

### Strategic Objective 11:

Promote biodiversity, and conserve the natural assets of our countryside, coast and loughs.

### Strategic Objective 12:

Ensure the responsible use of land and natural resources and promote sustainable energy production to mitigate and adapt to climate change.

## Linkage to Community Plan – Love Living Here



### Outcome 1:

Our citizens enjoy good health and wellbeing

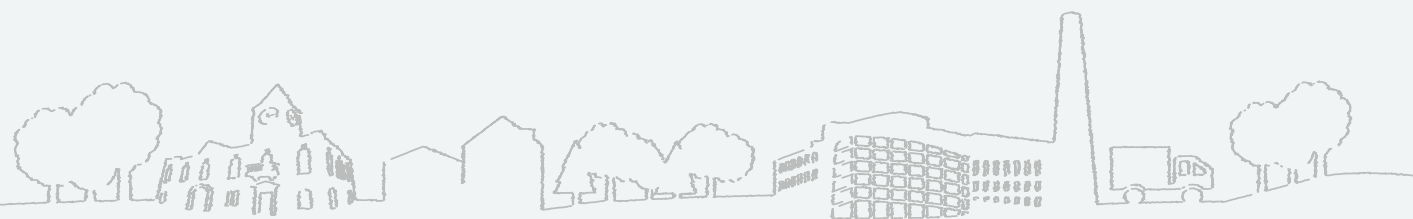
Priorities (e) (f)



### Outcome 3:

Our citizens benefit from economic opportunity

Priorities (a) (b) (c)



## How we are going to get there



### Strategic Policy 9: Natural Resources

**SP 9.1** The Council, working with its statutory partners, will seek to ensure the sustainable use of our natural resources. Development will be supported where it is demonstrated that the proposal will not have an unacceptable adverse impact on the environment, amenity or public safety and otherwise accords with the requirements of Policy SP 9 and other relevant policies and provisions of the LDP.

.....

#### Minerals

**SP 9.2** To facilitate sustainable minerals development in the Borough, the Council will balance the need for a specific development against the need to safeguard local communities and the environment against the potential adverse impacts of such development. This will be achieved by:

- (a) Identifying and protecting minerals reserves that are demonstrated to be of economic importance to the Borough;
- (b) Operating a presumption against unconventional hydrocarbon extraction, until such times as there is sufficient and robust evidence regarding all the potential environmental impacts of such extraction;
- (c) Operating a presumption against minerals development that would affect the following environmentally sensitive sites/designations unless it can be demonstrated, that there is a regional need for the proposed mineral that outweighs the importance of the site:
  - Strategic Landscape Policy Areas;
  - Coastal Policy Area;
  - Registered Historic Parks, Gardens and Demesnes; and
  - Sites of nature conservation importance (International, National and Local sites); and
- (d) Supporting other proposals for minerals development where these accord with the provisions of Policy DM 43.



Mineral Reserves

**SP 9.3** A Mineral Reserve Policy Area has been identified for the proven strategic lignite reserve to the south west of Crumlin, the precise boundary of which will be brought forward in the Local Policies Plan, together with the details of any other local mineral reserves that merit protection. The Council will safeguard and protect identified mineral reserves from inappropriate surface development in accordance with Policy DM 44.

.....

Renewable Energy

**SP 9.4** The Council will support the development of a diverse range of renewable energy technologies in appropriate locations that do not have a detrimental impact on our natural heritage assets, landscape or historic environment and where any impacts on our local communities are avoided or satisfactorily mitigated.

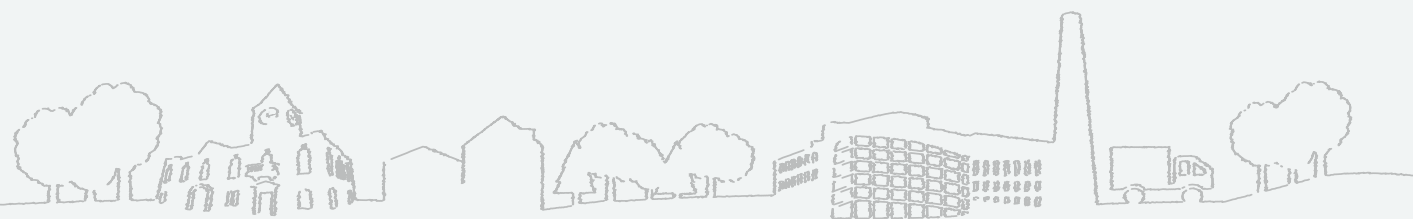
Why we have taken this approach

**12.4** The Council recognises the importance of using our natural resources in ways that will contribute towards the sustainable development of our Borough.

Minerals

**12.5** The SPPS directs local development plans to bring forward policies to balance the need for these valuable resources against the need to protect and conserve the environment. It is also important to protect amenity and the safety of the public from the impact of such developments.

**12.6** The Council recognises the importance of mineral developments to the Borough and the need to ensure that sufficient supplies of minerals are made available for the local and regional market. However there are also those areas within the Borough that are valuable due to their landscape quality or important amenity, scientific or heritage value, which the Council will seek to protect from the adverse impacts of minerals development.





- 12.7 The Borough is also home to an extensive lignite resource, located to the south west of Crumlin adjacent to Lough Neagh. The extent of the deposit has been established through geological prospecting (with the exception of the Lough bed). The reserve has an estimated 440 million tonnes, split between approximately 250 million tonnes onshore, and the remainder offshore.
- 12.8 The Department for the Economy has identified the reserve at Crumlin as a strategically important source of fuel for Northern Ireland to be protected for potential future use. However, the Council considers that this reserve should not be extracted, until such times as full information on the potential environmental impacts associated with extraction of the fuel are known. This is particularly important, given the location of the reserve adjacent to and under the sensitive and internationally designated natural heritage area of Lough Neagh. It is also located close to a number of settlements and therefore the potential impacts arising from its extraction on people living in the area will also need to be fully understood.
- 12.9 In addition, the Council supports the regional policy position that there shall be no unconventional hydrocarbon extraction (which includes fracking) until such times as the full environmental impacts of such development is known.

## Renewable Energy

- 12.10 Making appropriate use of renewable energy resources is supported by wider government policy. The RDS calls for the delivery of a sustainable and secure energy supply and emphasises the need to increase the contribution that renewable energy can make to overall energy mix. This is supported by the provisions of the SPPS which seeks to facilitate the siting of renewable energy proposals in appropriate locations in order to achieve Northern Ireland's renewable energy targets and to realise the benefits of renewable energy, without compromising other environmental assets of acknowledged importance.
- 12.11 The Council will therefore seek to promote low carbon lifestyles which utilise renewable energy supplies within the Borough, to the benefit of all our residents and businesses, as well as wider society. The Council will also seek to ensure that any impact on our historic environment, natural heritage assets and the amenity of those living nearby is fully considered.



Positive Planning Note – Adding Value:

Our Borough has good potential to accommodate further renewable energy schemes in appropriate locations harnessing natural resources such as the sun and wind. The potential also exists across the Borough, and in particular around Antrim and to the north west of Mallusk, for the use of both shallow and deep geothermal energy resources for the production of heat, and possibly electrical power, including at a commercial scale. To promote greater sustainability in new development, the Council encourages developers to examine the potential for renewable energy to be incorporated into their schemes, for example through the use of solar panels or ground source heat pumps.

What it will look like

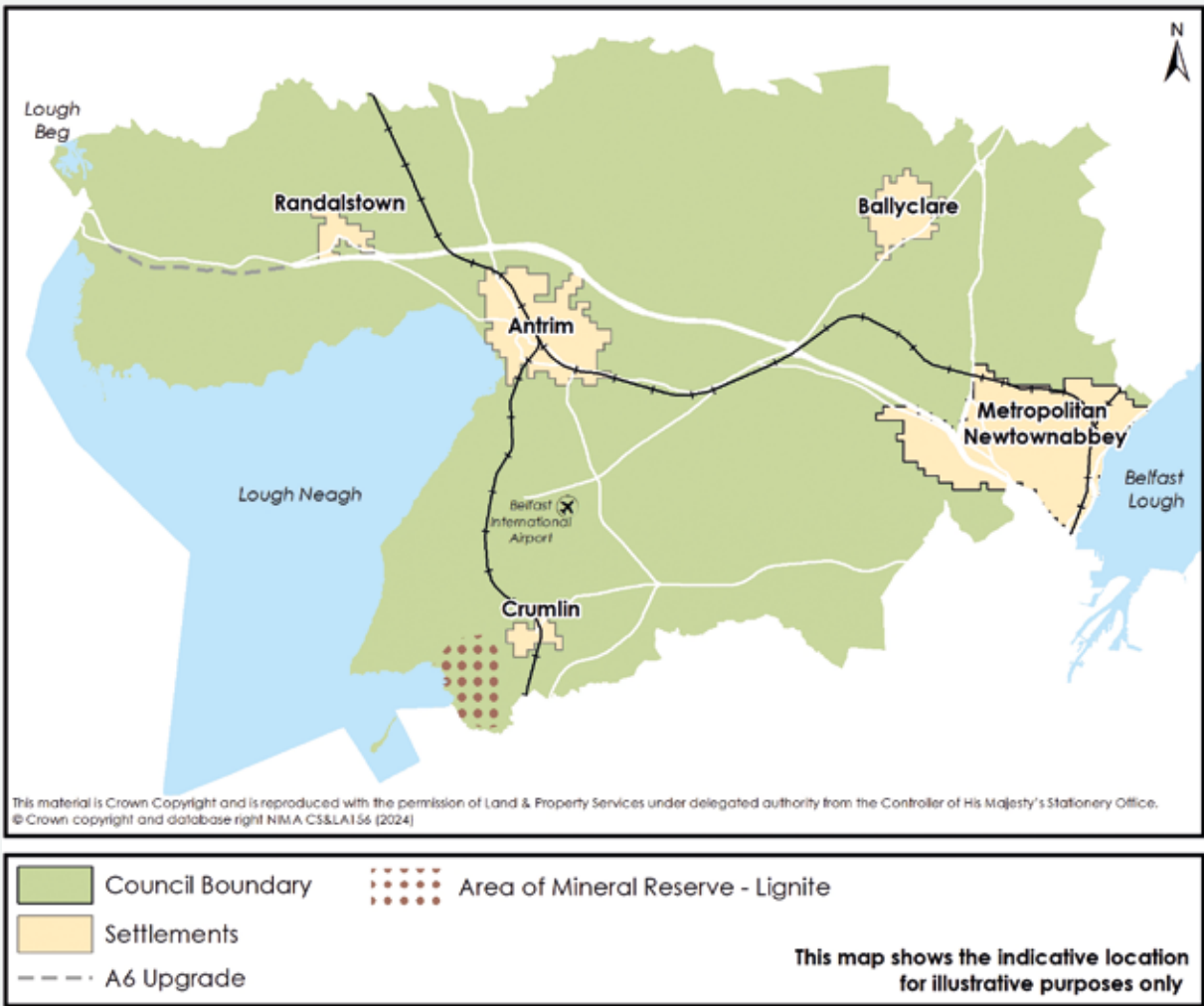
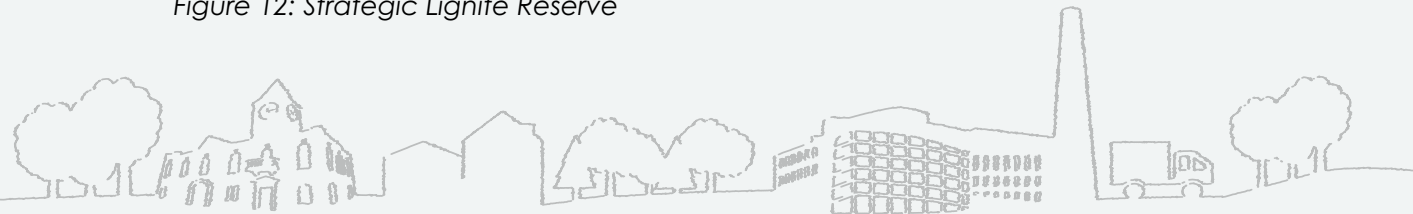


Figure 12: Strategic Lignite Reserve



## Minerals Development

### Why we have this Policy

- 12.12** The aim of this policy is to promote the sustainable use of our valuable minerals by balancing the need for exploitation of a particular reserve where it exists, against the potential adverse environmental, landscape, visual and amenity impacts that may arise as a consequence. This aim has taken account of and is consistent with the provisions of the SPPS.
- 12.13** This policy sets out the wide range of matters that the Council will take into consideration in order to fully assess the impact of minerals proposals on the environment and local communities.
- 12.14** The policy also aims to secure the appropriate and timely restoration and re-use of mineral extraction sites in cases where permission is granted. This will ensure that sites are restored to enhance our landscape and where possible provide benefits to the local community such as green infrastructure and recreational uses, as well as creating opportunities to promote biodiversity.

## Policy DM 43: Minerals Development

**DM 43.1** In assessing proposals for mineral development, the Council will balance the case for the particular mineral working against the need to protect and conserve the natural and historic environment. The impact of a proposal on public safety, health and amenity will also be important material considerations. This policy will apply to all applications for minerals extraction, including extensions to existing sites, as well as to proposals for hydrocarbon extraction.

