



A Summary of our Preferred Options Paper June 2017

Local Development Plan

www.midandeantrim.gov.uk/planning



**Mid & East
Antrim**
Borough Council



Introduction

How Mid and East Antrim develops in the future will be shaped by a number of key documents, including our new Community Plan 'Putting People First' and the new Local Development Plan (LDP). This summary document explains what the Local Development Plan is and provides a brief overview of our Preferred Options Paper (POP) which sets out some of the key issues for the development of Mid and East Antrim.



What is the Local Development Plan?

The new Local Development Plan for Mid and East Antrim will inform all planning decisions in Mid and East Antrim until 2030. When published, the plan will identify the right amount of land, in the right place to meet anticipated needs for housing, employment and services, all supported by the necessary infrastructure. It will also seek to deliver sustainable development, meaning that development will meet economic and social needs without compromising the quality of the environment. Finally, it will also allow us to implement the regional direction set out by central government.

The LDP will help deliver on those actions in our Community Plan that have a spatial dimension to accommodate our people in safe, attractive and distinctive environs, promoting health and wellbeing, creating jobs and prosperity and protecting our environment.

The LDP will consist of a **Plan Strategy** and a **Local Policies Plan**. The first document, the Plan Strategy, will focus on providing a vision, and a growth strategy for achieving it, alongside managing sustainable development. It will also contain Borough wide policies many

of which will replace those contained in existing regional planning policy statements.

Once the Plan Strategy has been adopted, the Local Policies Plan will look at each town and village and define settlement limits, identify land use zonings for housing, employment and open space and environmental designations and produce appropriate policies for individual places.





There are four key stages in the LDP process.

Figure 1.1
Stages in the Local
Development Plan (LDP)
process



Sustainability Appraisal Incorporating SEA

What is the Preferred Options Paper and how does it fit into the Plan process?

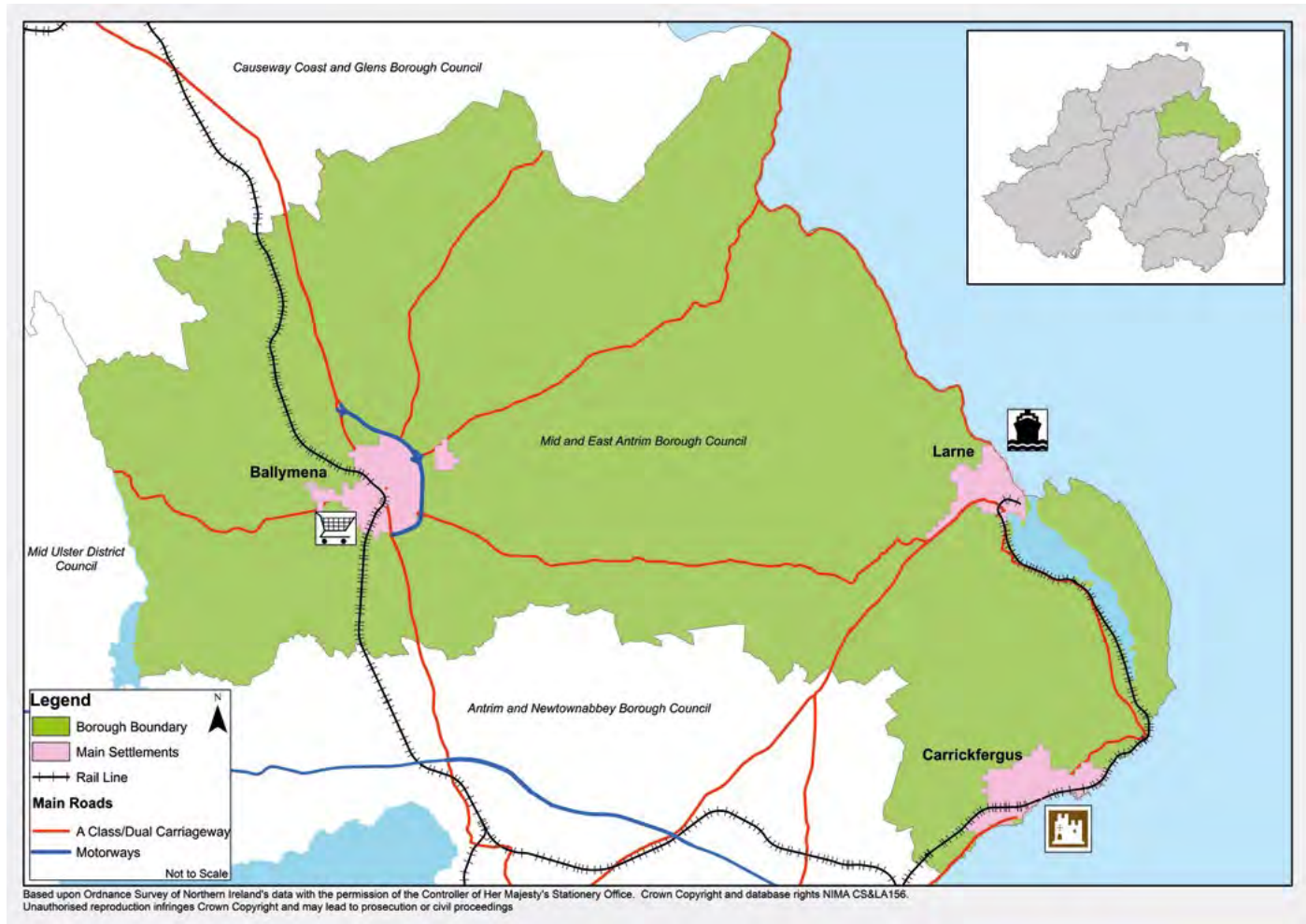
The purpose of the Preferred Options Paper (POP) is to set out the strategic approach to some of the key issues for the development of our Borough and our preferred options for dealing with these issues. The POP was published on 14 June and aims to stimulate public debate on these strategic planning issues so as to help inform the **Plan Strategy**. Your views are important to us and this Summary is aimed at informing those who are keen to be involved in shaping Mid and East Antrim but do not wish to go through the detail of the POP.

