



# Preferred Options Paper Response Form

Local Development Plan

[www.midandeastantrim.gov.uk/planning](http://www.midandeastantrim.gov.uk/planning)



**Mid & East  
Antrim**  
Borough Council

## Preferred Option Paper Response Form

### How We Are Consulting

The easiest and quickest way to comment is by completing our online questionnaire: [consult.midandeastantrim.gov.uk](http://consult.midandeastantrim.gov.uk)

Alternatively, complete this Preferred Option Paper Response Form and either return by email to [planning@midandeastantrim.gov.uk](mailto:planning@midandeastantrim.gov.uk) or download a copy and post to: Local Development Plan Team, County Hall, 182 Galgorm Road, Ballymena, BT42 1QF.

Responses must be received no later than 5pm on Wednesday 6 September 2017.

Please note that in order for comments to be considered valid you must include your contact details. We will use these details to confirm receipt of comments and to seek clarification or request further information. **Anonymous comments or comments which do not directly relate to the Preferred Options Paper will not be considered as part of the consultation process.**

The information you provide will only be used by the Council for the purposes of preparing the Local Development Plan. Comments made on this consultation will be made public, which may include identifying details such as your name or organisation.

All representations will be closely analysed by our Plan team and a Public Consultation Report prepared. Whilst this report will largely deal with the strategic issues raised rather than individual comments, it should be noted that your responses are public documents and may be made available for public scrutiny. All responses will therefore be held on a database used for the preparation of the LDP in accordance with the provisions of the Data Protection Act 1998. Should you have any concerns regarding the holding of such information please email: [planning@midandeastantrim.gov.uk](mailto:planning@midandeastantrim.gov.uk)

Organisation: <i>(if applicable)</i>	
Address:	
Postcode:	
Email Address:	
Telephone Number:	

When completing this form, please indicate whether you agree with Council's Preferred Option or one of the Alternative Options. There is no obligation to complete all of the questions. The form is divided into the separate chapters, with the questions ordered in accordance with our Preferred Options Paper.

**Please note that any alternative options you suggest should be planning related matters and supported by sound evidence.**

4.0

# Local Development Plan

Vision

Strategic Objectives

Overarching Principle

Developer Contributions



## Chapter 4 – Vision and Strategic Objectives:

### Vision

Q1. Do you agree with our Vision for the LDP?

Yes

☐

No

☐

Any additional comments:

### Strategic Objectives

Q2. Do you agree with our LDP Strategic Objectives?

Yes

☐

No

☐

Any additional comments:

### Overarching Principles

Q3. Do you agree with our LDP Overarching Principles?

Yes

☐

No

☐

Any additional comments:

### Key Issue 1: Developer Contributions

Q4. Do you agree with our Preferred Option to securing developer contributions from landowners and/or developers?

Please indicate if you agree or not by choosing one of the following:

☐

Option 1 (a):

**Preferred Option**

Provide strategic policy on developer contributions through the Local Development Plan

☐

Option 1 (b):

Developer contributions to be stipulated for sites zoned for housing and/or economic development through the Local Policies Plan, and not sought elsewhere.

- ☐ Option 1 (c): Developer contributions to be negotiated on a site by site basis at the time of any planning application.
- ☐ Option 1 (d): Do not seek developer contributions under any circumstances.

Any additional comments:

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5.0

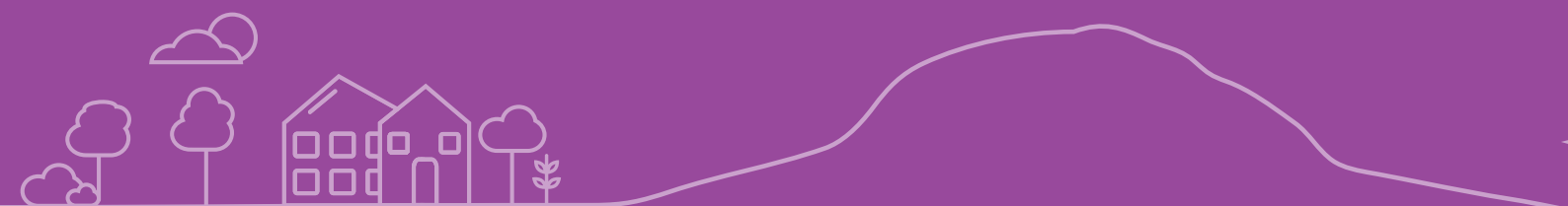
# Spatial Growth Strategy

Potential Spatial  
Growth Strategy and  
Settlement Hierarchy

Housing Allocation  
Strategy

Economic  
Development Strategy

Retail Strategy



## Chapter 5 – Spatial Growth Strategy:

### Key Issue 2: Settlement Hierarchy

Q5. Do you agree with the Preferred Option for our Settlement Hierarchy?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 2 (a): **Preferred Option** Adopt a new settlement hierarchy for the Borough, which includes amending the settlement hierarchy within the existing area plans through the re-classification of existing settlements, addition of new settlements and de-designation of selected small settlements
- ☐ Option 2 (b): Retain existing settlement hierarchy within existing area plans
- ☐ Option 2 (c): Amend existing settlement hierarchy within existing area plans through re-classification of existing settlements and addition of new settlements

Any additional comments:

### Key Issue 3: Spatial Growth Strategy

Q6. Do you agree with the Spatial Growth Strategy proposed for our Borough?

Yes ☐ No ☐

Any additional comments:

### Key Issue 4: Housing Allocation Strategy

Q7. Do you agree with our Preferred Option for allocating housing growth across the Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 4 (a): **Preferred Option** Maintain the status quo in terms of housing allocation based on the proportion of households living in main towns and small towns at the time of the 2011 Census and increase the percentage of housing growth to villages and small settlements at the expense of the open countryside.
- ☐ Option 4 (b): Maintain the status quo in terms of housing allocation based on the proportion of households living in the main towns, small towns, villages, small settlements and countryside at the time of the 2011 Census.
- ☐ Option 4 (c): Increase the ability to meet the RDS 60% brownfield target in settlements over 5,000.

Any additional comments:

#### Existing Housing Commitments

Q8. Taking account of the HGI for the Borough, our proposed Housing Allocation Strategy and existing commitments do you think there is:

- ☐ a) sufficient land currently zoned for housing?
- ☐ b) insufficient land currently zoned for housing?
- ☐ c) too much land zoned for housing?