**DM 43.2** Proposals for new minerals workings or the extension of existing workings will generally be supported where the following matters have been addressed to the satisfaction of the Council:

- (a) Disturbance and disruption from noise, blasting and vibration and potential pollution of land, air and water;



- (b) The impact on the safety and amenity of local communities, residential property and businesses during and after development;
- (c) The impact on landscape character, visual amenity, the historic environment, and natural heritage assets during and after development;
- (d) The impact on surface and ground water resources, drainage and fishery interests;
- (e) Effective and sustainable waste solutions in the reuse of mineral waste or any secondary material;
- (f) The cumulative effect of all of the above, especially if there are already two or more consented sites that could raise similar impacts within 5km of a nearby settlement;
- (g) A Transport Assessment demonstrating that the development will not have a significant negative impact on the local road network;
- (h) A site restoration scheme including where appropriate an aftercare programme to ensure the scheme will be fully delivered; and
- (i) An appropriate method statement for undertaking the works proposed.

**DM 43.3** All proposals for mineral workings must demonstrate the necessary requirements in relation to The Planning (Management of Waste from Extractive Industries) Regulations (Northern Ireland) 2015 with the submission of a Mine Waste Plan. Where a Mine Waste Plan is not required, the applicant will be required to apply for an exemption, reduction or waiver. In addition, any proposal that could give rise to land instability must include a stability report and detail mitigating measures to ensure land stability.

**DM 43.4** Developers will be required to submit sufficient information to accompany their proposals to show that these matters have been properly assessed and to demonstrate how any adverse impacts arising will be minimised, mitigated, and/or compensated for.

**DM 43.5** In order to minimise their potential visual impact on the landscape, mineral workings should, where possible, be located to take advantage of existing landforms and features. The Council will not support development where proposed structures, machinery, land-banking or waste materials will interrupt the skyline.





## Site Restoration

**DM 43.6** A programme of restoration that commits to a high quality, appropriate, safe and timely site restoration, must accompany all minerals proposals. Wherever possible this should be undertaken and completed in a phased manner, as the site is extracted. If operators cannot demonstrate that their programme of restoration is sufficient (including the necessary financing, phasing and aftercare of the site), the Council will require the developer to enter into a Planning Agreement to ensure restoration plans are completed and provide a suitable financial guarantee.

## Amplification

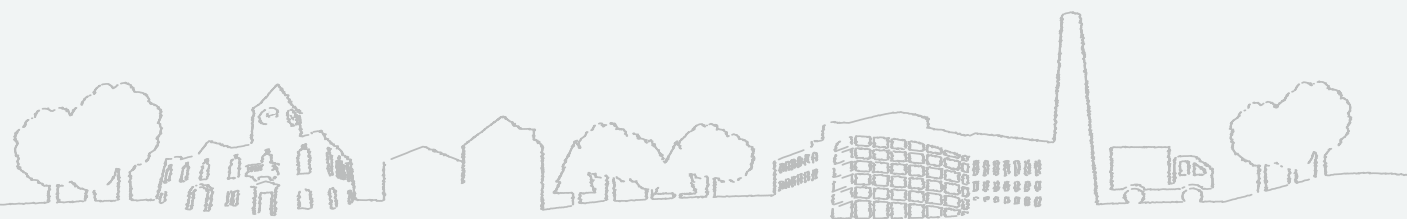
- 12.15** Applicants are encouraged to liaise with the Council at the early stages of any minerals proposal regarding the requirements for the submission of information/assessments, to determine the full impact of the proposal along with any mitigation impacts. Given the level of information required to assess an application, it may be useful to carry out an early scoping meeting of the proposal with the Planning Section and key statutory consultees to determine the information to be submitted with a planning application. This will be particularly useful given that minerals applications will also be subject to the requirements of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015.
- 12.16** Information to be submitted will include a range of detail to demonstrate the full impact of the proposal, including but not limited to details of the operation of the site including use of machinery, cumulative impact, hours of operation, blasting operations, noise, visual impact, traffic, water quality, air quality, ecological/habitat impact and any necessary mitigation measures proposed in response to any potential environmental or amenity health impacts, proposed time period for extraction and proposed site restoration.
- 12.17** Site restoration plans will be conditioned as part of the grant of planning permission to ensure that sites are restored. The preferred types of reclamation and after-use will depend on a number of factors, including the characteristics of the deposit, nature of excavation, availability of fill materials, the surrounding landscape, the needs of the local community, and the potential for nature conservation on the site. Site restoration plans should include the details of any fill to be used and details of final levels.



Where appropriate, a planning agreement may be required and will act as a bond to ensure restoration and after care proposals are implemented. Such a financial guarantee will be made prior to planning approval.

**12.18** All applications will be subject to the requirements of the Planning (Management of Waste from Extractive Industries) Regulations (Northern Ireland) 2015. Where the waste from the extraction is identified as an extractive waste site or a waste facility, a Mine Waste Plan will be required.

**12.19** For a waste facility, the Regulations also set out a definition of a Category A waste facility, which is subject to additional controls set out in the Regulations. Where the application does not fall within the identified categories set out in the Regulations, the applicant will be required to apply for an exemption from the requirement to produce a Mine Waste Plan. Where the application does fall within the identified categories, but the type of waste is such that it is considered to be of low risk to the environment or human health the applicant can also apply for a reduction or waiver in relation to the requirements of a Mine Waste Plan.



## Mineral Reserve Policy Areas

### Why we have this Policy

**12.20** The aim of this policy is to ensure that the future exploitation of identified mineral reserves in the Borough is not prejudiced by inappropriate surface development and that development proposed in the vicinity of the reserve is carefully considered, to ensure that it would not be prejudiced by future extraction of the mineral. This aim has taken account of and is consistent with the provisions of the SPPS.

**12.21** The detailed boundaries of Mineral Reserve Policy Areas will be identified in the Local Policies Plan.

## Policy DM 44: Mineral Reserve Policy Areas

**DM 44.1** The Council will operate a presumption against development proposals within a Mineral Reserve Policy Area that would prejudice the future exploitation of the mineral with the following exceptions:

- (a) Proposals for the improvement, extension or replacement of an occupied dwelling within the area that meets other relevant policies of the LDP; or
- (b) Development related to and necessary for an established business within the area where this would not significantly intensify the use of the site and meets other relevant policies of the LDP.

**DM 44.2** Development within 250m of identified reserves will also be carefully scrutinised to determine whether:

- (a) The operations necessary to recover the mineral or its subsequent processing would be prejudiced by the proposal; and
- (b) The proposal itself may be adversely impacted or suffer nuisance as a result of future mineral exploitation.



## Renewable Energy Development

### Why we have this Policy

**12.22** The aim of this policy is to facilitate the development of renewable energy generation facilities in appropriate locations and to ensure full consideration is given to the environmental, landscape, visual and amenity impact of such schemes. This aim has taken account of and is consistent with the provisions of the SPPS.

**12.23** Greater use of renewable energy in our Borough will create a more dependable energy mix, reduce our dependence on imported fossil fuels and will also encourage a low-carbon society and help improve air quality.

### Policy DM 45: Renewable Energy Development

**DM 45.1** The Council will support proposals that generate energy from a renewable resource where they are, either individually or cumulatively, compatible with policies to safeguard and enhance our natural heritage and historic environment and avoid or address any unacceptable adverse impacts including:

- (a) Landscape character and visual impact;
- (b) Residential amenity impact (including noise impact);
- (c) Public safety impact;
- (d) Electromagnetic disturbance;
- (e) Ecological impact (including impact on peatland hydrology);
- (f) Traffic impact;
- (g) Impact on local natural resources, including air quality, water quality and watercourse engineering; and
- (h) Impact on tourism and recreational interests (including public access to the countryside).





**DM 45.2** The proposal avoids or adequately resolves any other unacceptable adverse impacts including on the historic and natural environment, cultural heritage, biodiversity, woodlands and tourism and recreational interests; and the extent to which it avoids or mitigates any unacceptable adverse impact. Detailed assessment of impact will include consideration of the extent to which:

.....

**Landscape Character and Visual Impact**

- (a) The landscape is capable of accommodating the development without significant detrimental impact on landscape character or visual amenity. This includes the extent of any cumulative detrimental impact arising from two or more renewable energy developments and the potential for mitigation;
- (b) The proposal is appropriate to the scale and character of its setting, respecting the main features of the site and the wider environment and that it fully addresses the potential for mitigation;

.....

**Impact on Local Communities and Residential Interests**

- (c) The proposal addresses any detrimental impact on communities, residents and local amenity, including assessment of the impacts that may arise from the specific type of renewable energy proposed, such as noise, visual dominance, shadow flicker, and the potential for associated mitigation;

.....

**Other Considerations**

- (d) The proposal addresses any impacts on the operation of Belfast International and Belfast City Airports including flight paths, radar and air traffic control systems;
- (e) The proposal avoids or adequately resolves any other unacceptable adverse impacts including on the historic and natural environment, cultural heritage, biodiversity, woodlands and tourism and recreational interests; and
- (f) The proposal addresses any physical site constraints and appropriate provision is made for decommissioning and site restoration.

**DM 45.3** The environmental, economic and social benefits of all proposals for renewable energy projects will be given appropriate weight in determining whether planning permission should be granted. The Council welcomes proposals for micro-generation or technology integrated into the fabric of buildings, where this will not impact adversely on neighbouring amenity.



**DM 45.4** In assessing renewable energy proposals the Council will take account of the guidance set out in the Best Practice Guidance to PPS 18 (DoE, 2009).

**Wind Energy Development**

**DM 45.5** In addition to the assessment of impacts outlined above, the Council has developed and will apply the following Spatial Framework for wind energy development.

**Group 1:**

**Areas where wind turbines will not be acceptable**

- Areas of active peatland
- Strategic Landscape Policy Areas
- Coastal Policy Area

In these areas, the Council will operate a presumption against proposals for new wind turbines.

**Group 2:**

**Areas of protection**

- International and National Sites of Nature Conservation Importance
- Historic Parks, Gardens and Demesnes
- 1 km area around settlements

In these areas, proposals will generally only be appropriate in circumstances where any significant effects on the amenity and qualities of these areas can be substantially overcome by siting, design and other forms of mitigation.

**Group 3:**

**Areas with potential for wind turbines**

- Areas beyond Groups 1 and 2

In these areas, wind turbine proposals are generally likely to be acceptable, subject to detailed consideration of impacts against all relevant plan policies.



**DM 45.6** For all wind turbine development with a hub height over 25m, a separation distance of 10 times the rotor diameter to all occupied properties, with a minimum distance of not less than 500m, will generally apply.

**DM 45.7** In assessing the landscape impact of proposals the Council will take account of the guidance set out in the document 'Wind Energy – Development in Northern Ireland's Landscapes' (NIEA, 2010).

## Amplification

- 12.24** The Council supports the promotion of renewable sources of energy, which can be described as use of those resources that naturally replenish themselves without depletion. The main sources of renewable energy include: wind, solar, hydropower, heat extracted from the air, ground, or water, and biomass development. Proposals can range from small-scale technologies that are integrated into householder developments, up to large-scale wind and solar farms.
- 12.25** Careful consideration will be given to the scale, siting, design and layout of all renewable energy proposals. The cumulative impact of existing proposals, live unimplemented permissions, and valid undetermined applications will also be considered.
- 12.26** Whilst wind turbines are, by their nature, highly visible, the Council recognises that this should not preclude them from the Borough's landscape. The landscape's ability to absorb development will depend on its ability to limit visibility.
- 12.27** Active peatland has particular significance as a carbon and floodwater store, along with its biodiversity value. The drainage of active peatland during the construction of renewable energy development has the potential to severely impact on the hydrology of the area. In addition, development in peatland increases the risk of land instability. 'Active peatland' is defined within the Habitats Directive (92/43/EEC) as 'still supporting a significant area of vegetation that is normally peat forming'.
- 12.28** Where renewable energy development will eventually become redundant, such as wind and solar farms, applicants will be required to provide detail on decommissioning and site restoration. This is to include the removal of all



above-ground infrastructure and return the site to its former or enhanced condition. Where proposals come forward for the re-use, refurbishment, repair or repowering of existing renewable energy development in order to prolong their life span these will be considered on their individual merits in light of the then prevailing policy. The provisions of The Conservation (Natural Habitats, etc.) Regulations (NI) 1995 as amended will also apply to all such proposals.

- 12.29** Some proposals for renewable energy development may require Electricity Network connection. Planning permission does not guarantee connection, which falls within the remit of Northern Ireland Electricity (NIE). The Council recommends that applicants liaise with NIE at an early stage in the development of their proposals to ensure viability.
- 12.30** Applicants are encouraged to liaise with the Council at the early stages of any renewable energy proposals, regarding the requirements for the submission of information/assessments, to determine the full impact of the proposal along with any mitigation impacts. Given the level of information required to assess an application, it may be useful to carry out an early scoping meeting of the proposal with the Planning Section and key statutory consultees to determine the information to be submitted with a planning application. This will be particularly useful given that renewable applications will also be subject to the requirements of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.
- 12.31** Information requirements will include but are not limited to landscape and visual impact assessments, transport assessment, ground stability report, habitat management plan, turbine details, Infrastructure details, site drainage plan, ecological survey, hydrological/hydrogeological survey and mitigation/compensation details.
- 12.32** Applicants should note that the Department of Agriculture, Environment and Rural Affairs (DAERA) has produced a range of information to advise applicants of the key information and considerations that should be undertaken in relation to an application for wind turbines. Information is available on DAERA's website.