About Mid and East Antrim

The Mid and East Antrim area is beautiful, welcoming, industrious and unique.

As a Council, we benefit from an excellent location on the edge of the Belfast Metropolitan Urban Area and have good links to Larne and Belfast ports and Belfast International and City airports. Our position on the Causeway Coastal Route and our wealth of heritage assets provides the foundations for a vibrant tourism industry, high quality living environments and a sense of place.

Map 3.2 Spatial Context of Mid and East Antrim



Our Vision

Our vision for the LDP is:
“Mid and East Antrim will be shaped by high quality, sustainable and connected places for people to live, work, invest and visit, so as to improve the quality of life for all”.

The Vision reflects the aspirations of our Community Plan, with a strong emphasis on place-making as this is at the core of what we hope to deliver through the Plan.

Our Strategic Objectives

In our POP we have set out **32 Strategic Objectives** in total which are broadly classified into three groups – that is Social, Economic, and Environmental Objectives and aim to deliver collectively on these three recognised ‘pillars’ of sustainable development. The strategic objectives, along with other considerations, have informed the Preferred Options set out in the POP.

Our Overarching Principles

We have identified six **Overarching Principles** which set out the general criteria that the LDP will require all future development proposals to have regard to.

Our proposed Spatial Growth Strategy

Our Spatial Growth Strategy (see table below) sets out the broad planning framework for allocating growth throughout our Borough, in a number of key sectors such as housing, economic growth and retail development, over the Plan period. It is based on the Spatial Framework Guidance set out in the Regional Development Strategy (RDS) and takes particular account of the specific guidance of relevance to Mid and East Antrim.

Table 5.6 Mid and East Antrim Spatial Growth Strategy

Mid and East Antrim Spatial Growth Strategy	Link to RDS Spatial Framework Guidance (SFG)
Focus major population growth and economic development in the three main towns of Ballymena, Carrickfergus and Larne, strengthening their roles as the prime locations for business, retail, housing, administration, leisure and cultural facilities within the Borough.	SFG1, 4, 5, 10, 11, 12, 15
Facilitate appropriate growth in our small towns to provide opportunities for business, retail, housing and services.	SFG13, 14
Sustain rural communities living in and around villages and small settlements.	
Facilitate sustainable development in the open countryside, balancing the need to protect the environment and rural character while sustaining a strong and vibrant rural community.	