Any additional comments:

#### Economic Development Strategy Proposed Approach

Q9. Do you agree with our suggested approach to developing the LDP Economic Development Strategy?

Yes ☐ No ☐

Any additional comments:

#### Retail Strategy

Q10. Do you agree with the proposed classification for our centres and their suggested roles?

Yes ☐ No ☐

Any additional comments:



Q11. Can you identify any groupings of retail and associated development that could be considered for designation as:

a) District Centres

b) Local Centres

[Key Issue 5: Hierarchy of Centres](#)

Q12. Do you agree with the Preferred Option for defining our network and hierarchy of centres?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 5 (a):      Align the Hierarchy of Centres with the proposed Settlement  
**Preferred Option**      Hierarchy, but also include district and/or local centres.
- ☐ Option 5 (b):      Align the Hierarchy of Centres with the proposed Settlement  
Hierarchy for Mid and East Antrim.
- ☐ Option 5 (c):      Designate only Ballymena, Larne and Carrickfergus town centres (as  
designated or amended) as the main focus of retail development and  
have minimal intervention by the LDP below this level.

Any additional comments:

**6.0**

# Sustainable Economic Growth

Economic Development

Retailing and Town Centres

Tourism

Minerals Development



## Chapter 6 – Sustainable Economic Growth:

### Key Issue 6: Location of Class B1 Business Uses

Q13. Do you agree with our suggested sequential approach for Class B1 Business Uses?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 6 (a): **Preferred Option** Allow such development in Town Centres, District Centres or Local Centres, and within economic development zonings (or identified parts thereof) as part of a sequential approach.
- ☐ Option 6 (b): Restrict Class B1 Business uses to Town Centres only.
- ☐ Option 6 (c): Only allow such development in Town Centres, and District and Local Centres that may be brought forward through the Plan.
- ☐ Option 6 (d): Allow such development anywhere within settlement limits where a need can be demonstrated.

Any additional comments:

### Key Issue 7: Start-up and grow-on space

Q14. Do you agree with our suggested approach to improve the availability of start-up and grow-on business space across our Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 7 (a): **Preferred Option** Provide for start-up and grow-on business space within economic development land/zonings by identifying land to be used specifically for start-up and grow-on business space, and utilise redundant buildings or land last used for economic development within settlements.
- ☐ Option 7 (b): Only utilise redundant buildings or land last used for economic development.
- ☐ Option 7 (c): Only provide for start-up and grow-on business space specifically within economic development land/zonings by identifying land to be used specifically for start-up and grow-on business space.
- ☐ Option 7 (d): Tailor policies to enable a more flexible approach in the countryside.

Any additional comments:

#### Key Issue 8: Alternative Uses on land zoned for Economic Development

Q15. Do you agree with our suggested approach for allowing alternative compatible economic uses/businesses within zoned economic development land?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 8 (a): **Preferred Option** Allow alternative compatible economic uses/business falling outside Part B 'Industrial and Business Uses' (of the Planning (Use Classes) Order (NI) 2015) within zoned economic development land. This would include for the sale or display of motor vehicles; as a scrapyards; or a yard for the storage or distribution of minerals; or the breaking of motor vehicles.
- ☐ Option 8 (b): Safeguard land zoned for economic development use for industrial, business and storage and distribution uses only (currently defined in Part B 'Industrial and Business Uses' of the Planning (Use Classes) Order (NI) 2015).
- ☐ Option 8 (c): Allow retail, commercial leisure and other alternative uses falling outside Part B 'Industrial and Business Uses' within zoned economic development land.

Any additional comments:

Q16. Do you think we should consider any other alternative compatible uses/businesses within zoned economic development land?

Yes ☐ No ☐

Any additional comments:

#### Planning Policy Review for existing relevant PPSs

Planning Policy Statement 4: Planning and Economic Development (PPS 4)  
(See Chapter 11)

Q17. Do you agree that the suggested amendments to the policy approach of Policy PED 7 (Retention of Zoned Land and Economic Development Uses) and PED 8 (Development incompatible with Economic Development Uses) in PPS 4 are sufficient to ensure the protection of the Borough's economic development land from inappropriate development?

Yes ☐ No ☐

Any additional comments:

Planning Policy Statement 21: Sustainable Development in the Countryside (PPS 21)  
(See Chapter 11)

Q18. Do you agree that the suggested amendments to the policy approach of Policy CTY 4 (The Conversion and Reuse of Existing Buildings) and CTY 8 (Ribbon Development) in PPS 21 are sufficient to ensure the protection of sustainable economic development within the countryside?

Yes

☐

No

☐

Any additional comments:

#### Key Issue 9: Range of town centre uses

Q19. Do you agree with our suggested approach to promoting retail development and enhancing diversity in the range of town centre uses?

Please indicate if you agree or not by choosing one of the following:

☐

Option 9 (a):

**Preferred Option**

Define the Primary Retail Core (within some or all town centres) accompanied by policy to substantially protect and promote retail uses on ground floor frontages in these areas. Designate specific sites in the town centres for mixed use development (retail and other town centre uses).

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Option 9 (b):

Set out strategic criteria applicable to all town centres in relation to the protection and enhancement of diversity of uses, including retail and main town centre uses.

☐

Option 9 (c):

Define primary retail cores in some or all town centres accompanied by policy to substantially protect and promote retail uses on ground floor frontages in these areas.

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Option 9 (d):

Designate specific sites in town centres for mixed use development (retail and other town centre uses).

☐

Option 9 (e):

Have minimal Plan intervention allowing flexibility by assessing planning application on their merits.

Any additional comments:

Q20. If so, should Primary Retail Cores be designated in all town centres, or specify which?

Yes ☐ No ☐

Any additional comments:

[Key Issue 10: Protecting and promoting other town centre uses](#)

Q21. Do you agree with our suggested approach to protecting/promoting other land uses in town centres?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 10 (a): **Preferred Option** Facilitate residential use through the protection of existing housing areas and/or include housing as part of the development mix in opportunity sites. Facilitate Class B1 Business Uses on upper floor levels in town centres
- ☐ Option 10 (b): Facilitate residential use through protection of existing housing areas and/or include housing as part of the development mix in opportunity sites.
- ☐ Option 10 (c): Facilitate Class B1 Business Uses on upper floor levels in town centres (other than Class A2 uses), including call centres, and research and development facilities.
- ☐ Option 10 (d): Restrict these 'other' uses so as to reduce competition for land/buildings in the town centre, focusing on retailing and associated uses.
- ☐ Option 10 (e): Have minimal Plan intervention, allowing flexibility by assessing planning applications on their merits, taking account of the SPPS.