A Place  
with a  
Sustainable  
Future

13

**ENVIRONMENTAL  
RESILIENCE  
& PROTECTION**

## 13 Environmental Resilience and Protection

### Introduction

**13.1** One of the most serious and complex challenges facing society today is climate change. A rise in greenhouse gas emissions, and the resultant long-term changes in global weather patterns, has increased the frequency of severe weather in recent years, resulting in flooding events originating both from rivers and from accumulations of surface water. When combined with rising sea-levels and the risk of seawater inundation, the impacts of global warming have the potential to harm people, property, infrastructure and the environment. Dealing with these impacts and undertaking associated remedial works is also extremely costly for the public and private sectors and this will only increase in the future if no action is taken. The Local Development Plan (LDP) has an important role to play in helping to address the challenges we now face, by bringing forward measures that seek to reduce greenhouse gas emissions and build environmental resilience.

**13.2** There is also a need for the LDP to address those human uses and activities which can have an adverse impact on our environment. Many types of development may create or contribute to environmental pollution, such as a reduction in air and water quality, whilst there are also activities which can emit significant levels of noise, dust and odour. New development can also result in an increase in waste production and the manner in which we deal with the by-products of everyday life is important for the wellbeing of society and our quality of life. It is also important that we deal appropriately with development where land contamination may be an issue and consider the risk associated with major hazards located within our Borough, such as gas pipelines, in the interests of the health and safety of our citizens.



## Where we want to be

**Strategic Objective 1:**

Promote sustainable growth by managing development and securing new infrastructure provision in our settlements, countryside and coast to meet the needs of all our citizens.

**Strategic Objective 7:**

Promote positive placemaking and ensure that high quality new development respects, enhances and integrates

with our historic environment and natural heritage.

**Strategic Objective 11:**

Promote biodiversity, and conserve the natural assets of our countryside, coast and loughs.

**Strategic Objective 12:**

Ensure the responsible use of land and natural resources and promote sustainable energy production to mitigate and adapt to climate change.

**Strategic Objective 13:**

Tackle flood risk by making space for water and promote sustainable drainage systems.

**Strategic Objective 14:**

Ensure the responsible management of waste and support measures to increase recycling.

### Linkage to Community Plan – Love Living Here



**Outcome 1:**

Our citizens enjoy good health and wellbeing

**Priority (a)**



**Outcome 2:**

Our citizens live in connected, safe clean and vibrant places

**Priorities (a) (d) (e) (f)**



**Wildly Important Goal:**

Our vulnerable people are supported

**Priority (b)**





## How we are going to get there



### Strategic Policy 10: Environmental Resilience and Protection

#### Environmental Resilience

**SP 10.1** The Council recognises there is a need to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. The Plan aims to achieve this by:

- (a) Bringing forward new growth in locations that promote greater accessibility by sustainable transport modes;
- (b) Supporting renewable energy schemes in appropriate locations;
- (c) Encouraging the greater use of sustainable design techniques in the construction of our buildings; and
- (d) Making space for water, supporting the use of sustainable drainage systems and operating a precautionary approach to all development at risk of flooding.

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#### Flood Risk

**SP 10.2** The Council will work in partnership with DfL Rivers, other infrastructure providers and developers to reduce flood risk and minimise the impact of all forms of flooding in the Borough. The Plan aims to achieve this by applying a strong presumption against development proposals within flood plains, as set out in Policies DM 46 and DM 48.

- SP 10.3** This will be achieved by:
- (a) Avoiding flood plains when considering new land allocations for future development in the Local Policies Plan;
  - (b) Requiring all proposals within flood plains to provide site specific Flood Risk Assessments (FRA) proportionate to the degree of flood risk posed to and by the development, taking into account the advice and recommendations of DfL Rivers;



- (c) Operating a presumption against development proposals that would impede the operational effectiveness of flood defence and drainage infrastructure or hinder access to enable their maintenance;
- (d) Requiring the submission of proportionate Drainage Assessments (DA) for development proposals in accordance with Policy DM 47; and
- (e) Encouraging the use of sustainable drainage systems (SuDs) to reduce surface water run-off and provide water treatment on site.

**SP 10.4** Planning applications in identified flood risk areas must be accompanied by an assessment of the flood risk, in the form of a FRA. In assessing development proposals, the Council will have regard to guidance publications produced by DfI Rivers and other relevant authorities. Prospective developers are advised to liaise early in the formulation of their proposals with DfI Rivers, to clarify flooding or flood plain issues that may affect particular sites.

**SP 10.5** All planning applications will be considered with reference to the most up to date flood risk information, in particular that which is available on Flood Maps NI prepared by DfI Rivers. In all cases, the Council will apply a precautionary approach to development in areas that may be subject to flood risk presently or in the future as a result of climate change.

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## Environmental Protection

**SP 10.6** The Council, working in partnership with statutory partners, will fully scrutinise development proposals with the potential to create pollution to ensure they do not result in any unacceptable impact on people or the environment. Public safety will be the overriding priority for the Council in assessing development in proximity to major hazards or on potentially contaminated land.

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## Waste Management

**SP 10.7** The Council supports the objectives of sustainable waste management as set out in the Waste Regulations (NI) 2011, the Waste Management Strategy for Northern Ireland and the Regional Development Strategy and will encourage adherence to the 'Waste Hierarchy' and application of the 'Proximity Principle' through the provision of sustainable waste management facilities and any necessary waste infrastructure in accordance with Policy DM 53.





Figure 13: The Waste Hierarchy

**SP 10.8** In assessing all waste proposals, it will be a priority for the Council to ensure that there will be no significant detrimental impact on human health, amenity or the environment.

**SP 10.9** The Council will require the provision of adequate space that is suitably located and well designed, within the layout of new developments to accommodate the storage of bins for waste and recycling, (see also Policy DM 25).



## Why we have taken this approach

- 13.3** Environmental change is one of the most pressing challenges facing our Borough and there are a number of ways that the LDP can promote environmental resilience and help mitigate and adapt to this change. This includes focussing growth in sustainable locations that helps reduce car usage, promoting renewable energy technologies, and making greater use of more innovative building technologies.

### **POSITIVE PLANNING NOTE: Adding Value**

In order to future proof developments to help mitigate against climate change and increase environmental resilience, the Council encourages developers to examine opportunities to incorporate sustainable design solutions where possible and appropriate within their schemes.

Such measures may include grey water recycling, green roofs/walls, maximising use of recycled materials for construction, orientating buildings to maximise solar gain and energy efficiency through a 'fabric first' approach.

## Flood Risk

- 13.4** Environmental change is most likely to be observed in coming years by changing weather patterns and as a result the frequency, pattern and severity of flooding events are expected to increase. New development itself can also exacerbate the problems of flooding by accelerating and increasing surface water run-off, altering water courses and removing flood plain storage. The Council recognises that measures must be taken now to deal with the impacts of flooding and will seek mitigation and adaptation, by encouraging development which builds environmental resilience.

- 13.5** There are a number of sources of flooding that may impact on our Borough. Both Antrim and Ballyclare as well as parts of Metropolitan Newtownabbey have all been affected by fluvial (river) flooding in recent years, whilst parts of our short coastline onto Belfast Lough may be impacted by sea level rise in the future. There is also a risk of surface water flooding within our urban areas as a consequence of impermeable surfaces and heavier rainfall events. In addition, controlled reservoirs represent a potential source of flood risk that can have serious consequences in the event of a breach or overtopping.





- 13.6 In line with the provisions of regional policy, the Council will adopt a precautionary approach to the consideration of flood risk from all potential sources of flooding. This aims to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere.
- 13.7 To make space for water, minimise risk and help maintain their natural function, the Council will seek to avoid development in flood plains wherever possible, as well as encouraging sustainable design solutions and techniques which can help to reduce the risk of flooding and improve water quality.
- 13.8 In order to properly manage development, the Council will use the latest flood risk information and maps available from DfI Rivers and will require detailed information in the form of FRAs and DAs to accompany relevant proposals.

## Environmental Protection

- 13.9 The Council recognises the link between the quality of our environment and the health and wellbeing of our population. As a consequence, the Council will carefully consider any development proposals with the potential to contribute to a rise in levels of pollution or that may negatively impact on the health and safety of our residents. There is also a need to control development in proximity to major hazard sites, such as gas pipelines, to minimise health and safety risks.

## Waste Management

- 13.10 Waste can be regarded as the unwanted by-product of industrial, commercial and domestic activities, which has traditionally been sent to landfill sites. Managed in the right way, it can be a valuable resource used to (re)produce new goods, energy and fuel and can be an important source of investment and employment.
- 13.11 Legislation and regional policy recognise the strategic importance of managing our waste sustainably, and promote the application of the 'Waste Hierarchy' and the 'Proximity Principle'. This approach seeks to reduce the overall amount of waste produced in the first instance, whilst emphasising the need for the waste that does arise, to then be treated and/or disposed of in reasonable proximity to its point of generation in order to minimise the environmental impact and cost of waste transport.



- 13.12** This approach is supported by the provisions of the SPPS which indicates that waste management and recycling facilities should be promoted in appropriate locations, to ensure detrimental impacts on people, the environment, and local amenity are avoided or minimised.
- 13.13** The Council is committed to promoting high recycling rates with a target to recycle 50% of the Borough's municipal waste by 2020 and will support waste infrastructure proposals that facilitate the processing, recycling and disposal of waste in a sustainable fashion, whilst continuing to seek an ongoing reduction in the amount of waste sent to landfill. Such proposals will be carefully considered and will be guided by the precautionary approach, that where there is a significant risk of damage to the environment, its protection will be paramount unless there are imperative reasons of overriding public interest.
- 13.14** The Council will also seek to safeguard existing waste management infrastructure to ensure that facilities continue to be available and that careful consideration will be given to new development in the vicinity of existing facilities.

## The Control of Development in Flood Plains

### Why we have this Policy

- 13.15** The aim of this policy is to minimise the flood risk arising for new and existing development posed by the natural function of fluvial and coastal flood plains. This aim has taken account of and is consistent with the provisions of the SPPS.
- 13.16** Flooding from rivers and coastal waters is a natural phenomenon that cannot be entirely prevented. It constitutes a temporary covering of land by water and can have a significant impact on human activities, threatening lives, property, infrastructure and the environment.
- 13.17** Flood plains store and convey water during times of flood and are critically important to the functioning of the wider flood management system. New development within a flood plain will not only be at risk of flooding itself, but will add to the risk of flooding elsewhere. The cumulative effect of



piecemeal development within a river flood plain can also redirect flows and will undermine its natural function in accommodating and attenuating flood water.

- 13.18** The Council recognises the potential impacts of flooding and will seek to minimise flood risk and help maintain the natural function of flood plains, by avoiding development within flood plains wherever possible.

## Policy DM 46: The Control of Development in Flood Plains

**DM 46.1** The Council will not permit development within the flood plains of rivers or the sea unless one of the following exceptions apply:

(a) **Defended Areas:** The development of previously developed land that is protected by flood defences, provided the proposed development does not fall into any of the following categories:

- Essential infrastructure such as power supplies and emergency services (unless for operational reasons it has to be in the flood plain);
- Development for the storage of hazardous substances;
- Bespoke accommodation for vulnerable groups, such as nurseries, schools, sheltered housing and residential nursing homes; and
- Any development located close to flood defences.

Proposals involving the significant intensification of an existing use in defended areas will be considered on their individual merits, informed by a robust FRA.

(b) **Undefended Areas:**

- The replacement or change of use of an existing building(s) that does not involve a significant increase in the building footprint or a significant intensification of use;
- Development for agricultural use, transport and utilities infrastructure which, for operational reasons, has to be located within the flood plain;
- Water compatible development, such as boat moorings, navigation, water based recreational use, which for operational reasons, has to be located in the flood plain;



- The use of land for sport and outdoor recreation, amenity open space or nature conservation purposes, including ancillary buildings (but excluding club houses/ social facilities and children's playgrounds); and
  - The extraction of mineral deposits and necessary ancillary development.
- (c) **Overriding economic importance:** The development proposal is considered to be of overriding economic importance where it is clearly demonstrated that there will be significant benefit to the regional or sub-regional economy; and that the proposal requires a location within the flood plain together with justification of why possible alternative sites outside the flood plain are unsuitable; and
- (d) **Minor Development:** The proposal constitutes minor development that is likely to have a negligible effect on flood risk. For the purposes of this policy this is generally defined as extensions to non-residential premises (such as industrial and commercial premises) with a footprint less than 150m<sup>2</sup>; alterations comprising development that does not increase the size of buildings; and householder development within the established curtilage of an existing dwelling.