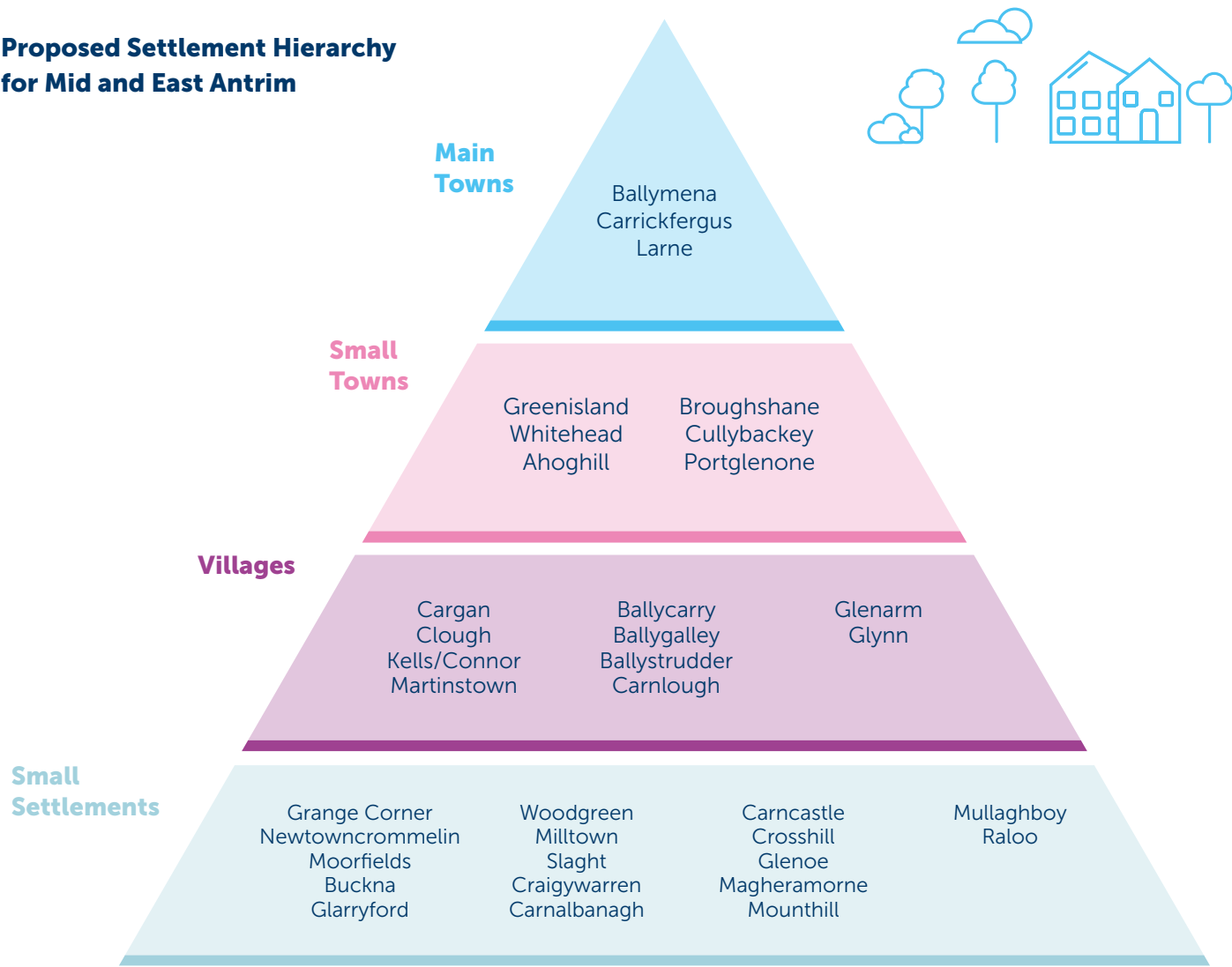
This growth strategy will be supported by a **Settlement Hierarchy**. The existing settlement hierarchy is designated in the three development plans which currently apply to the Borough – that is Ballymena Area Plan 1986-2001, Larne Area Plan 2010, and Belfast Metropolitan Area Plan 2015 (BMAP). Together, these Plans designate Ballymena, Larne, and Carrickfergus as the three Main Towns. Below this top tier in the hierarchy, are:

- 2 local towns (or small towns) – Greenisland and Whitehead
- 13 villages
- 22 small settlements (or hamlets)

The proposed settlement hierarchy proposes some changes to the existing settlement hierarchy which are considered to offer greater support for the Spatial Growth Strategy. The main changes are based on population numbers and recent growth, as well as existing levels of service provision in the various settlements. They include the following proposals:

- **Upgrading of 4 villages to small towns**
- **Upgrading of 1 small settlement to village;**
- **Designation of 8 new small settlements; and**
- **De-designation of 12 existing small settlements.**

Proposed Settlement Hierarchy for Mid and East Antrim



We propose approaches for allocating housing and economic land and how we will guide new retailing and associated services to best deliver the Spatial Growth Strategy.