Any additional comments:

Q22. Do you think we should promote any other compatible uses within the town centre?

Yes ☐ No ☐

Any additional comments:

Key Issue 11: Accommodating Future Tourism Demand

Q23. Do you agree with our suggested approach to identify the tourism potential of vulnerable, sensitive and opportunity areas within the Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 11 (a): **Preferred Option** Retain current strategic policy approach set out in PPS 16: Tourism (with minor amendments) for accommodating tourism development in both settlements and the countryside and bring forward bespoke policy tailored to the tourism potential of Vulnerable, Sensitive and Opportunity areas within Mid and East Antrim Borough.
- ☐ Option 11 (b): Retain current strategic policy approach set out in PPS 16: Tourism for accommodating tourism development in settlements and in the countryside, with minor amendments.

Any additional comments:

Q24. Are there any other areas that you feel should be protected?

Yes ☐ No ☐

Any additional comments:

Q25. Are there any other areas you feel should be identified as tourism opportunity zones?

Yes ☐ No ☐

Any additional comments:

Planning Policy Review of existing relevant PPSs

Planning Policy Statement 16: Tourism (PPS 16)

(See Chapter 11)

Q26. In relation to existing Policy TSM 8 (Safeguarding of Tourism Assets) in PPS 16, do you agree that the suggested amendment to the policy wording is sufficient to ensure the protection of the Borough's tourism assets from inappropriate development?

Yes

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No

☐

Any additional comments:

Key Issue 12: Balancing the need for Minerals Development with safeguarding of Landscape and Environmental Assets

Q27. Do you agree with our approach of identifying Mineral Reserve Areas where there would be a presumption in favour of minerals development?

Please indicate if you agree or not by choosing one of the following:

☐

Option 12 (a):

**Preferred Option**

Safeguard mineral resources of economic or conservation value e.g. by allowing for expansion of existing quarries, and retain the existing designated Area of Salt Reserve. There would be a presumption in favour of minerals development within designated Minerals Reserve Areas and other areas identified as suitable for minerals development. However, there would be a presumption against minerals development within areas designated for their landscape and/or environmental/heritage significance or at least within the majority of their extent e.g. within existing, expanded or new Areas of Constraint on Minerals Development (ACMD). Elsewhere proposals would be determined against existing or amended policy on a case-by-case basis.

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Option 12 (b):

Remove the existing ACMD and facilitate minerals development entirely through the application of existing or amended policy.

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Option 12 (c):

Safeguard mineral resources of economic or conservation value e.g. by allowing for the expansion of existing quarries, and retain the existing designated Area of Salt Reserve. There would be a presumption in favour of minerals development within such areas. Apply existing/amended policy elsewhere with applications being decided on a case by case basis against policy criteria.

Q28. Do you agree with our approach of identifying Areas of Constraint on Minerals Development where there would be a presumption against minerals development?

Yes

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No

☐



Any additional comments:

Q29. Are there any other areas you feel should be designated as a Mineral Reserve Area or as an Area of Constraint on Minerals Development?

Yes ☐ No ☐

Any additional comments:

#### Key Issue 13: Safeguarding Against Potential Subsidence and the Effects of Land Instability

Q30. Do you agree with our approach of retaining current BMAP Areas of Potential Subsidence and assessing if there are any other known areas of potential subsidence within the Borough that should be identified and designated as new Areas of Potential Subsidence?

Please indicate if you agree or not by choosing one of the following:

- ☐ **Option 13 (a): Preferred Option** Retain the existing BMAP Areas of Potential Subsidence within the former Carrickfergus Borough and retain Policy CE 06 (which sets out a presumption against development). Also, assess if there are any other known areas of potential subsidence within the Borough that should be identified. Also, rely on existing Policy PSU 10 of PSRNI to prevent development in all areas known to be at risk from land instability – including from mining, coastal erosion, landslides and other relevant causes.
- ☐ **Option 13 (b):** Retain the existing BMAP Areas of Potential Subsidence within the former Carrickfergus Borough and retain Policy CE 06, and assess if there are any other known areas of potential subsidence within the Borough that should be identified.
- ☐ **Option 13 (c):** Rely on existing Policy PSU 10 of PSRNI to prevent development in all areas known to be at risk from land instability – including from mining, coastal erosion, landslides and other relevant causes.

Q31. Are there any areas that you are aware of that should be identified as Areas of Potential Subsidence?

Yes ☐ No ☐

Any additional comments:

Planning Policy Review of existing relevant PPSs

A Planning Strategy for Rural Northern Ireland (Policies MIN 1 to MIN 8) and Policy PSU 10  
(See Chapter 11)

Q32. Do you agree with the recommendations in the Policy Review to carry forward through the LDP existing (or amended) minerals policies MIN 1 to MIN 8 and policy PSU 10 in relation to subsidence (land instability)?

Yes ☐ No ☐

Any additional comments:

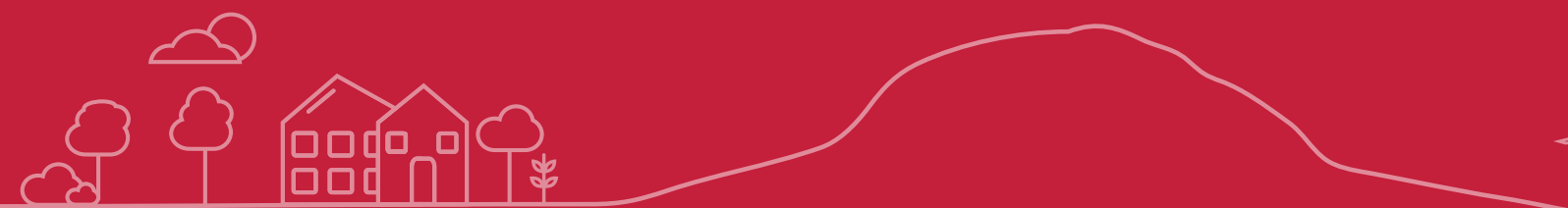
7.0

# Building Sustainable Communities

Housing

Open Space, Sport  
and Leisure

Health, Education,  
Community and  
Cultural facilities



## Chapter 7 – Building Sustainable Communities:

### Key Issue 14: Facilitating Social and Affordable Housing

Q33. Do you agree with our Preferred Option for addressing social/affordable housing need within the Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 14 (a): **Preferred Option** Zone sites solely for social/affordable housing in the Local Policies Plan and include key site requirements where a proportion of a general housing zoning should be provided as social housing, where a need has been identified. In addition set out strategic policy requiring that every tenth unit within new housing developments, in settlements where a need has been identified, shall be a social housing unit.
- ☐ Option 14 (b): Set out strategic policy to allow the spatial zoning of social/affordable housing sites, where a need has been identified, through the Local Policies Plan.
- ☐ Option 14 (c): Set out strategic policy to enable the Local Policies Plan to indicate through key site requirements the proportion of social/affordable housing units to be provided in specific housing zonings, to meet local needs.
- ☐ Option 14 (d): Set out strategic policy requiring all housing sites, over certain thresholds, to provide a proportion of social/affordable housing.

### Key Issue 15: Delivery of Housing to Meet the Needs of People with Mobility Difficulties (including people with disabilities and older people)

Q34. Do you agree with the proposed new policy approach to address the needs of people with mobility issues?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 15 (a): **Preferred Option** Set out strategic policy that all ground floor apartments in blocks of two storey or above should be wheelchair accessible units.
- ☐ Option 15 (b): No Intervention by the Local Development Plan for delivery of wheelchair accessible dwelling units.

### Planning Policy Review of existing relevant PPSs

Planning Policy Statement 7: Quality Residential Environments (PPS 7), Addendum to PPS 7: Residential Extensions and Alterations, Addendum to PPS 7: Safeguarding the Character of Established Residential Areas, Planning Policy Statement 12: Housing in Settlements (PPS 12) and Planning Policy Statement 21: Sustainable Development in the Countryside (PPS 21).  
(See Chapter 11)

Q35. In relation to existing Policy QD 2 (Design Concept Statements, Concept Master Plans and Comprehensive Planning) in PPS 7, do you agree with the amended threshold for the submission of a concept master plan?

Yes

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No

☐

Q36. In regard to the space standards set out in Annex A (Space Standards) of Addendum to PPS 7: Safeguarding the Character of Established Residential Areas:

- Should they be retained or amended?

Retained ☐ Amended ☐

- Should these standards be applied to all new apartments and dwellings?

Yes ☐ No ☐

Q37. In relation to existing Policy LC 2 (The Conversion or Change of Use of Existing Buildings to Flats or Apartments) in Addendum to PPS 7: Safeguarding the Character of Established Residential Areas:

- Do you agree that an additional criterion requiring the provision of waste storage areas that are well designed as an integral part of the proposed development should be included in policy for the assessment of conversions or change of use proposals to apartments?

Yes ☐ No ☐

- Should such a criterion also apply to all new apartments?

Yes ☐ No ☐

Q38. In relation to existing Policy HS 1 (Living over the Shop) in PPS 12, do you have any suggestions as to how Living over the Shop could be more proactively encouraged through the Local Development Plan?

Yes ☐ No ☐

Q39. In relation to existing Policy CTY 3 (Replacement Dwellings) in PPS 21:

- Do you agree that verifiable evidence, as to the extent of the dwelling, should be submitted for every replacement dwelling application?

Yes ☐ No ☐

- Do you agree with the recommendation to remove reference to fire damaged dwellings as per the SPPS?

Yes ☐ No ☐

- Do you agree with relocating and including the criteria for the replacement of non-listed vernacular dwellings within an amended PPS 6 BH 15 built heritage policy?

Yes ☐ No ☐

Q40. In relation to existing Policy CTY 4 (The Conversion and Reuse of Existing Buildings) in PPS 21,

do you agree that our Plan Strategy should follow the SPPS as outlined?

Yes ☐ No ☐

Q41. In relation to existing Policy CTY 5 (Social and Affordable Housing) in PPS 21:

- Do you agree that we retain the stipulation that applications should be made by a registered Housing Association and that proposals should be for no more than 14 dwellings?

Yes ☐ No ☐

- Do you agree that only one such group should be permitted in close proximity to any particular rural settlement?

Yes ☐ No ☐

Q42. In relation to existing Policy CTY 8 (Ribbon Development) in PPS 21, do you agree that only substantial buildings should be counted as part of a built up frontage and that the policy should include a visual test?

Yes ☐ No ☐

Q43. In relation to existing Policy CTY 10 (Dwellings on Farms) in PPS 21, do you consider that a stricter integration test should be applied to those exceptional sites located elsewhere on a farm?

Yes ☐ No ☐

Any additional comments:

#### Key Issue 16: Community Growing Spaces and Allotments

Q44. Do you agree with our approach to identifying and protecting open space for new playing pitches?

Yes ☐ No ☐

Any additional comments:

Q45. Do you agree with our Preferred Option to help accommodate Community Growing Spaces/Allotments within the Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 16 (a): **Preferred Option** Support delivery of Community Growing Spaces/Allotments in suitable locations.
- ☐ Option 16 (b): Support delivery of Community Growing Spaces/Allotments within new housing developments.
- ☐ Option 16 (c): No specific policy for Community Growing Spaces/Allotments. Such proposals would be assessed within a wider policy for new open space.

Any additional comments:

Q46. Are there any other ways the LDP can help contribute to improving the health and wellbeing of our residents?

Yes ☐ No ☐

Any additional comments:

#### Key Issue 17: Community Greenways/Pathways

Q47. Do you agree with our Preferred Option in relation to designating and protecting a network of community greenways/pathways within our Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 17 (a): **Preferred Option** Facilitate the development of a network of Community Greenways/Pathways.
- ☐ Option 17 (b): No specific policy to protect Greenways.

Any additional comments:

Q48. Do you know of any open spaces, local routes or rights of way that could be used to form part of a green network?