**DM 46.2** In exceptional circumstances, where development proposals are considered acceptable in principle within a flood plain, adequate measures to manage and mitigate flood risk will be required. These should be set out in the accompanying FRA (Flood Risk Assessment) and should demonstrate that:

- (a) All sources of flood risk to and from the proposed development have been identified; and
- (b) There are adequate measures to manage and mitigate any increase in flood risk arising from the development.

**DM 46.3** Land raising operations, which involve the permanent elevation of a site to a level above the flood plain in order to facilitate development, will not be acceptable in river flood plains. Land raising will however be acceptable in the coastal flood plain, but only where it can be demonstrated that the proposal will not generate a present or future need for flood defences, nor exacerbates coastal erosion in susceptible areas and the amenity impact of the land raising is otherwise judged acceptable. Elevated buildings on structures, such as stilts, will not be acceptable in either fluvial or coastal flood plains.

**DM 46.4** Other flood protection/management measures involving new flood defences or flood compensation storage works affecting a flood plain, will not be acceptable unless these are proposed to be undertaken by DfI Rivers or another statutory body.





## Amplification

**13.19** Flood plains are the generally flat areas adjacent to watercourses or the sea where water flows in time of flooding or would flow but for the presence of flood defences. The extent of a flood plain is defined by the peak water level of an appropriate return period event taking account of the predicted impacts of climate change. For the purposes of this policy, the Council will apply flood plains as defined by DfI Rivers. These are currently as follows:

- River (Fluvial) Flood Plain - 1 in 100-year probability or Annual Exceedance Probability (AEP) of 1% incorporating climate change prediction.
- Coastal Flood Plain - 1 in 200-year probability or Annual Exceedance Probability (AEP) of 0.5% incorporating climate change prediction.

**13.20** Current information on fluvial and coastal flood plains, including information on flood defences, is available on the DfI Flood Maps NI Interactive Map Viewer. This information is regularly updated, as more detailed flood hazard and risk maps are prepared. The extent of flood plains may therefore change over time and developers are advised to consider the potential for flooding early in the process when formulating their proposals. The onus rests with the developer to identify and consider the potential flood risk to any proposed development, by consulting with DfI and making use of the Flood Maps NI.

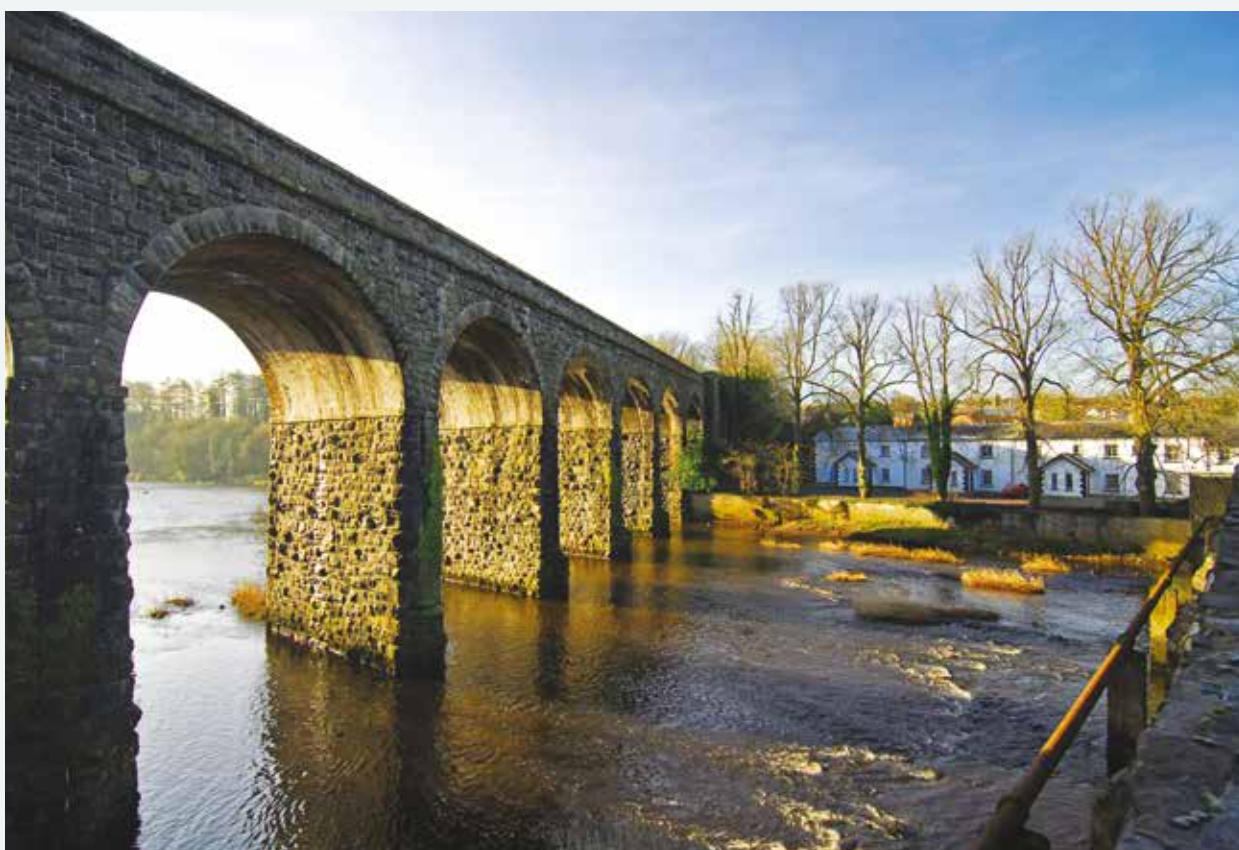
**13.21** Planning applications in identified flood risk areas must be accompanied by an assessment of the flood risk in the form of a FRA, which should be carried out by a suitably qualified professional. A FRA may also be required where a site is close to the margins of a flood plain, as depicted on the DfI Flood Maps and a more accurate definition of the extent of potential flooding is required. The FRA will be required to set out details of the management and mitigation measures that are proposed, should permission for the principle of the development be acceptable.

**13.22** New hard engineered or cored earthen bank flood defences, publicly funded and constructed, are seen as a necessary and acceptable flood mitigation method to protect existing property that is already in the flood plain and is liable to repeated flooding and resulting damage. However, as part of the Council's precautionary approach to flood risk, any new



defence works or flood storage compensation schemes proposed by a developer, will not be acceptable as justification to allow development in a flood plain to proceed. Exceptionally land raising may be considered acceptable in the coastal flood plain.

- 13.23** The Council will consult with DfI Rivers as the competent authority responsible for flood risk on all applications within or close to flood plains and take account of its advice and recommendations in assessing proposals.



## Surface Water Drainage and Sustainable Drainage Systems (SuDS)

### Why we have this Policy

- 13.24** The aim of this policy is to reduce flood risk for new developments from surface water (pluvial) sources. This aim has taken account of and is consistent with the provisions of the SPPS.
- 13.25** Surface water or pluvial flooding occurs as a result of high intensity rainfall which overwhelms natural or human constructed drainage systems, resulting in water flowing overland and ponding in depressions. It is a particular problem in urban areas which are often dominated by impermeable surfaces, including roads, pavements and patios, which restrict the infiltration of water into the ground and promote run-off. New development proposals can exacerbate the problems of pluvial flooding, by accelerating and increasing surface water run-off.
- 13.26** The Council recognises the potential harmful impacts of surface water flooding and will seek to promote a more sustainable approach to drainage and flood risk management.

### Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS)

**DM 47.1** Consideration of drainage issues is a requirement for all development proposals. This consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

**DM 47.2** A DA proportionate to the development proposed must accompany planning applications in the following circumstances:

- (a) Development proposed in an area where there is evidence of a history of surface water flooding;
- (b) Development proposed in an area identified as having potential for surface water flooding;



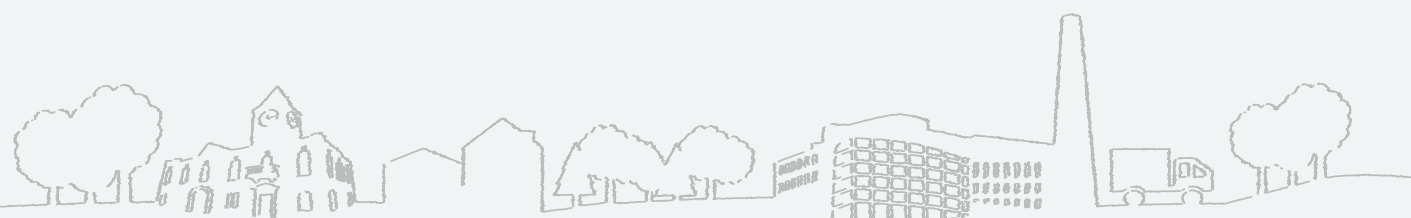
- (c) Where surface water run-off from the development proposed may adversely impact upon other development or important features of the natural or historic environment;
- (d) Residential development comprising of 10 or more units;
- (e) A development site of 1 hectare or greater; and
- (f) A change of use involving buildings and/or hard surfacing of 1,000m<sup>2</sup> or greater in area.

**DM 47.3** The DA must demonstrate that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and from the development elsewhere. The DA must also include suitable arrangements for the long-term management and maintenance of the infrastructure, on which mitigation depends.

**DM 47.4** Whilst recognising they may not always be a suitable mitigation measure, the Council will seek to promote the use of SuDS, as the preferred means of treating surface water and managing flow rates for development proposals in locations where this is a feasible solution.

**DM 47.5** In the case of development accompanied by a DA, the Council will expect applicants to demonstrate that they have considered use of the following measures to assist in minimising flood risk: 'soft' SuDS measures e.g. green roofs; swales; soakaways; basins; ponds; wetlands; and rainwater recycling, and 'hard' SuDS measures e.g. oversized storm water pipes with flow control attenuation tanks and permeable paving.

**DM 47.6** All SuDS schemes will need to be accompanied by an appropriate management plan (including arrangements for long-term maintenance).





## Amplification

- 13.27** The Council will only permit development in areas where there is evidence of surface water flooding, when the developer is able to demonstrate through a DA, that the flood risk can be effectively controlled and mitigated; and that it will not create greater potential for surface water flooding elsewhere.
- 13.28** The Council encourages all developers to consider drainage issues early in the site evaluation and planning process, not just at the detailed design stage of a development. Development proposals should demonstrate an understanding of how surface water will flow across the site taking account of topography and locating drainage features accordingly. The land which is susceptible to surface water flooding is identified on Flood Maps NI.
- 13.29** Hard, impermeable surfaces result in the rapid transfer of water during periods of rainfall which can result in drainage infrastructure being overwhelmed. SuDS schemes are designed to 'slow the flow' of water during periods of intense rainfall, resulting in a more manageable transfer of water. SuDS vary in size and composition, depending on the development proposal, and can be used in most developments where the flow of water would be large enough to be readily reduced.
- 13.30** Developers should consider the incorporation of SuDS as early as possible in the design process, whilst appropriate techniques may include such solutions as green roofs, permeable surfaces, oversized storm pipes, water storage (e.g. ponds), swales (shallow drainage channels), wetlands and ground water infiltration or a combination of such solutions.
- 13.31** Planning applications will be expected to be accompanied by an appropriate level of detail to ensure that proposals for SuDS are capable of practical implementation and where acceptable, the Council will need to be satisfied that suitable arrangements are in place with regard to the long term management and maintenance of the infrastructure, on which mitigation depends.





## Reservoir Flood Risk

### Why we have this Policy

- 13.32** The aim of this policy is to minimise potential flood risk for developments in close proximity to controlled reservoirs. This aim has taken account of and is consistent with the provisions of the SPPS.
- 13.33** Controlled reservoirs (or dams as they are often referred to) are water impounding structures designed to hold in excess of 10,000m<sup>3</sup> of water above the natural level of the surrounding land. These reservoirs constitute a potential source of flood risk that can have serious consequences due to flooding of downstream areas, within what is known as the area of inundation. This may ensue if the structure fails or is overtopped or it may also arise from the controlled release of water from the reservoir, which is necessary to avoid capacity exceedance and overtopping. In any of these circumstances, there is potential for rapid inundation of downstream areas and response times to flooding are likely to be short.
- 13.34** As there are a number of controlled reservoirs within the Borough, the Council will seek to manage development within inundation areas downstream of controlled reservoirs.

## Policy DM 48: Reservoir Flood Risk

### Reservoirs with Condition Assurance

**DM 48.1** The Council will permit development proposals within the potential flood inundation area of a controlled reservoir (as defined in the Reservoirs Act (NI) 2015) where it is satisfied, in consultation with DfI Rivers, that the developer has demonstrated the condition, management and maintenance regime of the reservoir are appropriate to provide sufficient assurance regarding reservoir safety to enable the development to proceed.