Housing Allocation Strategy

It is anticipated that we will need land for approximately 6,230 new homes by 2030. While existing housing commitments will influence to some degree where new housing is located, the Housing Allocation Strategy considers various alternative options for the distribution of the Housing Growth Indicator (HGI), so as to offer optimum support for the proposed Spatial Growth Strategy. The Preferred Option (Option 4a) is to:

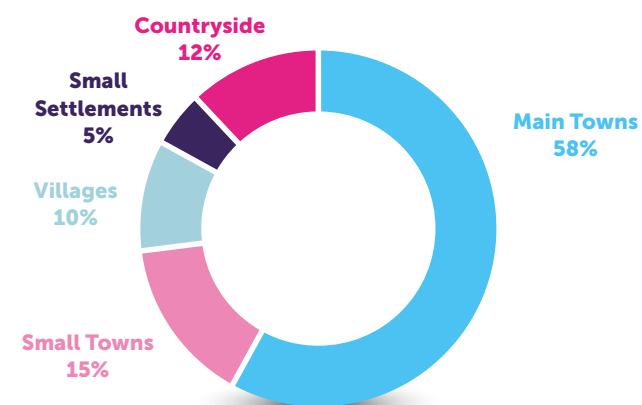
Maintain the status quo in terms of housing allocation based on the proportion of households living in Main Towns and Small Towns at the time of the 2011 Census, and increase the percentage of housing growth to Villages and Small Settlements at the expense of the open countryside.

This would mean apportioning the 6,230 housing units comprised in the HGI, between the various settlement tiers and also the open countryside, as follows:

- **Main towns (58%)**
- **Small towns (15%)**
- **Villages (10%)**
- **Small settlements (5%)**
- **Countryside (12%)**

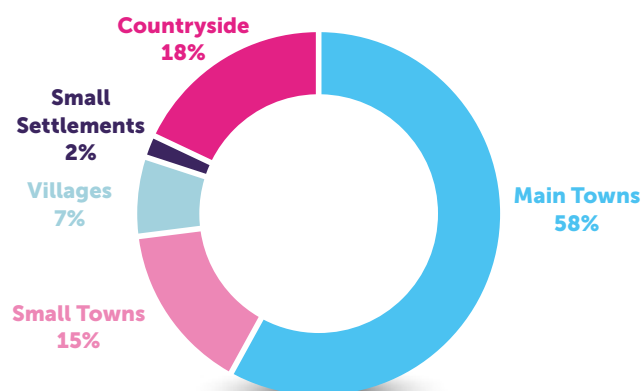
Option4(a)

Increase villages and small settlements at the expense of open countryside



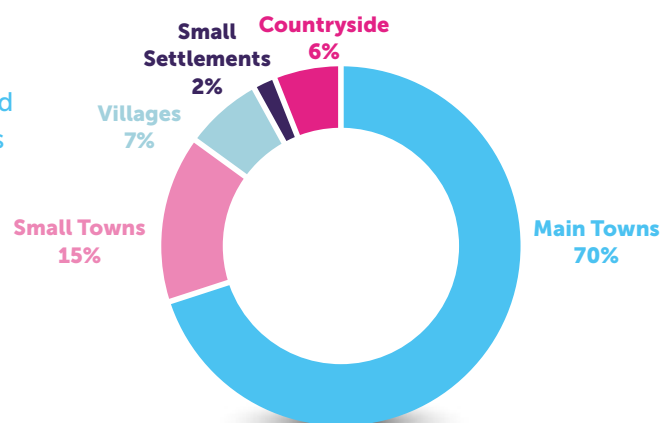
Option4(b)

Status Quo - based on location of Households in the Borough in 2011



Option4(c)

Increases ability to meet 60% brownfield target in settlements over 5,000



Economic Development Strategy

Our emerging Integrated Economic Development Strategy targets an estimated 2,200 jobs between 2017 and 2020 which equates to approximately 8,000 jobs being required over the Plan period

Given that approximately 162 hectares of land zoned for economic development in existing development plans remains undeveloped there would appear to be enough land to meet anticipated needs. However, not all of this land may be suitable to meet present needs and some may be subject to development constraints. Further, the SPPS also requires the LDP to ensure a range and choice of sites in terms of size and location and to provide for varying types of economic activity.