Yes ☐ No ☐

Any additional comments:

#### Key Issue 18: Play Park Provision

Q49. Do you agree with our Preferred Option to help provide equipped children's play areas?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 18 (a): **Preferred Option** Set out strategic policy requiring residential development of 100 units or more, or on sites of five hectares of more to provide an equipped children's play area, unless otherwise specified through key site requirements.
- ☐ Option 18 (b): Set out strategic policy to accommodate equipped children's play areas in locations identified and owned by Mid and East Antrim Borough Council.
- ☐ Option 18 (c): Retain Policy OS 2 of PPS 8 including the criteria to require an equipped children's play area for residential developments of 100 units or more, or for development sites of five hectares or more.
- ☐ Option 18 (d): Set out strategic policy requiring developer contributions from residential development of 100 units or more, or for development sites of five hectares or more, to create/enhance/maintain centrally located council owned play parks.
- ☐ Option 18 (e): Assess local needs for equipped children's play space taking into account our Play Strategy. Key site requirements would then require play facilities for housing sites in areas of need or alternatively require developer contributions to create/enhance/maintain Council owned play parks.

Any additional comments:

#### Key Issue 19: Open Space Provision in New Residential Developments

Q50. Do you agree with our Preferred Option for the provision of open space within residential developments and revised lists of exceptions where provision at a rate of less than 10% may be acceptable?



Please indicate if you agree or not by choosing one of the following:

- ☐ Option 19 (a): **Preferred Option** Retention of the current strategic based policy regarding public open space contained in Policy OS 2 of PPS 8 i.e. setting out a 10% requirement of open space in residential development of 25 units or more and a 15% requirement for development over 300 units and an amended list of exceptions where a rate less than 10% may be acceptable unless otherwise specified through key site requirements.
- ☐ Option 19 (b): Retain the current strategic criteria based policy regarding public open space contained in Policy OS 2 of PPS 8 i.e. setting out a 10% requirement of open space in residential developments of 25 units or more and a 15% requirement for developments over 300 units and the list of criteria based exceptions where a rate less than 10% may be acceptable.
- Option 19 (c): Provide strategic policy to secure appropriate open space provision on a site by site basis through key site requirements.

Any additional comments:

#### Planning Policy Review of existing relevant PPSs

Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation (PPS 8) and Planning Policy Statement 3: Access, Movement and Parking (PPS 3)  
(See Chapter 11)

Q51. Do you agree that the current NIHE protocol as set out in Policy OS 1 (Protection of Open Space) and Annex C of PPS 8 should be retained?

Yes ☐ No ☐

Q52. Do you consider that the thresholds for open space provision in Policy OS 2 (Public Open Space in New Residential Development) are appropriate?

Yes ☐ No ☐

Q53. Do you agree that, in relation to the management and maintenance of open space, the wording of Policy OS 2 (Public Open Space in New Residential Development) should be amended to include additional criteria that proposed open space must meet in order to be considered for adoption by Council (i.e. a minimum size of useable play/recreation space of 1,000 sq.m or more (e.g. 50m x 20m) and structured play spaces with an area of no less than 600 sq.m)?

Yes ☐ No ☐

Q54. In relation to Policy OS 3 (Outdoor Recreation in the Countryside):

- Do you agree that additional criteria should be added to allow for consideration of hours of

operation?

Yes ☐ No ☐

- Do you agree that this policy should only be applicable to commercial equestrian uses in the countryside?

Yes ☐ No ☐

Q55. Do you agree with the inclusion of additional criteria within Policy OS 6 (Development of Facilities ancillary to Water Sports) as per the SPPS?

Yes ☐ No ☐

Any additional comments:

[Health, Education, Community and Cultural Facilities](#)

[Planning Policy Review of existing relevant PPSs](#)

A Planning Strategy for Rural Northern Ireland, Policy PSU 1: Community Needs  
(See Chapter 11)

Q56. Do you agree with our approach to facilitating health, education, community and cultural facilities within our Borough?

Yes ☐ No ☐

Any additional comments:

8.0

# Transportation, Infrastructure and Connectivity

Transportation

Renewable Energy

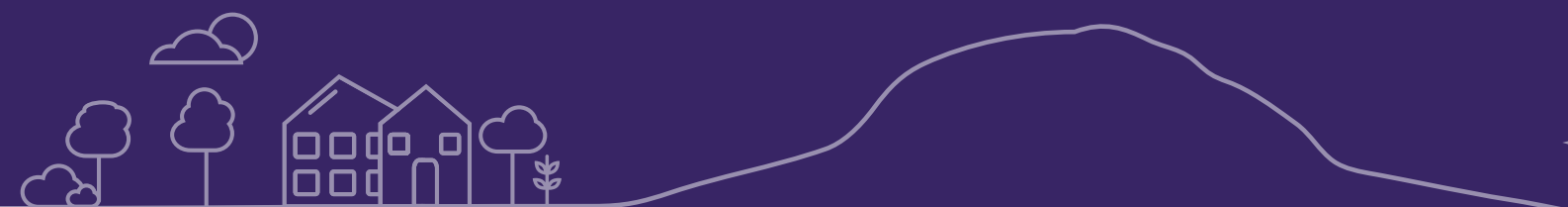
Flood Risk and Drainage

Cemeteries

Telecommunications, Power  
Lines and Overhead Cables  
(including High Structures)

Waste and Sewerage  
Infrastructure

Waste Management



## Chapter 8 - Transportation, Infrastructure and Connectivity:

### Transportation

#### Key Issue 20: Reduce reliance on the private car/promote sustainable transport and active travel

Q57. Do you agree with our suggested approach to assist in reducing reliance on the private car and increasing the use of sustainable transport and active travel?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 20 (a): **Preferred Option** Introduce a new proactive policy for sustainable transport in new development and encourage the provision of more park and ride facilities to reduce the reliance on the private car and promote public transport.
- ☐ Option 20 (b): Retain the existing policy approach supporting sustainable transport and active travel.
- ☐ Option 20 (c): Only introduce a new proactive general policy requiring all new development within urban areas to incorporate sustainable transport and active travel modes, where it must be demonstrated that sustainable transport and active travel has been promoted in the development unless specific circumstances indicate otherwise. This would mean that all new zonings in urban areas, irrespective of development type, would need to demonstrate sustainability in regard to transport arrangements and active travel.
- ☐ Option 20 (d): Only encourage the provision of more park and ride facilities to reduce the reliance on the private car and promote public transport.