## Reservoirs without Condition Assurance

**DM 48.2** In cases where assurance on the condition, management and maintenance regime of the relevant reservoir cannot be demonstrated the development will only be permitted in the following circumstances:

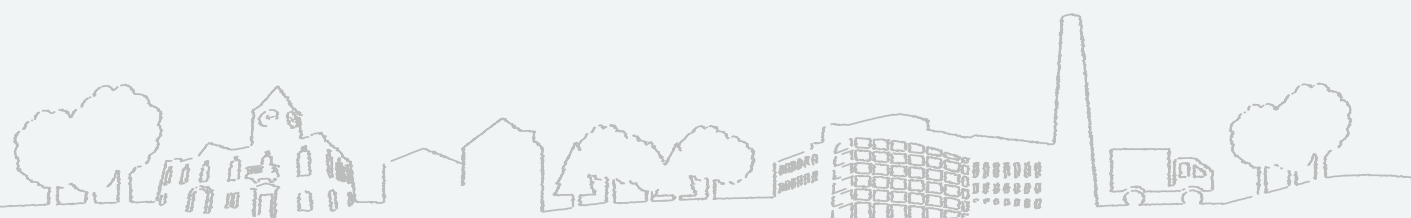
- (a) The replacement or change of use of an existing building(s) provided it is demonstrated that there is no material increase in reservoir flood risk to the development or elsewhere; or
- (b) The development proposal constitutes minor development that is likely to have a negligible effect on reservoir flood risk. For the purposes of this policy, minor development has the same meaning as that provided under policy DM 46; or
- (c) Where the Council is satisfied, in consultation with DfI Rivers, that it has been demonstrated through a Flood Risk Assessment (FRA), or other analysis, that the downstream flood risk in the event of an uncontrolled release due to reservoir failure would not preclude the development proceeding.

**DM 48.3** Where a reservoir FRA is deemed necessary this will need to set out suitable measures to manage and mitigate the identified flood risks, including details of emergency evacuation procedures.

**DM 48.4** Within the entire flood inundation area of a reservoir without condition assurance, there will also be a presumption against bespoke development for vulnerable groups (such as schools or sheltered accommodation for the elderly); essential infrastructure (such as emergency services, transport or utilities); and also development for the storage of hazardous substances likely to cause pollution in a reservoir flood event.

## Amplification

**13.35** Details of Controlled Reservoirs in the Borough are available on Reservoir Flood Maps produced by DfI Rivers and are available to view on its website. These provide the location of each Controlled Reservoir and the flood extent in the event of an uncontrolled release of water due to dam failure.





- 13.36** Development within the inundation area of a controlled reservoir will be acceptable in cases where certification has been provided from a competent reservoirs engineer that the condition, management and maintenance regime of the reservoir are appropriate to provide assurance regarding reservoir safety. Exceptionally, in cases where such assurance cannot be provided, but works are proposed or scheduled to the reservoir in question to bring it to a satisfactory state, the Council, in consultation with DfI Rivers, may consider the use of negative planning conditions where all other aspects of the development scheme are acceptable.
- 13.37** It should be noted that where FRA is undertaken to accompany proposals in the flood inundation area of a reservoir without condition assurance development will not be permitted in those areas where the FRA indicates a likelihood of fast flowing and/or deep inundation that would place people at risk. Depth and velocity will be assessed by DfI Rivers using the Defra matrix.

## Artificial Modification of Watercourses

### Why we have this Policy

- 13.38** The aim of this policy is to minimise the potential flood risk impact and adverse consequences for the environment associated with the modification of watercourses. This aim has taken account of and is consistent with the provisions of the SPPS.
- 13.39** The artificial modification of watercourses through culverting or canalising is widely accepted as an environmentally unsustainable practice, as such operations will often adversely impact upon the landscape quality, ecological integrity and biodiversity of our watercourses. Whilst it is recognised in some instances that culverting may alleviate local flood risk, it can nevertheless increase flood risk downstream by the accumulation of higher flows.
- 13.40** Such proposals run contrary to the Council's aim of making space for water and will therefore only be acceptable in exceptional circumstances.



## Policy DM 49:

### Artificial Modification of Watercourses

**DM 49.1** The Council will operate a general presumption against development, which results in the artificial modification of a watercourse, including culverting or canalisation operations. Exceptions to this will be strictly controlled and limited to the following:

- (a) Where the culverting of a short length (usually less than 10m) of a watercourse is necessary to provide access to a development site or part thereof; and
- (b) Where it can be demonstrated to the satisfaction of DfI Rivers that a specific length of watercourse needs to be culverted for engineering reasons and there are no reasonable or practicable alternative courses of action.

## Pollution

### Why we have this Policy

**13.41** The aim of this policy is to ensure that development proposals do not result in environmental pollution which could adversely affect the environment or local amenity. This aim has taken account of and is consistent with the provisions of the SPPS.

**13.42** Pollution can take various forms, including an unacceptable reduction in air or water quality, unacceptable noise levels and/or light pollution. The Council recognises that it is important in assessing new development proposals that careful consideration is given to the effects of any pollution on local amenity, human health and the quality of the environment.



## Policy DM 50: Pollution

**DM 50.1** The Council will only support development proposals with the potential to cause significant pollution in terms of noise, air, water and light emissions where a detailed assessment report, on the levels, character and transmission of the potential pollution is undertaken by the developer. The report must demonstrate that the development will not have an unacceptable adverse impact on local amenity or the environment and detail how any pollution arising will be appropriately mitigated.

### Amplification

- 13.43** Any detailed assessment report into the sources of pollution should be carried out by a suitably qualified professional.
- 13.44** Where the Council applies conditions to deal with pollution matters these may include a requirement for subsequent independent monitoring of emissions. Developers should also take account of any published guidance in relation to pollution matters, including that of DAERA.

## Major Hazards

### Why we have this Policy

- 13.45** The aim of this policy is to minimise health and safety risk by restricting development proposed in close proximity to major hazard sites and facilities. This aim has taken account of and is consistent with the provisions of the SPPS.
- 13.46** There are a limited number of major hazard sites and facilities in the Borough, which if new development were to be located in close proximity, could potentially result in an unacceptable impact on health and safety. These primarily relate to quarries where blasting occurs and a number of gas pipelines that traverse the Borough. In such cases, the Council recognises there may be a need to restrict new development in the interests of public health and safety.



## Policy DM 51: Major Hazards

### Major Hazard Sites (COMAH sites) and Major Accident Hazard Pipelines

**DM 51.1** The Council may restrict development adjacent to or near an identified COMAH site or Major Accident Hazard Pipeline, following consultation with the Health and Safety Executive for Northern Ireland (HSENI) and the relevant operator, where required.

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### Mineral Sites

**DM 51.2** The Council may restrict development in the vicinity of a mineral quarry site where blasting may take place. The Council will consult the HSENI on all applications within the defined buffer zone of operational quarries.

## Amplification

- 13.47** Major Hazard Sites (COMAHs) can include a wide range of chemical process sites and fuel and chemical storage sites. At present there are no COMAH sites located within the Borough, but this could change over the Plan period. The South North Pipeline and a small portion of the North West Pipeline, which are high pressure gas pipelines, run through the Borough. The Council is required to consult with HSENI on all development proposed in close proximity to these facilities and sites.
- 13.48** Further information and guidance on land use planning and hazards is available on the HSENI website.





## Contaminated Land

### Why we have this Policy

- 13.49** The aim of this policy is to ensure that the potential need for contaminated land remediation is taken into account when redevelopment proposals are being considered. This aim has taken account of and is consistent with the provisions of the SPPS.
- 13.50** The Council recognises that the redevelopment of brownfield land for new uses can help create more sustainable patterns of development. However, on occasion the recycling of land can result in problems where the land has been subject to uses and practices in the past which may have caused ground contamination.
- 13.51** In such cases, contaminated land remediation will be necessary in order to ensure end-users and neighbouring properties are not subject to unacceptable levels of health risk as a result of the proposed development. Remediation also helps to ensure that the natural environment is protected.

### Policy DM 52: Contaminated Land

**DM 52.1** The Council will only support development proposals on potentially contaminated land, where it can be demonstrated:

- (a) Through a site investigation and risk assessment that the site is in a condition suitable for the proposed development and is not causing significant pollution of the environment; and
- (b) Where necessary, effective remediation measures are agreed to ensure the site is made suitable for the new use and that appropriate disposal and/or treatment of any hazardous material takes place.



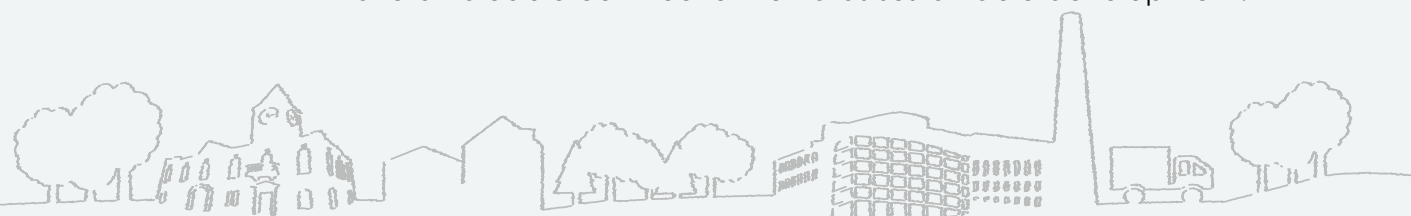
## Amplification

- 13.52** Where a site is known or suspected to be contaminated, developers will be required to carry out a detailed site investigation to establish the extent of any contamination and to determine the potential for pollution of water, land or harm to human health. This should be carried out by a suitably qualified professional.
- 13.53** Where a site proves to be contaminated, suitable remediation and mitigation measures must be identified to prevent potential adverse impacts of the development on local amenity, human health and the quality of the environment. The Council will normally attach conditions to the grant of any planning approval to ensure that remediation measures are carried out prior to, or as part of the development.
- 13.54** Developers are encouraged to liaise with the Environmental Health Section of the Council from an early stage when drawing up their proposals. When considering land contamination issues, developers should also have regard to the emerging guidance published by the Environment Agency, entitled 'Land contamination: risk management', which updates the previous CLR 11 guidance.

## Waste Management and Disposal Facilities

### Why we have this Policy

- 13.55** The aim of this policy is to support the development of sustainable waste management, recycling and disposal facilities in appropriate locations to ensure that we continue to reduce, reuse and recycle our waste. This aim has taken account of and is consistent with the provisions of the SPPS.
- 13.56** With the move to a circular waste economy, there has been a significant shift away from landfill disposal of waste in recent years. New waste treatment facilities have been developed to promote the recovery, recycling and where possible reuse of waste materials. This trend is likely to continue and the Council recognises the need to support additional facilities in appropriate locations, where these are consistent with the provisions of the Council's Waste Management Plan. Such provision can make a valuable contribution towards sustainable development.



**13.57** The Council recognises however that new waste facilities have the potential to cause environmental and amenity impacts and it is important that these are fully considered when assessing new proposals. This policy sets out the wide range of considerations in relation to such proposals, seeks to ensure that new facilities are suitably located and in the case of a site where waste operations have ceased, that these are restored to the benefit of the environment and local communities.

**Policy DM 53:**  
Waste Management and Disposal Facilities

**DM 53.1** Proposals for new waste management or disposal facilities or extensions to existing facilities will be supported where it is demonstrated that they meet a need established through the Council’s Waste Management Plan (WMP) or it is otherwise established that there is a local need for the proposal in relation to a particular waste stream that is consistent with the objectives of the WMP.

**DM 53.2** It must be demonstrated that the proposal will bring an overall net social, environmental and economic benefit without having a likely unacceptable adverse effect:

- (a) On human health;
- (b) In terms of air, water, noise or light pollution;
- (c) On the historic environment and natural heritage assets; and
- (d) On neighbouring uses and the character and amenity of the surrounding area.

**Locational Criteria**

**DM 53.3** All proposals for waste management or disposal facilities should have regard to the proximity principle, be designed to be compatible with the character of the surrounding area and adjacent land uses, and be suitably located, preferably within an existing or proposed industrial area; on derelict or degraded land; or within the confines of an existing or former waste management site. Where the facility is proposed in the countryside, it should preferably involve the reuse of existing buildings or be sited within or adjacent to a group of existing buildings and adequately integrated into its surroundings.



**DM 53.4** Any location proposed must have safe access arrangements and be capable of accommodating the potential transport impacts within the surrounding road network.

**DM 53.5** Civic amenity sites should be conveniently located in terms of access to serve a neighbourhood or settlement and provide adequate space for car parking and servicing, and be well screened from public viewpoints.

**DM 53.6** Where a waste facility is proposed that might be incompatible with or prejudice the operation of an existing economic development use, it will also be assessed under Policy DM 3.

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**Processing of Waste**

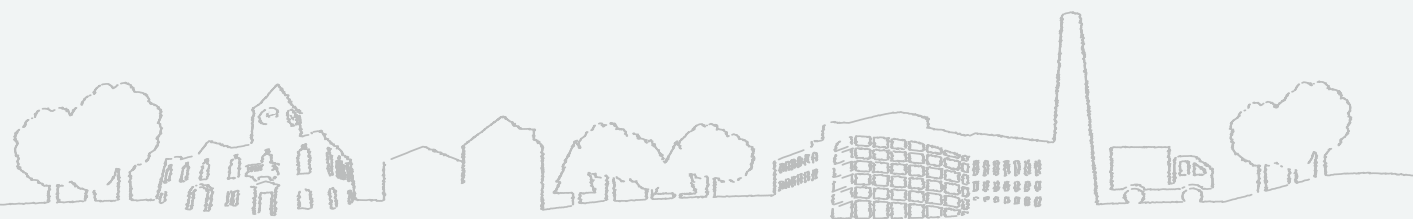
**DM 53.7** All sorting and processing of waste must be located within a purpose built or appropriately modified existing building, unless it is demonstrated that it is necessary for the works to be carried out in the open.