Subject to further detailed assessment, our proposed approach for the economic development strategy is to:

- **Retain the existing supply of undeveloped zoned land and vacant or under-used land that was last used for economic development in the three main towns;**
- **Make provision for additional land in Ballymena, where there is currently limited choice in the range of zoned sites;**
- **Make additional provision**

for sites for small business units for start-up/grow-on business, where there is an established need, in main towns and small towns;

- **Assess the role of Town Centres in meeting economic development needs; and**
- **Facilitate economic development needs in villages, small settlements and the open countryside in line with the policy direction of the SPPS and the LDP.**

Retail Strategy

The Retail Strategy is the third key component of our Spatial Growth Strategy. In line with the SPPS and with our proposed Spatial Growth Strategy; Ballymena, Larne and Carrickfergus town centres are considered to be the main focus for additional shopping floorspace, business and community facilities. These will be the preferred locations for major retail proposals. Outside of these town centres, district and local centres will have a complementary supporting role. Currently, no such centres are formally designated in existing development plans, so the POP makes some suggestions for consideration and invites views on other potential candidates. The centres of small towns and villages are seen as having a role in serving their rural hinterlands, with the former having a wider range of retailing than the latter.





Having dealt with the spatial aspects of how growth might be distributed in broad terms through the Plan, **Chapters 6 to 10** of the POP deal with **five main topic areas** that the LDP will address. Each of these topic areas contains Key Strategic Issues relevant to planning in Mid and East Antrim. These issues have emerged from

our evidence base, or through consultation with our statutory and other consultees, or through implementing regional planning policy at the local level. Again, for most of these Issues, we set out our Preferred Option and the rationale for this, as well as outlining alternative options for public consideration.

In **Chapter 6 on Sustainable Economic Growth**, key issues are grouped around four sectors which are important to the local economy in Mid and East Antrim.

Key Issues and Preferred Options for Sustainable Economic Growth

Key Issue 6 Location of Class B1¹ Business Uses

Preferred Option 6 (a):

Allow such development in Town Centres, District or Local Centres, and within economic zonings (or identified parts thereof) as part of a sequential approach.

Key Issue 7 Availability of start-up and grow-on business space across the Borough

Preferred Option 7 (a):

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.

Key Issue 8 Alternative uses on land zoned for economic development

Preferred Option 8 (a):

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 scrapyard; or a yard for the storage or distribution of minerals; or the breaking of motor vehicles.

¹ Defined in Planning Policy Statement 4, but generally offices (other than for financial or professional services), call centres, and research and development facilities.

Manufacturing, Tourism, Minerals Development, and Retailing

- 77% of the working age population in our Borough were economically active
- There are 4,530 registered businesses in our Borough
- Tourist visitors contribute £45.5m to our economy. These visitors stayed an average of 2.6 days and spent on average £119
- Quarrying produces an annual value of £13.7 million and create employment for around 400 people

Key Issue 9 Range of town centre uses

Preferred Option 9 (a):

Define a 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).

Key Issue 10 Protecting and promoting other town centre uses

Preferred Option 10 (a):

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.

Key Issue 11 Accommodating future tourism demand

Preferred Option 11 (a):

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.

Key Issue 12 Balancing the need for minerals development with safeguarding of landscape and environmental assets

Preferred Option 12 (a):

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.

Key Issue 13 Safeguarding against potential subsidence and the effects of land instability

Preferred Option 13 (a):

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.



In **Chapter 7 on Building Sustainable Communities**, the identified issues strongly reflect main themes in our **Community Plan** such as 'Good Health and Wellbeing'. Here, we recognise through the Issues raised that Building Sustainable Communities depends on a number of vital

- components coming together. This includes:
- Good quality housing, house types that meet local needs and special needs, and houses which are affordable;
 - A quality residential environment that is not only good to look at, but

also useable for amenity, play and recreation purposes and connected to a wider green infrastructure; and

- Convenient access to good health, education, community and cultural facilities, where possible.