Any additional comments:

#### Key Issue 21: Areas of Car Parking Restraint

Q58. Do you think our LDP should designate areas of parking restraint within the three main towns?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 21 (a): Introduce areas of car parking restraint in the main towns.
- ☐ Option 21 (b): No intervention by the Local Development Plan through the introduction of car parking restraint areas in the main towns.

Any additional comments:

#### Key Issue 22: Protection of Proposed Road Schemes

Q59. Do you agree with our suggested approach in relation to facilitating Non-Strategic Road Schemes within the Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 22 (a): **Preferred Option** Only include Non-Strategic Road Schemes in the LDP which have been justified by Department of Infrastructure (DfI) through a Local Transport Strategy.
- ☐ Option 22 (b): Protect Land for Non-Strategic Road Schemes in the LDP.
- ☐ Option 22 (c): Remove Non-Strategic Road Schemes from the LDP.

Any additional comments:

#### Planning Policy Review of existing relevant PPSs

Planning Policy Statement 3: 'Access, Movement and Parking' (PPS 3) and Planning Policy Statement 13: 'Transportation and Land Use' (PPS 13)  
(See Chapter 11)

Q60. Do you agree that the suggested amendments to the policy wording of Policy AMP 3 (Access to Protected Routes) in PPS 3 would enable more flexibility for exceptional circumstances and afford more weight to design and regeneration considerations?

Yes ☐ No ☐

Q61. Do you agree that the suggested amendments to the policy wording of Policies AMP 5 (Disused Transport Routes) and AMP 8 (Cycle Provision) in PPS 3 would enable the promotion of Greenways and active travel?

Yes ☐ No ☐

Q62. Do you agree that the suggested amendments to the policy wording of Policies AMP 10 (Provision of Public and Private Car Parks) and AMP 11 (Temporary Car Parks) in PPS 3 are appropriate to ensure the protection and provision of car parks?

Yes ☐ No ☐

Any additional comments:

## Renewable Energy

### Key Issue 23: Facilitating Renewable Energy

Q63. Do you agree with our suggested approach to balancing the need for renewable energy developments whilst safeguarding our designated landscapes and/or key areas within the wider designation?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 23 (a):      Retention of SPPS approach updating Policy RE 1 of PPS 18 by adopting a cautious approach within designated landscapes.  
**Preferred Option**
- ☐ Option 23 (b):      Restrict/prevent renewable energy development for certain types of renewables (e.g. tall structures) within designated landscapes (or in highly sensitive areas within these landscapes) and amend policy accordingly.

Any additional comments:

## Planning Policy Review of Existing Relevant PPSs

Planning Policy Statement 18: Renewable Energy (PPS 18)

(See Chapter 11)

Q64. In relation to existing Policy RE 1 (Renewable Energy Development) in PPS 18, do you agree that our suggested amendment to the policy approach is sufficient to ensure the protection of our Borough's designated landscapes from inappropriate renewable energy development?

Yes      ☐      No      ☐

Q65. In relation to existing Policy RE 1 in PPS 18, do you agree that additional policy criteria should be considered ensuring renewable energy developments in close proximity to existing electricity infrastructure does not compromise or curtail future network operations/expansions?

Yes      ☐      No      ☐

Any additional comments:

## Flood Risk and Drainage

### Key Issue 24: Sustainable Drainage Systems (SuDS)

Q66. Do you agree with our suggested approach to actively promoting SuDS within new developments in our Borough?

Please indicate if you agree or not by choosing one of the following:

☐ Option 24 (a): Promote SuDS within the LDP.  
**Preferred Option**

☐ Option 24 (b): Retain existing approach regarding SuDS.

Any additional comments:

Q67. Can you suggest any other areas where SuDS should be implemented?

Yes ☐ No ☐

Any additional comments:

#### [Planning Policy Review of Existing Relevant PPSs](#)

Revised Planning Policy Statement 15: Planning and Flood Risk (PPS 15)  
(See Chapter 11)

Q68. Do you agree with our approach that Policy FLD 3 (Development and Surface Water (Pluvial) Flood Risk outside Flood Plains) in Revised PPS 15 should be amended to reflect a greater commitment to implementing SuDS?

Yes ☐ No ☐

Q69. Do you agree with our approach that Policy FLD 5 (Development in Proximity to Reservoirs) in Revised PPS 15 should not be brought forward in the LDP?

Yes ☐ No ☐

Any additional comments:

## Cemeteries

### Key Issue 25: Cemetery Provision

Q70. Do you agree with our suggested approach for facilitating future cemetery provision within our Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 25 (a): **Preferred Option** Criteria based policy to support the delivery of a new cemetery or an extension to a cemetery. In addition, facilitate the identification and safeguarding of specific location where there is a firm proposal for a new/extension to a cemetery.
- ☐ Option 25 (b): No intervention by the LDP – reliance on the development management system to determine cemetery proposals on a case by case basis using normal planning material considerations.

Any additional comments:

## Telecommunications, Power Lines and Overhead Cables (Including High Structures)

### Planning Policy Review of Existing Relevant PPSs

Planning Policy Statement 10: Telecommunications (PPS 10) and Policy PSU 11 of 'A Planning Strategy for Rural Northern Ireland' (PSRNI)  
(See Chapter 11)

Q71. Do you agree with our approach updating the wording of Policy PSU 11 (Overhead Cables) to reflect the SPPS wording?

Yes ☐ No ☐

Any additional comments:

## Waste Management

### Planning Policy Review of Existing Relevant PPSs

Planning Policy Statement 11: Planning and Waste Management (PPS 11)  
(See Chapter 11)

Q72. Do you agree with our suggested amendments to the policy approach of Policies WM 1 (Environmental Impact of a Waste management facility), WM 2 (Waste Collection and Treatment facilities), WM 3 (Waste Disposal) and WM 4 (Land Improvement) would better reflect the value of waste as a resource, and better integrate waste facilities into new developments?



Yes

☐

No

☐

Any additional comments:

## 9.0

# Stewardship of our Built Environment and Creating Places

Archaeology and Built Heritage  
Place-Making and Good Design



## Chapter 9 - Stewardship of our Built Environment and Creating Places:

### Archaeology and Built Heritage

Key Issue 26: Protecting regionally significant archaeological sites and remains (and their settings) from harmful development.