**DM 53.8** In the case of hazardous waste, all proposals must demonstrate to the satisfaction of the Council, measures for the appropriate handling, storage, treatment, processing and movement of the hazardous waste involved.

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**Restoration**

**DM 53.9** All proposals for waste disposal or agricultural land improvement must incorporate satisfactory measures for the restoration and aftercare of sites that will help enhance biodiversity once operations have ceased.





# Contactless

## Bottle Refill Station



To activate hold  
your hand 10cm  
in front of the sensor



#refilutionANBC

**Reduce**  
**Reuse**  
**Recycle**  
**Refill** 💧

Newtownabbey  
...ably

## Amplification

- 13.58** This policy will apply to all waste planning applications, including those for civic amenity sites, waste transfer stations, various types of recycling facilities, scrap-yards, multi-stream separation and material recovery facilities, composting facilities, and other treatment and recovery facilities. In all cases the Council will pay particular attention to the potential impacts of existing and approved waste management facilities on neighbouring areas and the need to separate incompatible uses.
- 13.59** Proposals for new waste management or disposal facilities will often require the submission of a range of assessments to allow for proper consideration of the impacts that are likely to arise and how it is intended that these will be mitigated. These may include, but are not limited to, odour, noise, ecological and transport assessments. Other factors that may need to be addressed include litter control, vermin and birds control, how and where waste will be handled and stored, land instability and hours of operations for the proposed facility. Where the proposal relates to the infilling of a site with waste, details on the proposed levels of the site and an assessment of visual impact will be required. Certain waste proposals, by virtue of the type of operation to be undertaken, their scale or location, will require the submission of an environmental statement under the provisions of the Planning (Environmental Impact Assessment) Regulations (NI) 2017.
- 13.60** Whilst proposals involving the deposition of inert waste on agricultural land can result in the improvement in land quality, care will be needed to ensure such schemes do not adversely affect natural heritage interest and the wider environment. The main purpose of such a proposal should clearly be to improve land quality, rather than the disposal of waste. In this regard, the quantity of waste to be deposited should be the minimum required to achieve the proposed improvement.
- 13.61** Where proposals involve the processing of waste, full details of the types of waste to be processed using waste codes must be submitted with the application.
- 13.62** In assessing waste proposals, advice will be taken from the Council's Environmental Health Section, DAERA and other relevant statutory bodies. Applicants are advised to engage with DAERA directly in advance of making any planning application, to ensure that matters relating to waste



management licensing are fully considered. Discussion with the Council at the early stages of formulating a proposal, can also assist in determining what information or assessments may be required to accompany applications.

- 13.63** Proposals for a new or extended Waste Water Treatment Works will be assessed under Policy DM 14.

## Protection of Existing Waste Management Facilities

### Why we have this Policy

- 13.64** The aim of this policy is to protect existing waste management facilities within the Borough, so that we can continue to process and dispose of the waste we produce. In addition, the policy seeks to ensure that existing waste management infrastructure is not prejudiced by new developments of a sensitive nature, such as new residential development. Equally, where development is proposed in the vicinity of existing sites, this will not be adversely affected by any aspect of the existing waste management operations and processes undertaken. These aims have taken account of and are consistent with the provisions of the SPPS.

## Policy DM 54: Protection of Existing Waste Management Facilities

**DM 54.1** Existing Council and private sector waste management facilities will be safeguarded to ensure that they meet long-term waste management needs.

**DM 54.2** Proposals involving the development of land adjacent to, or in the vicinity of, an existing or approved waste management facility will only be permitted where this:

- (a) Will not compromise or unduly restrict activities permitted to be carried out within the waste management facility; and
- (b) Will not give rise to unacceptable adverse amenity impacts upon the occupants/users of the proposed new development.





## Amplification

**13.65** Waste Management facilities carry out an important function in the treatment and disposal of our waste. Whilst environmental standards are continually improving, the Council nevertheless recognises that there may be potential environmental issues associated with individual sites that could impact adversely on local amenity, for example, noise, odour, windblown litter and bird nuisance. As a consequence the potential adverse impact of existing or approved facilities upon proposed development on neighbouring land is an important material consideration.

**13.66** Applications will be assessed taking account of the specific circumstances prevailing at particular locations. Relevant considerations will include the sensitivity of the use proposed, the nature and capacity of the waste management facility, local topography, prevailing wind direction, screening and disposition of existing development and the precise position of actual odour or noise sources within the boundaries of the facility. In all cases advice will be sought from the Council's Environmental Health Section.







Plan  
Strategy

14

**MONITORING  
OF OUR  
PLAN**

## 14 Monitoring of Our Plan

- 14.1 Monitoring will be a critical element in assessing delivery of the Local Development Plan (LDP) once it is adopted. The Council will therefore regularly update data, review land use decisions and work with its partners in order to identify how the LDP is meeting its Strategic Objectives and what issues or new opportunities are emerging within the Borough.
- 14.2 Whilst the LDP is intended to be a flexible document capable of responding to changing needs and circumstances both regionally and locally, monitoring will nevertheless assist the Council in determining whether changes need to be made to specific policies and proposals and the overall need for a review of any part of the Plan.
- 14.3 Whilst delivery of much of the LDP will rely on development undertaken on the foot of planning applications, the Council recognises that it cannot deliver the Objectives of the Plan alone. Many of the key functions associated with physical development such as transport, water, sewerage infrastructure and regeneration powers rest with other statutory authorities and service providers. The Council will therefore need to engage with its partners to ensure elements of the Plan outside of its control are effectively reviewed, monitored and implemented.
- 14.4 The Council will also work with key partners, through its Community Planning role, to help ensure that work undertaken supports and complements delivery of the LDP and contributes to delivery of the Plan Vision and Strategic Objectives for the Borough.

### Annual Monitoring Report

- 14.5 In view of the importance of monitoring in delivery of the LDP, the new planning system introduced in 2015 requires the Council to prepare an Annual Monitoring Report (AMR) following the adoption of its LDP to be submitted each year to the Department for Infrastructure. As a minimum the AMR must specify the following:
- (a) Housing land supply;
  - (b) The number of net additional housing units built;
  - (c) The supply of land for economic development purposes; and
  - (d) Such other issues as appear to the Council to be relevant to the implementation of the LDP.



**14.6** Furthermore, the SPPS (DoE, 2015) indicates that Councils must keep under review the implementation of their plans and report annually to the Department on whether the Objectives in the LDP are being achieved. The Council will therefore measure the performance of the LDP by assessing how effective its policies are in delivering the Plan's Vision and Objectives.

**14.7** The mechanism for reporting on the performance of the Plan will be the LDP's Annual Monitoring Report (AMR), which will provide a summary of the information collected by the Council each financial year (1 April to 31 March) in relation to a number of indicators.

**14.8** The Council also monitors a range of broader context indicators or general statistics for the Borough as part of its community planning duties and its performance and transformation function. Wherever possible, information already gathered through these existing monitoring processes will be used to inform the AMR for the Plan.





## Indicators

- 14.9** The AMR will be prepared by applying a series of LDP indicators building upon those outlined in legislation. However, the Council recognises that data cannot be collected for every policy in the Plan. To do so would lead to an unnecessarily large and complicated document. Therefore, it is intended that key policy areas linked to delivery of the Plan's Strategic Objectives will be monitored to allow trends to be analysed. Where possible, use will also be made of existing information already being collated by the Council or other recognised sources. Not all of the policies within the Plan translate into measurable indicators, so not all policies have an associated indicator. The AMR will be flexible and will introduce new indicators to improve monitoring where new data and/or information becomes available. In addition to the AMR indicators, the Council will also be bringing forward indicators in relation to monitoring of the LDP's Sustainability Appraisal and wherever possible will seek to align these.
- 14.10** As indicated above, the AMR is required to be submitted following adoption of the LDP. At this stage in the Plan process with publication of the Plan Strategy, the Council therefore intends to provide an Indicative Monitoring Framework. This will continue to develop as progress is made on the LDP and will be completed to accompany publication of the Local Policies Plan stage of the LDP.

## Future-Proofing the Plan

- 14.11** The LDP process affords greater flexibility in the planning process and enables the Council to adapt the Plan to changing local circumstances. This may require a review or partial review of the Plan's Strategic Objectives, Strategic Policies and/or Detailed Management Policies and Proposals. If any change is required, this should be based on a robust evidence base.
- 14.12** The AMR and 5-year reviews of the Plan required under planning legislation will ensure the LDP is effectively monitored on an on-going basis.



Indicative Monitoring Framework

Policy (Where we want to be)	The Outcomes that we want	The Indicators we will use to monitor the desired Outcomes
Sustainable Development		
Policy SP1: Sustainable Development	Adopted LDP documents providing Strategic and Detailed Management Policies for development management; and proposals for site allocations and local designations.	Adoption date of the Antrim and Newtownabbey LDP 2030.
	Sustainable development in accordance with the adopted LDP.	The number of planning applications permitted and refused by development type.
		The number of planning applications notified to DfI and the total no. of applications called in by DfI.
		The number of planning applications allowed by the Planning Appeals Commission (PAC).
	Growth in jobs, homes, infrastructure and services in the Borough accords with the direction set out in the Spatial Growth Strategy.	The level of growth and amount of physical development that occurs in the Places of the Borough.



Policy (Where we want to be)	The Outcomes that we want	The Indicators we will use to monitor the desired Outcomes
<b>A Place of Economic Opportunity</b>		
<b>Policy SP2: Employment</b>	Innovation and investment will be encouraged with growth of up to 9,000 new jobs by 2030.	Economic Health Check considering a range of existing economic indicators for the Borough, including employment figures.
		The number of planning applications permitted for economic development of 500m <sup>2</sup> or greater.
		Estimated level of investment and jobs growth associated with the approval of Major planning applications.
	A supply of sufficient land is maintained for future economic development.	The amount of employment land available for development in Strategic Employment Locations and Local Employment Sites.
	Strong protection is afforded to the Borough's Strategic Employment Locations.	The number of planning applications permitted for alternative non-conforming uses in SELs and the amount of land (or area of floor space) lost.
	The vitality and viability of our Town Centres is maintained and enhanced.	Town Centre Health Checks considering a range of indicators, such as vacancy rates and level of pedestrian footfall.
		The number of Major planning applications permitted for retail development and other main town centre uses and the area of new floor space (m <sup>2</sup> ) created.
		The number of planning applications permitted for retail development and complementary uses of 500m <sup>2</sup> or greater on sites outside the defined hierarchy of retail centres.



## A Place of Economic Opportunity (continued)

<b>Policy SP2:</b> Employment	A vibrant and sustainable tourism economy.	The number of planning applications permitted for new tourism facilities and accommodation in the Borough.
		Tourism Health Check considering a range of existing tourism indicators, such as overall visitor numbers and overnight stays in the Borough.
<b>Policy SP3:</b> Transportation & Infrastructure	Improved accessibility within and to and from the Borough.	The number of strategic transport schemes/improvements delivered by DfI, including the extension of the Belfast Rapid Transport – Glider and improved trunk road linkages.
	A reduced need to travel and modal shift from the use of the private car to sustainable modes of transport including buses, walking and cycling.	The number of planning applications permitted:
		(a) For Park & Ride/Park & Share schemes;
		(b) Incorporating cycling facilities
		(c) With Active Travel Plans.
	Improved digital connectivity through fast and reliable Wi-Fi, fibre optic broadband and mobile broadband.	The development of Greenways and new cycle paths.
		Vehicle trips statistics for the Borough.
		Bandwidth of broadband across the Borough.
		The number of 'Not-Spots' in the Borough.
	Adequate public utilities and infrastructure is provided to enable sustainable growth and economic investment in the Borough.	The amount of capacity available in WWTWs and ongoing liaison with other major utilities providers.





Policy (Where we want to be)	The Outcomes that we want	The Indicators we will use to monitor the desired Outcomes
<b>A Vibrant and Liveable Place</b>		
<b>Policy SP4:</b> Homes	Sustainable growth of 9,750 new homes between 2015 – 2030.	The number of new homes completed in the Borough by settlement and in the countryside.
	A 5 year supply of land for housing.	The amount of housing land available for development in the Borough's settlements.
	A choice of homes being built in the Borough to: (a) Address the need for social and affordable housing; and (b) Help meet the needs of residents over a lifetime.	The number of new homes completed in the Borough by tenure.
		The number of planning applications for 20 dwellings or more that include a proportion of the dwellings designed to 'Lifetime Homes' standard.
<b>Policy SP5:</b> Community Infrastructure	Access is available to education, health, community and recreational facilities that meet the needs of our residents.	The number of planning applications permitted for the redevelopment of community facilities (including open space) to alternative uses.
		The number of planning applications permitted for the development of new community facilities.
		The level of usage of the Borough's recreational facilities and liaison with key service providers in relation to appropriate indicators for maintaining the capacity of the Borough's education, health and community facilities.