Key Issue 15 Delivery of housing to meet the needs of people with mobility difficulties (including people with disabilities and older people)

Preferred Option 15 (a):

Set out strategic policy that all ground floor apartments in blocks of two storey or above should be wheelchair accessible units.

Key Issue 16 Community growing spaces and allotments

Preferred Option 16 (a):

Support delivery of community growing spaces/allotments in suitable locations.

Key Issue 17 Community greenways/pathways

Preferred Option 17 (a):

Facilitate the development of a network of community greenways/pathways.

Key Issue 18 Play Park provision

Preferred Option 18 (a):

Set out strategic policy requiring residential developments of 100 units or more, or on sites of five hectares or more to provide an equipped children's play area, unless otherwise specified through key site requirements.

Key Issue 19 Open Space provision in new residential developments

Preferred Option 19 (a):

Retention of 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 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.

Housing, Open Space and Community Facilities

- *The average household size is expected to fall from 2.47 in 2011 to 2.37 by 2030*
- *The average cost of a house in the Borough is £114,932 the fourth lowest of all council's in NI*
- *Seven of our parks and green spaces were awarded Green Flag Status*

Key Issues and Preferred Options for Building Sustainable Communities

Key Issue 14 Facilitating social and affordable Housing

Preferred Option 14 (a):

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.

Chapter 8 deals with **Transportation, Infrastructure and Connectivity** recognising that these matters are important in supporting the strategic priority of our **Corporate Plan** for growing the local economy. Without good transportation and infrastructure we cannot hope to attract the inward investment that we seek. However, there are other reasons why we need good transportation

and infrastructure systems. Good public transport and provision for walking and cycling is key to delivering sustainable development through reducing reliance on the private car. Telecommunications is important in reducing social isolation in our rural areas. Renewable energy development is important in reducing the consumption of fossil fuels and therefore helping to cut down on

the harmful emissions linked to climate change. While our LDP has limited control over the actual provision of these systems, we can try to ensure that they are delivered in a sustainable manner with careful consideration of environmental impacts.



Key Issue 21 Areas of car parking restraint

Alternative Option 21 (a):

Introduce areas of car parking restraint in the main towns.

Alternative Option 21 (b):

No intervention by the Local Development Plan through the introduction of car parking restraint areas in the main towns.

Key Issue 22 Protection of proposed road schemes

Preferred Option 22 (a):

Only include Non-Strategic Road Schemes in the LDP which have been justified by Department for Infrastructure (DfI) through a Local Transport Strategy.

Key Issue 23 Facilitating renewable energy

Preferred Option 23 (a):

Retention of SPPS approach updating Policy RE 1 of PPS 18 by adopting a cautious approach within designated landscapes.

Key Issue 24 Sustainable Drainage Systems (SuDS)

Preferred Option 24 (a):

Promote SuDS within the LDP.

Key Issue 25 Cemetery provision

Preferred Option 25 (a):

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 locations where there is a firm proposal for a new/extension to a cemetery.

Transportation, Infrastructure and Connectivity

- *Car journeys account for 72% of all journeys made in our Borough*
- *45% of our Council's collected waste was prepared for reuse, dry recycling or composting*
- *239 single turbine applications approved since 2002*

Key Issues and Preferred Options for Transportation, Infrastructure and Connectivity

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

Preferred Option 20 (a):

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.



Chapter 9 deals with **Stewardship of our Built Environment and Creating Places**. This theme includes two inter-related subject areas which are both important in shaping a quality built environment throughout the Borough.

The first subject area concerns **Built Heritage and Archaeology**, and the key issues identified reflect the rich heritage assets in Mid

and East Antrim and the need to protect these for present and future generations.

The second subject area concerns **'Place-making'**. The suggested place-making approach recognises that good quality, well designed and connected places are key to building civic pride and stewardship. Our place-making approach also recognises

the need for a collaborative community based approach from the outset. Accordingly, no issues and alternative options are set out in the POP. Rather, we have introduced the concept of 'Strategic Focus Areas' and seek to promote public debate on identifying such areas in Mid and East Antrim.