Q73. Do you agree with our suggested approach of protecting regionally significant archaeological sites and remains (and their settings) from harmful development within the Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 26 (a): **Preferred Option** Retain the current operational policies as set out in BH 1 of PPS 6, and provide increased policy protection to safeguard our archaeological sites and remains (and their settings) from harmful development through the designation of Specific Areas of Constraint (with regard to specific types of development) within, or adjacent to existing or proposed Areas of Significant Archaeological Interest.
- ☐ Option 26 (b): Retain the current operational policies as set out in BH 1 of PPS 6, and provide increased policy protection to safeguard our archaeological sites and remains (and their settings) from harmful development through the designation of a Special Countryside Area (SCA) to protect the Area of Special Archaeological Interest (ASAI) at Knockdhu.
- ☐ Option 26 (c): Retain the current operational policies as set out in BH 1 of PPS 6 but do not provide any increased policy protection.

Any additional comments:

Q74. Are there any other areas that you feel should be protected by designating them as an ASAI?

Yes ☐ No ☐

Any additional comments:

### Key Issue 27: Protecting architectural and historical character within our conservation areas

Q75. Do you agree with our proposed approach on providing additional protection in specific areas within our conservation areas where they still retain their intrinsic architectural and historic detailing?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 27 (a): **Preferred Option** Carefully manage change by introducing additional regulation through the implementation of Article 4 Directions to remove certain permitted development rights within areas which have been identified as still retaining their local character and distinctiveness.
- ☐ Option 27 (b): Retain the current operational policies as set out in PPS 6 and do not introduce additional regulation through the implementation of Article 4 directions.

Any additional comments:

#### Key Issue 28: Safeguarding our Non-Designated Heritage Assets

Q76. Should we prepare a List of non-designated heritage assets for our Borough?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 28 (a): **Preferred Option** Establish a criteria based approach with Historic Environment Division for identifying non-designated heritage assets within the Borough that will be used to create a Local Heritage List. Provide the strategic policy framework to enable the designation and retention of locally significant heritage assets through the LDP.
- ☐ Option 28 (b): Do not bring forward specific measures to safeguard against the potential loss of non-designated heritage assets.

Any additional comments:

Q77. Are you aware of any non-designated heritage assets that should be considered for local listing?

Yes ☐ No ☐

Any additional comments:

#### Planning Policy Review of existing relevant PPSs

Planning Policy Statement 6: Planning Archaeology and the Built Heritage (PPS 6), Addendum to PPS 6: Areas of Townscape Character.

(See Chapter 11)

Q78. Are you aware of any other areas that would benefit from protection if they were designated as Areas of Townscape Character?

Yes ☐ No ☐

Q79. Do you think we should include specific policy wording within Policy BH 13 (Control of Advertisements in a Conservation Area) of PPS 6 relating to the control of flashing, scrolling, animated, intermittent or moving digital signage?

Yes ☐ No ☐

Any additional comments:

#### Good Design, Place-Making and a Collaborative Approach

Q80. Do you agree with our approach to identify and designate Strategic Focus Areas within some settlements, and develop bespoke design criteria for these areas?

Yes ☐ No ☐

Any additional comments:

Q81. Can you identify any areas within our Borough that would benefit from designation as a Strategic Focus Area?

Yes ☐ No ☐

Any additional comments:

**10.0**

# Protecting and Accessing Our Natural Environment

Mid and East Antrim Coast

Other Sensitive Landscapes



## Chapter 10 - Protecting and Accessing Our Natural Environment:

### Key Issue 29: The Southern Glens Coast

Q82. Do you agree with our preferred approach to protecting the exceptional landscape character, environment and natural heritage assets of the Southern Glens Coast?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 29 (a): **Preferred Option** Retain the existing Special Countryside Area (SCA) designation and associated policy, and accommodate spatial and policy amendments to the designation if considered appropriate.
- ☐ Option 29 (b): Retain the existing Special Countryside Area (SCA) designation and associated policy.
- ☐ Option 29 (c): Remove the existing Special Countryside Area (SCA) designation, relying only on regional planning policies carried forward (such as PPS 2, PPS 18 and PPS 21) to provide protection for this exceptional coastal landscape and its environment.

Any additional comments:

### Key Issue 30: The Islandmagee Peninsula and Gobbins Coast

Q83. Do you agree that eastern and north-eastern parts of the Islandmagee Peninsula should be afforded extra protection to safeguard the landscape character, environment and natural heritage assets?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 30 (a): **Preferred Option** Provide increased policy protection for the Islandmagee Peninsula with an emphasis on the eastern and northern parts of the Peninsula. Increased policy protection could be provided through designation of a Special Countryside Area, an Area of Constraint on particular types of development, an extension of the BMA Coastal Policy Area or a designated Area of High Scenic Value.
- ☐ Option 30 (b): Rely only on regional planning policies carried forward (such as PPS 2, PPS 18 and PPS 21) to protect designated nature conservation sites, the landscape setting and natural heritage features on the Islandmagee Peninsula and Gobbins Coast.

Any additional comments:

### Key Issue 31: The Belfast Lough Shoreline (Mid and East Antrim)

Q84. Do you agree with our preferred approach to protect the landscape character, environment and natural heritage assets of the Belfast Lough Shoreline (Mid and East Antrim)?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 31 (a): **Preferred Option** Retain the existing BMA Coastal Area (to be renamed the Belfast Lough Shoreline (Mid and East Antrim) Policy Area) designation and associated policy, and accommodate spatial amendments to the designation if considered appropriate.
- ☐ Option 31 (b): Retain the existing BMA Coastal Area designation and associated policy.
- ☐ Option 31 (c): Remove the existing BMA Coastal Area designation and rely only on regional planning policies carried forward to provide protection for this important coastal landscape and environment.

Any additional comments:

### Planning Policy Review of Existing Relevant PPSs

Relevant coastal policies within The Planning Strategy for Rural Northern Ireland (PSRNI)  
(See Chapter 11)

Q85. With reference to our policy review, do you agree with our policy approach to protecting and enhancing the landscape character, environment and natural heritage assets of the Mid and East Antrim Coast?