A Vibrant and Liveable Place (continued)		
Policy SP6: Placemaking and Good Design	Development of high quality, attractive and sustainable places within our Borough.	The proportion of Major planning applications permitted in the Borough where Policy SP6.2 is cited as a reason for granting permission.
		The proportion of planning applications for 10 dwellings or more and non- residential development of 500m <sup>2</sup> or greater accompanied by a Design and Access Statement.
Policy SP7: Historic Environment	Resist the loss of, strengthen the protection of, and promote improvements to heritage assets and their settings.	Changes to designation of heritage assets.
		Change in number of heritage assets at risk in the Borough.
		The number of development proposals permitted involving heritage assets contrary to advice received from DfC Historic Environment Division.



## A Place with a Sustainable Future

<b>Policy SP8:</b> Natural Heritage	Protect and enhance the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.	Changes to designation of natural heritage assets.
		Condition of natural heritage assets within the Borough.
		The number of development proposals permitted impacting on natural heritage assets contrary to advice received from DAERA Natural Environment Division.
<b>Policy SP9:</b> Natural Resources	Sustainable use of mineral resources.	The number of development proposals permitted for minerals development.
		The number of development proposals for surface development permitted within Mineral Reserve Policy Areas.
	More power derived from a diverse range of renewable energy technologies employed across the Borough.	The number of development proposals permitted for renewable energy technologies by type.
		The amount of energy (MW) by technology type produced from renewable sources.
<b>Policy SP10:</b> Environmental Resilience & Protection	Minimise flood risk in new development.	The number of development proposals permitted in identified Flood Risk Areas.
	Increased use of sustainable drainage systems (SuDS) as the preferred method of treating surface water for new development proposals.	The number of development proposals permitted that incorporate SuDS.
	Increased recycling of waste.	The number of new or extended waste management facilities permitted.
		The amount of waste recycled within the Borough.



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Strategy



**APPENDIX A**  
**Evidence Base**



## List of Evidence Papers

1	Population
2	Settlement Evaluation
3	Economic Growth
4	Retail and Commercial Leisure Study
5	Tourism
6	Housing
7	Historic Environment
8	Community Facilities
9	Open Space, Sport and Recreation
10	Transportation
11	Public Utilities
12	Minerals
13	Renewables
14	Flooding
15	Waste
16	Landscape Character Assessment
17	Natural Heritage
18	Rural Pressure Analysis
19	Coast
20	Loughs
21	Placemaking and Good Design



Plan  
Strategy



**APPENDIX B**  
**Guidance for**  
**Residential**  
**Extensions and**  
**Alterations**

- B1** The purpose of this Appendix is to set out the Council's detailed guidance to provide a consistent basis against which to consider an extension and/or alteration to a dwelling house or flat, including those in multiple occupancy and any proposal for a domestic garage or an outbuilding.
- B2** The guidance is intended to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment. It should also be noted that a well designed extension or alteration can enhance and add value to a property, while a poorly designed extension or alteration can make it difficult to sell.
- B3** Although the guidance may not cover all the site specific issues that can arise it covers the main considerations that will be taken into account when determining a planning application. If it is followed, an extension or alteration is more likely to be granted planning permission, and unnecessary delays in processing applications avoided.

## Context and Design

- B4** An extension or alteration to a residential property should be designed to become an integral part of the property both functionally and visually. Such works should not be designed in isolation solely to fit in a required amount of accommodation. Proposals that are badly sited or designed, or that are incompatible with their surroundings, can lead to an undesirable change in the character of the existing property and the area in which they are located. Success depends upon striking the right balance between adaptation and sensitivity to the original design.
- B5** The overall aim is to encourage high quality design solutions irrespective of whether the approach followed seeks to mirror the style of the existing property or adopts a contemporary modern design approach. To ensure good design any extension or alteration will need to complement the host building and respect its location and wider setting.
- B6** An extension or alteration should not be so large or so prominent as to dominate the host property or its wider surroundings, rather development proposals should be in scale with existing and adjoining buildings. All such works should have proportion and balance, fitting in with the shape of the existing property. The height, width and general size of an extension should generally be smaller than



the existing house and subordinate or integrated so as not to dominate the character of the existing property, although it is accepted that on occasion a larger extension may be required - for example to facilitate the renovation and upgrading of a small rural dwelling to meet modern amenity standards. It will not usually be appropriate to allow an extension to project above the ridge line of the existing dwelling and this will be especially important where uniform building height is part of the street scene.

**B7** Proposals in an urban context should not overdevelop the site in terms of massing, plot size and proximity to boundaries thereby, for example, creating a visual 'terrace' effect. This is one of a number of problems associated with side extensions, where they can alter the character of the area by filling the visual gaps between residential properties. The need for adequate space alongside boundaries is also important to provide ease of access to the rear of the property and to allow for maintenance. This will also serve to eliminate the possibility of any part of the extension, including rainwater goods, overhanging neighbouring property.

**B8** A further concern may arise where a side extension to a semi-detached dwelling is proposed at the same height and follows the same building line as the block comprising an original pair of dwellings. This will often compromise the appearance and architectural integrity of the block, and if repeated throughout a neighbourhood is likely to have an adverse impact upon the character of the wider area. To address this particular problem, proposals of this nature should be 'set back' from the building line or front of the house and also 'set down' from the ridge line.

**B9** Extensions or alterations to the front of a property require great care as the front elevation is often the most visible to public view. Poor design can upset the architectural integrity of the existing property and have an intrusive effect on the street scene. It is important, therefore, to ensure that extensions and alterations to the front of the property do not detract from the street scene, especially where there is a clear and visually obvious 'building line' or architectural features. In such cases they should appear to be part of the existing property and not an obvious addition. This can be achieved by ensuring any such works are in proportion with the property, its fenestration and detailing, with matching materials, roof design and pitch.





- B10** Alterations or an extension to a dwelling should not infringe upon a neighbour's property. For example, it is an infringement of a neighbour's property rights should foundations or guttering encroach onto their land or if an extension overhangs or attaches to their property. Where an extension abuts or runs close to a property boundary, permission to enter neighbouring land will also be required to enable approved works to be carried out or for future maintenance purposes. Consequently, it is advisable to discuss proposals with any neighbours before submitting a planning application. It should be noted that infringement of property rights is primarily a legal matter between the relevant parties.

## Garages and other associated outbuildings

- B11** Buildings within the residential curtilage, such as, garages, sheds and greenhouses can often require as much care in siting and design as works to the existing residential property. They should be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. The use of false pitches should be avoided as these often detract from the appearance of these buildings, particularly when viewed from the side.
- B12** Garages or outbuildings wholly located in front gardens or those that extend in front the established building line can over-dominate the front of the property and detract from the street scene and will therefore generally be resisted.
- B13** In the countryside, ancillary buildings should be designed as part of the overall layout to result in an integrated rural group of buildings.

## Roof Extensions

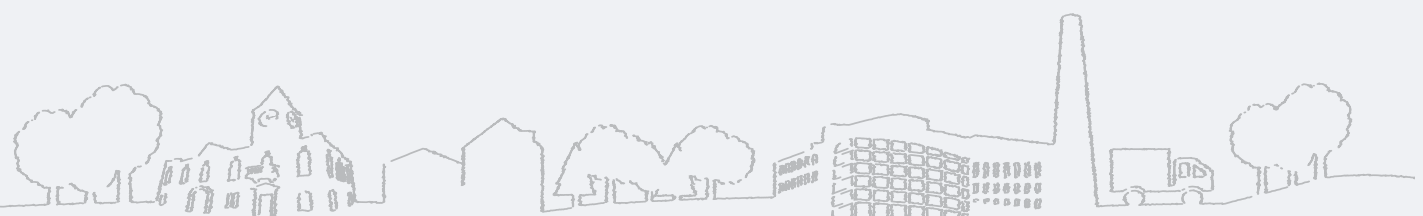
- B14** An extension or alteration which copies the roof type and angle of pitch of the original residential property will be more successful than those proposals that introduce a completely different type of roof. The roofing material of any pitched roof extension should seek to match that of the original. Flat or mansard roofed extensions to traditional buildings are seldom harmonious. However, they may be acceptable where they are not open to public views.



- B15** The use of loft space to provide bedrooms or other living space can often provide additional accommodation. However, alterations to the roof profile of any building can be particularly sensitive as roofs play an important part in contributing to a building's appearance and the overall character of the area. An extension to the rear of a property should ensure that the roof of the extension does not project above the ridge of the existing dwelling as this can give an unsightly view along the streetscape. Rooflights, which lie parallel with the plane of the roof, are a particularly sympathetic way of providing light to a room within a roofspace. They may often constitute permitted development but care should be taken to ensure compliance with Building Regulations where such windows are intended to provide a means of escape.
- B16** The regular repeated rhythm and uniformity of roof forms and chimneys may be a particular feature of a group of similar buildings or the wider townscape and should therefore be retained. If elements, which are not part of the original property are proposed, for example, a dormer roof extension, these should be designed in a manner that complements the period and style of the original property, or to reflect the best examples of such features on properties of a similar period in the area.
- B17** Where a dormer is open to public view, it can interfere with both the original design of the existing building and cause a visual intrusion into the street scene or rural setting. Dormer windows to the front or side of a property will be resisted in areas where they are uncharacteristic, particularly large box dormers that are over-dominant often extending the full width of the roof. The size and number of dormers should therefore be kept to a minimum to avoid dominating the appearance of the roof and should be located below the ridge line of the existing roof. Positioning dormer windows vertically in line with the windows below and ensuring that they are smaller in size will usually avoid a top-heavy or unbalanced appearance.

## Detailing

- B18** Attention should be paid to design details such as the position, shape, proportion and style of windows, doors and other features to complement the existing property and respect the character and appearance of the area. To facilitate the integration of an extension or alteration with the existing property, new windows should be aligned to the existing fenestration and match the symmetry of the existing dwelling. The relationship between solids and voids



is an essential component of any new proposal, but particularly when extending or altering an existing property where window size and height diminish on upper floors.

- B19** Older residential properties in particular often have interesting arches, brick detailing and other special features or ornamentation which add character. Continuing or reflecting such ornamentation around doors, windows and at the eaves in the design approach followed can be an effective way of integrating any extension or alteration work with the existing property.

## External Finishes

- B20** The external finish of a proposal should aim to complement the type of materials, colour and finish of both the existing building and those of neighbouring properties, particularly where certain materials strongly predominate. Using similar or complementary materials to those of the existing property is more likely to produce a successful extension or alteration. The re use and recycling of building materials is encouraged and will be especially important when carrying out work to a listed building, or buildings within a Conservation Area or an Area of Townscape Character.

## Sustainable Design

- B21** The Council wishes to promote and encourage a sustainable approach to development. The extension or alteration to a residential property can provide the opportunity to improve its sustainability in terms of incorporating energy efficiency measures, renewable energy technologies, the re-use of existing materials and measures to enhance biodiversity. For example, additional insulation and rainwater recycling using water butts.
- B22** Where existing walls are being demolished or roofs altered, existing materials can often be salvaged and re-used, which will benefit the visual appearance of the new work and its integration with the existing property. Solar thermal panels that produce hot water and photovoltaic (PV) panels that produce electricity can be installed in roofs. PV tiles are now available that look like traditional tile and slate roofs, allowing the installation of these systems to be sensitive to the character, colour and style of the existing roof. Green or 'living' roofs can further benefit the environment by enhancing biodiversity and



providing high standards of insulation. Extensions also provide the opportunity to consider the provision of additional landscaping to soften the impact of such works (see also paragraphs B39 – B40).

## Walls and Fences

**B23** Walls and fences, particularly in front gardens, can also have a significant effect on the appearance of the property and streetscape. When erected beside driveways or on corner sites they can have an impact on sightlines and traffic safety. Both the visual and road safety aspects of a wall or fence will be assessed when proposals are being considered. Materials should always complement the character of the property and the neighbourhood. Expanses of close-board fencing bordering public areas are visually unacceptable. It should be noted that some walls or fences may be permitted development.

## The Countryside

**B24** The impact of an extension or alteration on the visual amenity of the countryside needs to be considered. Proposals should be in keeping with the character of the existing property and its countryside setting. Through poor design the individual and cumulative effect of extensions and alterations which are disproportionate in size to the existing property, or which require the use of land outside the established curtilage of the property, will result in a detrimental change to rural character.

**B25** Many rural dwellings occupy larger plots than their urban counterparts. Whilst there may be sufficient room on the plot to accommodate an extension in physical terms, great sensitivity is required to ensure the proposal integrates with the existing dwelling and surrounding landscape. In assessing the potential impact of development in the countryside, particular regard will be paid to the quality and nature of the landscape in the locality and at the particular site.

**B26** The suburban boundary treatment of walls or fences and the introduction of ornate pillars are inappropriate in the rural landscape and will be resisted.



## Residential Amenity

**B27** The Council considers it important that the amenity of all residents is protected from 'unneighbourly' extensions as these can cause problems through overshadowing/loss of light, dominance and loss of privacy. The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass and location of an extension and window positions. Single-storey extensions to the rear of a semi-detached or terraced dwelling will generally be acceptable where the depth does not exceed 3.5 metres from the back wall of the original building, at the boundary with an adjoining dwelling. Larger extensions will be assessed in light of the following guidance, although it is acknowledged that flexibility may be needed in respect of older properties with small plot areas or where the proposal seeks to meet the specific needs of a person with a disability.

## Privacy

**B28** Except in the most isolated rural location, few households can claim not to be overlooked to some degree. The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration where an extension or alteration is proposed adjacent to existing properties. Balconies, roof terraces, decking, dormer windows, windows in side elevations and conservatories all have the potential to cause overlooking problems, due to their position and orientation, particularly from upper windows. The use of obscure glass, velux windows and high-level windows in appropriate circumstances can often minimise this potential, for example, the use of obscure glass for bathroom and landing windows. However, this is not considered an acceptable solution for windows serving main rooms such as bedrooms, living rooms, dining rooms or kitchens.

**B29** Proposals should seek to provide reasonable space between buildings in order to minimise overlooking. This will also assist in providing acceptable levels of daylight to properties. In the case of dormer windows, restricting the size of the window and setting it back from the eaves is usually an adequate solution that can protect neighbouring privacy.

**B30** Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property, of your neighbours' house. As a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.





## Dominance

- B31** Dominance is the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property. Neighbouring occupiers should not be adversely affected by a sense of being 'hemmed in' by an extension. This can often result from the construction of a large blank wall. Dominance can be increased when the neighbouring property is at a lower ground level to the development site. Loss of light is usually a consequence of dominance. Two storey rear extensions to semi-detached and terraced dwellings are usually very prominent when viewed from adjoining dwellings and can dominate outward views from adjoining ground floor windows, appearing excessively large and overbearing. It is appropriate, however, to take account of the prevailing local environment.

## Overshadowing/Loss of Light

- B32** Sunlight and daylight are valued elements in a good quality living environment. Effective daylighting can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of our homes through passive solar heating. In designing a new extension or alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties.
- B33** Where an extension is poorly sited or badly designed it can cast a shadow that may reduce a neighbour's daylight and adversely affect their amenity to an unacceptable level. It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension. Overshadowing to a garden area on its own will rarely constitute sufficient grounds to justify a refusal of permission.
- B34** In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.
- B35** Significant problems of sunlight or daylight loss are most likely to occur in terraced or semi-detached housing situations and it is here that most care needs to be taken. An extension should be kept as far as possible from neighbouring windows and boundaries to minimise impact.



**B36** To help assess the loss of light as a result of a proposed development to the front or rear of a residential property, the 60 degree and 45 degree lines, as shown in Figure 1 for single storey and two storey extensions respectively, will be employed. These lines will be taken from the centre of the closest neighbouring window. It should be noted that where the closest window is located at first floor level it may be more appropriate to consider this against the 60 degree line. The elevations and outline plans of adjoining properties should be shown on drawings, accurately scaled (in metric measurement) to allow proper consideration of this matter.

**B37** The guidance in Figure 1 is not however a rigid standard which must be met in every case. Rather it is an assessment tool which will be used in conjunction with other relevant factors in order to gauge the acceptability of proposals in terms of the overshadowing/loss of light impact upon neighbouring properties. Other relevant factors which will be considered in this assessment are set out below:

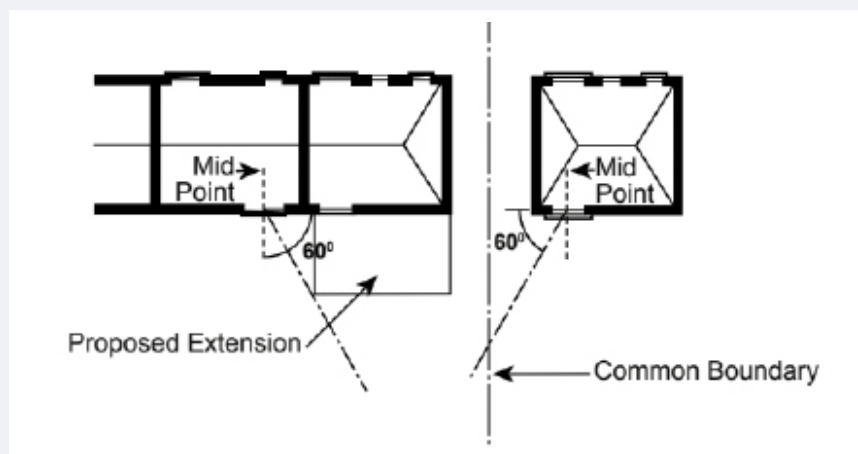
**(1) The existing form and type of extension prevalent in the area.**

For example, where the majority of dwellings in a terrace have already been extended in a similar way to the application proposal this matter will be balanced against any adverse impact on neighbouring properties.

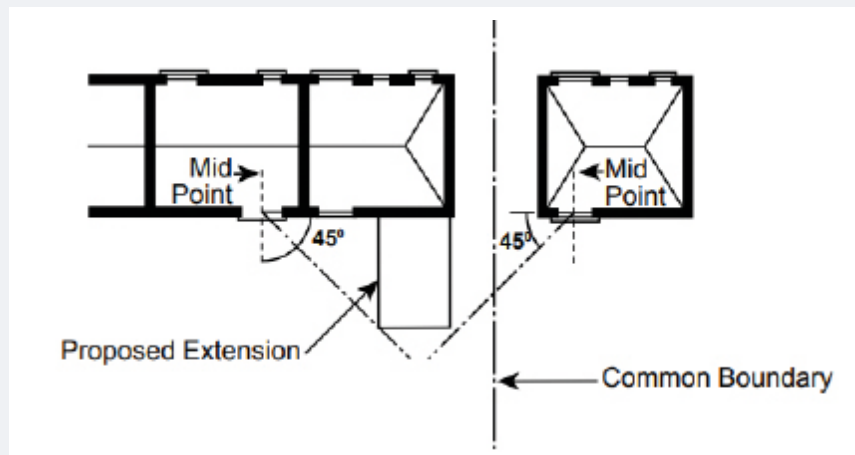
**(2) The proposed design of the extension or alteration.**

For example, where a proposed extension incorporates significant glazing in the design, the impact on neighbouring properties may be acceptable in circumstances where alternatives might result in unacceptable overshadowing.

Figure 1 House Extensions



### Single Storey



### Two Storey

Adjoining development should be shown on plan for the proper assessment of the proposal.

#### ***(3) The particular characteristics of the site and its context.***

For example, where daylighting to an adjacent dwelling is already impeded by an existing building or boundary wall and the proposal would not significantly exacerbate the existing situation.

#### ***(4) The orientation and position of a neighbour's window in relation to the proposed extension, the room it serves and whether the window affected is the primary source of light for that room.***

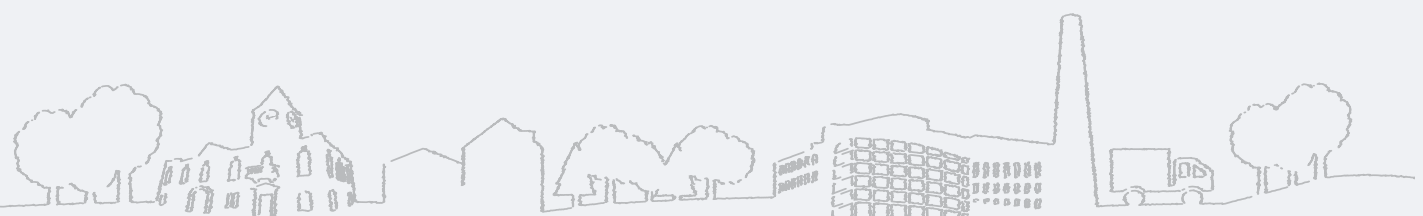
For example, account will be taken as to whether a room affected by a proposed extension benefits from an alternative natural source of light.

#### ***(5) The potential size and form of an extension allowable under permitted development.***

For example, where a proposal would not have an impact significantly greater than that of an extension allowable under permitted development rights.

#### ***(6) Provision of an extension or alterations to meet the particular needs of a person with a disability.***

For example, a modest single storey extension required to meet the particular needs of the person in question will be a material consideration to be balanced against any adverse impacts on the neighbouring property. This may result in the criteria relating to daylighting and overshadowing being relaxed.



## Noise and General Disturbance

**B38** Residential areas can be sensitive to noise and general disturbance, particularly in the late evening when there is an expectation that surrounding background noise will remain low. An extension or alteration such as a balcony, roof-terrace or high level decking can all increase the level of noise and general disturbance experienced by residents of adjacent properties and will be subject to particular scrutiny.

## Landscape

**B39** Landscaping is a vital consideration for all development and should form an integral part of any proposal. Landscaping can create a high quality setting, help integrate new development into its surroundings and assist the promotion of biodiversity of native species or other species characteristic of a particular area.

**B40** Proposals for landscaping should therefore always be considered as part of any application for an extension. The retention of existing trees, hedges and other significant landscape features will often be an important element in this and will usually help to reduce the impact of an extension on the character of the surrounding area more readily than walls or fences. Where important trees and landscape features exist within a site, care should be taken that extensions are not sited too close to them. To ensure that full account is taken of existing trees and landscape features within the residential curtilage, such features should, as part of a planning application, be accurately detailed on a site survey map in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Where it is proposed that existing trees or significant landscape features are to be removed, the layout plan should indicate proposals for compensatory planting.







## Private Amenity Space

- B41** Amenity space is an essential part of the character and quality of the environment of residential properties. It is important therefore to ensure, when bringing forward a proposal to extend, that adequate amenity space - particularly private space, is left. Garden space around a residential property is an integral part of its character and appearance and should not be reduced to a point where it is out of scale or fails to meet the present and future occupiers need for adequate useable private amenity space.
- B42** All residential properties require some in-curtilage private open space, usually to the rear, compatible with the overall size of the plot, for normal domestic activities, such as, bin storage, clothes drying, sitting out and playspace. This space should enjoy a high degree of privacy from the public street and from any other public places.
- B43** Residents may now have up to three bins per household to facilitate recycling. It is inappropriate for these to be stored in front gardens, which are rarely private, as they provide a public aspect and can adversely affect the character and appearance of the area. Care should be taken to ensure that proposals to extend do not decrease the amount of private open space to a level that cannot accommodate the normal domestic activities identified in B42 above.
- B44** The level of private open space for new residential property is detailed in 'Creating Places – Achieving Quality in Residential Developments (DoE/DRD, 2000)' supplementary planning guidance. In considering the effect of an extension on private amenity space the Council will take these guidelines and the prevailing standard of private amenity space in the local environment into account.
- B45** Extensions, particularly to the side of a residential property, whereby refuse and garden equipment will need to be carried through the house or stored in the front garden, will not normally be permitted. An exception may be made where a route can be maintained through the extension via a garage or utility room on the ground floor.



## Access and Car Parking

- B46** An extension or alteration to a residential property that involves the conversion of an attached or integral garage to create additional living space can result in the loss of in-curtilage car parking provision. In such cases, care should be taken to ensure that any car parking space lost due to the proposed development is capable of being accommodated elsewhere within the curtilage of the site or can be accommodated on street.
- B47** Proposed works that would result in the significant loss of car parking spaces or a turning area, with no reasonable alternative being available, will not be acceptable. Similarly the use of an entire garden area to provide car parking or a turning area will be resisted.
- B48** Garages should be positioned where they can be accessed safely. To ensure the highway is not blocked while the door is being opened, a new garage which gives access to the public highway should retain a minimum of 6.0m of driveway within the residential curtilage. Further detailed guidance in relation to in-curtilage driveways, hardstandings and vehicle turning facilities is set out in 'Creating Places – Achieving Quality in Residential Developments (DoE/DRD, 2000)' supplementary planning guidance.

## Extensions and Alterations to provide for Ancillary Uses

- B49** An extension or alteration to a residential property to provide an ancillary use, such as additional living accommodation for elderly or dependent relatives, should be designed to demonstrate dependency on the existing residential property. Proposals of this nature should be designed in such a manner as to easily enable the extension to be later used as an integral part of the main residential property. Ancillary uses should provide limited accommodation and shared facilities, for example kitchens and be physically linked internally to the host property. Ancillary uses that could practically and viably operate on their own will not be acceptable.



## Security and Designing out Crime

**B50** When undertaking any building work in the home, it is important to consider how this could affect security. Indeed planning for such works provides an ideal opportunity for householders to review security measures for their entire property and this can help promote a more secure residential environment.

**B51** Incorporating sensible security measures during the extension or refurbishment of buildings has been shown to reduce levels of crime and the fear of crime. By bringing the crime prevention experience of the police more fully into the planning and design process, a balance can be achieved between safety and security. The Police Service have specially trained officers who, free of charge, can advise on Crime Prevention and how to Design Out Crime. Contact your local Crime Prevention Officer or visit the police website [www.psnl.police.uk](http://www.psnl.police.uk) for more information.









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