Yes ☐ No ☐

Any additional comments:

### Key Issue 32: Lough Beg and the Lower River Bann Corridor

Q86. Do you agree that the most scenic and environmentally important areas associated with the Lough Beg fringe and the Lower River Bann corridor should be afforded extra protection to safeguard the landscape character, environment and natural heritage assets of these areas?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 32 (a): **Preferred Option** Provide increased policy protection for the most scenic and environmentally important areas associated with Lough Beg and the Lower Bann corridor.
- ☐ Option 32 (b): Rely only on regional planning policies carried forward (such as PPS 2, PPS 18 and PPS 21) to protect designated conservation sites, the



landscape setting and natural heritage features in the Lough Beg fringe area and Lower River Bann Corridor.

Any additional comments:

#### Key Issue 33: Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB)

Q87. Do you agree that the most scenic and environmentally important areas in the AONB should be afforded extra protection to safeguard the landscape character, environment and the heritage assets of these sensitive areas?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 33 (a): **Preferred Option** Provide increased policy protection to protect exceptional landscapes and areas considered highly sensitive to particular types of development within the Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB).
- ☐ Option 33 (b): Rely only on regional planning policies carried forward (such as PPS 2, PPS 18 and PPS 21) to protect the distinctive special character of the AONB, the quality of its landscape and its heritage assets.

Any additional comments:

Q88. Are there any specific areas in the AONB that you consider should be included within spatial policy areas designed to protect the landscape character, environment and the heritage assets of these identified areas?

Yes ☐ No ☐

Any additional comments:

#### Key Issue 34: Areas of Scenic Quality

Q89. Do you agree with our Preferred Option for protecting the landscape and natural heritage assets of identified Areas of Scenic Quality?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 34 (a): **Preferred Option** Retain the existing designated Areas of High Scenic Value and associated policy, and designate other areas within the Borough as Areas of High Scenic Value if considered appropriate.
- ☐ Option 34 (b): Retain the existing designated Areas of High Scenic Value and associated policy.
- ☐ Option 34 (c): Remove the existing designated Areas of High Scenic Value and rely only on regional planning policies carried forward (such as PPS 2, PPS 18 and PPS 21) to provide protection for the landscape setting, nature conservation interests and important heritage features in these areas of particular landscape merit.

Any additional comments:

#### Key Issue 35: Local Landscape Policy Areas

Q90. Do you agree with our preferred approach to protecting features and areas within and/or adjoining settlements which are considered to be of greatest amenity value, landscape quality or local significance, and worthy of protection from undesirable or damaging development?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 35 (a): **Preferred Option** Retain the existing designated Local Landscape Policy Areas and associated policy, and identify and designate other Local Landscape Policy Areas where appropriate.
- ☐ Option 35 (b): Retain the existing designated Local Landscape Policy Areas and associated policy.
- ☐ Option 35 (c): Remove the existing designated Local Landscape Policy Areas and rely only on regional planning policies carried forward (such as PPS 2 and PPS 21) to provide protection for the environmental and heritage features in these areas.

Any additional comments:

#### Key Issue 36: Landscape Wedges

Q91. Do you agree with our preferred approach to protecting buffer landscapes and open areas recognised as essential for the protection of the setting of particular settlements and maintaining their visual separation, and maintaining the rural character of the countryside?

Please indicate if you agree or not by choosing one of the following:

- ☐ Option 36 (a): **Preferred Option** Retain the existing designated Rural Landscape Wedges and associated policy, and designate other areas within the Borough as Rural Landscape Wedges if considered appropriate.
- ☐ Option 36 (b): Retain the existing designated Rural Landscape Wedges and associated policy.
- ☐ Option 36 (c): Remove existing designated Rural Landscape Wedges and rely only on regional planning policies carried forward (such as PPS 2, PPS 18 and PPS 21) to provide protection for buffer landscapes and open areas recognised as essential for the protection of the setting of particular settlements and maintaining their visual separation.

Any additional comments:

Q92. Are there any areas within our Borough, outside of existing Rural Landscape Wedges, which should be considered for Rural Landscape Wedge designation?

Yes ☐ No ☐

Any additional comments:

#### Urban Landscape Wedges

Q93. Are there any open areas within or adjoining settlements in our Borough that, due to their size and location, have the capacity to perform any of the strategic functions listed above?

Yes ☐ No ☐

Any additional comments:

#### Planning Policy Review of Existing Relevant PPSs

Planning Policy Statement 2: Natural Heritage (PPS 2);  
(See Chapter 11)

- Policy NH 1, NH 2, NH 3, NH 4 and NH 6:

Q94. Do you agree that these existing policies should be adopted by our Council with minor amendments to reflect the wording of the SPPS?

Yes ☐ No ☐

- Policy NH 5: Habitats, Species or Features of Natural Heritage Importance

Q95. Do you agree that this existing policy should be adopted by our Council?

Yes ☐ No ☐

Q96. Do you agree that the following features should be added to the list of habitats, species or features of Natural Heritage Importance identified for protection under Policy NH 5?

- Significant groups of trees and woodland;
- Species-rich grasslands;
- Green and Blue Infrastructure (e.g. significant nature corridors and waterways);
- Undeveloped Coastal Areas

Yes ☐ No ☐

- Sites of Local Nature Conservation Importance (SLNCIs)

Q97. Do you agree with our approach, that sites containing features of local nature conservation importance and not designated in our LDP, can be afforded sufficient protection under Policy NH 5 of PPS 2?

Yes ☐ No ☐

Any additional comments:

The Planning Strategy for Rural Northern Ireland, Policy PSU 10: Development at Risk

Q98. With reference to our policy review, do you agree with our policy approach to preclude development within areas of known risk of coastal erosion and land instability?

Yes ☐ No ☐

Any additional comments:

**Any further Comments**

Q99. Do you have any further comments on the Local Development Plan Preferred Options Paper?

Yes

☐

No

☐

Any additional comments:

Should you wish to continue on a separate sheet, please attach your additional comments as supporting documentation.

**Supporting Document or Maps**

Essential supporting documents such as maps or images may be submitted with this response form and sent to [planning@midandeantrim.gov.uk](mailto:planning@midandeantrim.gov.uk)

Representations should relate to **strategic matters** as these will be used to inform the preparation of the draft Plan Strategy which is strategic in nature. There will be opportunity at Local Policies Plan stage to submit representations of a **site specific nature** and such representations will **only** be considered at that stage.

Q100. Please indicate whether you will be submitting supporting documents.

Yes

☐

No

☐

Titles of supporting documents:

*Thank you for completing this questionnaire. Please ensure that all comments are submitted before 5pm on Wednesday 6<sup>th</sup> September 2017.*