Built Heritage and Creating Places

- *Eight State Care Monuments*
- *637 Listed Buildings*
- *Five Conservation Areas*

Key Issues and Preferred Options for Stewardship of our Built Environment and Creating Places

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

Preferred Option 26 (a):

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.

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

Preferred Option 27 (a):

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.

Key Issue 28 Safeguarding our non-designated heritage assets

Preferred Option 28 (a):

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.



Chapter 10 deals with **Protecting and Accessing our Natural Environment**. In this theme the issues reflect the importance of many areas of Mid and East Antrim for their high quality of landscapes, nature conservation and biodiversity. Most of the issues

are associated with particular geographical areas which contain our most precious natural environment assets. Many of these areas in themselves are also tourism assets, so it is implicit that protecting our natural environment will also reap economic benefits.

Typically, the Preferred Options and alternative options are mostly about different mechanisms that might be adopted through the LDP, for the protection of these areas.

Natural Environment

- *1 Area of Outstanding Natural Beauty*
- *4 Ramsar Sites*
- *3 Special Areas of Conservation*
- *5 Special Protection Areas*

Key Issues and Preferred Options for Protecting and Accessing our Natural Environment

Key Issue 29 The Southern Glens Coast

Preferred Option 29 (a):

Retain the existing Special Countryside Area (SCA) designation and associated policy, and accommodate spatial and policy amendments to the designation if considered appropriate.

Key Issue 30 The Islandmagee Peninsula and Gobbins Coast

Preferred Option 30 (a):

Provide increased policy protection for the Islandmagee Peninsula with an emphasis on the eastern and north eastern 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 Belfast Metropolitan Area (BMA) Coastal Policy Area or a designated Area of High Scenic Value.

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

Preferred Option 31 (a):

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.

Key Issue 32 Lough Beg and the Lower River Bann Corridor

Preferred Option 32 (a):

Provide increased policy protection for the most scenic and environmentally important areas associated with Lough Beg and the Lower River Bann Corridor.

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

Preferred Option 33 (a):

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).

Key Issue 34 Areas of Scenic Quality

Preferred Option 34 (a):

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.

Key Issue 35 Local Landscape Policy Areas

Preferred Option 35 (a):

Retain the existing designated Local Landscape Policy Areas and associated policy, and identify and designate other Local Landscape Policy Areas where appropriate.

Key Issue 36 Landscape Wedges

Preferred Option 36 (a):

Retain the existing designated Rural Landscape Wedges and associated policy, and designate other areas within the Borough as Rural Landscape Wedges if considered appropriate.

Chapter 11 is the final chapter in the POP and deals with the **Policy Review** of the full suite of existing **Planning Policy Statements**, mostly published by the former Department of the Environment.

We are required by SPPS to address

the operational policies of the PPSs in the next phase of our Plan because they will no longer exist once our Plan Strategy is adopted.

A quick reference to the policy review is attached as Appendix 1 of this Summary Paper.

Specific questions in relation to proposed amendments to existing policies are set out in the relevant topic area chapters of the POP (Chapters 6 to 10).



Have your say

From **14 June 2017**, there will be a twelve week consultation period on the Preferred Options Paper, ending on **6 September 2017**. It is available alongside a number of supporting documents, on our website **www.midandeantrim.gov.uk/pop**

You can respond (see contact details below) by using either:

- The online survey to the **Preferred Options Paper** and online survey to the **Sustainability Appraisal Interim Report** available on our website; or
- The **Preferred Options Paper Response Form** and **Sustainability Appraisal Interim Report Response Form** also available on our website and which can be returned by e-mail or by post.

Contact Details

All responses to this public consultation should be submitted to the Planning team via the following options:

By online survey

consult.midandeantrim.gov.uk

By Email

planning@midandeantrim.gov.uk

By Post:

Local Development Plan Team
County Hall
182 Galgorm Road
Ballymena
BT42 1QF

Appendix 1

Policy Review

Quick Reference



Policy
Planning Policy Statement 2: Natural Heritage
NH 1: European and Ramsar Sites - International
NH 2: Species Protected by Law
NH 3: Sites for Nature Conservation Importance – National
NH 4: Site for Nature Conservation Importance – Local
NH 5: Habitats, Species or Features of Natural Heritage Importance
NH 6: Areas of Outstanding Natural Beauty
Planning Policy Statement 3: Access, Movement and Parking
AMP 1: Creating an Accessible Environment
AMP 2: Access to Public Roads
AMP 3: Access to Protected Routes (Clarification)
AMP 4: Protection for Transport Schemes
AMP 5: Disused Transport Routes
AMP 6: Transport Assessment
AMP 7: Car Parking and Servicing Arrangements
AMP 8: Cycle Provision
AMP 9: Design of Car Parking
AMP 10: Provision of Public and Private Car Parks
AMP 11: Temporary Car Parks
Planning Policy Statement 4: Planning and Economic Development
PED 1: Economic Development in Settlements
PED 2: Economic Development in the Countryside
PED 3: Expansion of an Established Economic Development Use in the Countryside
PED 4: Redevelopment of and Established Economic Development Use in the Countryside
PED 5: Major Industrial Development in the Countryside
PED 6: Small Rural Projects
PED 7: Retention of Zoned Land and Economic Development Uses
PED 8: Development incompatible with Economic Development Uses
PED 9: General Criteria for Economic Development

Preferred Approach
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Policy
Planning Policy Statement 6: Planning Archaeology and Built Heritage
BH 1: The Preservation of Archaeological Remains of Regional Importance and their setting
BH 2: The Protection of Archaeological Remains of Local Importance and their setting
BH 3: Archaeological Assessment and Evaluation
BH 4: Archaeological Evaluation
BH 5: The Protection of World Heritage Sites
BH 6: The Protection of Parks, Gardens and Demesnes of Special Historic Interest
BH 7: Change of Use of a Listed Building
BH 8: Extension or Alteration of a Listed Building
BH 9: The Control of Advertisements on a Listed Building
BH 10: Demolition of a Listed Building
BH 11: Development Affecting the Setting of a Listed Building
BH 12: New Development in a Conservation Area
BH 13: The Control of Advertisements in a Conservation Area
BH 14: Demolition in a Conservation Area
BH 15: The Re-use of Non-Listed Vernacular Buildings
Planning Policy Statement 6: Addendum Areas of Townscape Character
ATC 1: Demolition Control in an Area of Townscape Character
ATC 2: New Development in an Area of Townscape Character
ATC 3: The Control of Outdoor Advertisements in an Area of Townscape Character
Planning Policy Statement 7: Quality Residential Environments
QD 1: Quality in New Residential Development
QD 2: Design and Concept Statements, Concept Master Plans and Comprehensive Planning
Addendum to Planning Policy Statement 7: Residential Extensions and Alterations
EXT 1: Residential Extensions and Alterations
Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas
LC 1: Protecting Local Character, Environmental Quality and Residential Amenity
LC 2: The Conversion or Change of Use of Existing Buildings to Flats or Apartments
LC 3: Permeable Paving in New Residential Development

Preferred Approach
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Policy
Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas
Annex A: Space Standards
Annex E: Definition of an Established Residential Area
Planning Policy Statement 8: Outdoor Space, Sport and Recreation
OS 1: Protection of Open Space
OS 2: Public Open Space in New Residential Developments
OS 3: Outdoor Recreation in the Countryside
OS 4: Intensive Sport Facilities
OS 5: Noise Generating Sports and Outdoor Recreational Activities
OS 6: Development of Facilities Ancillary to Water Sports
OS 7: The Floodlighting of Sports and Outdoor Recreational Facilities
Annex A: Definition of Open Space
Annex B: Summary of National Playing Fields Association Minimum Standard for Outdoor Recreation
Annex C: Key bodies which make valuable contribution to the development of Open Space, Sport and Outdoor Recreation
Planning Policy Statement 10: Telecommunications
TEL 1: Control of Telecommunications Development
TEL 2: Development and interference with Television Broadcasting Services
Planning Policy Statement 11: Planning and Waste Management
WM 1: Environmental Impact of a Waste Management Facility
WM 2: Waste Collection and Treatment Facilities
WM 3: Waste Disposal
WM 4: Land Improvement
WM 5: Development in the Vicinity of Waste Management Facilities
Planning Policy Statement 12: Housing in Settlements
PCP 1: Increased Housing Density without Town Cramming
PCP 2: Good Design
PCP 3: Sustainable Forms of Development
PCP 4: Balanced Communities

Preferred Approach
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Policy
HS 1: Living over the Shop
HS 2: Social Housing
HS 3: Travellers Accommodation (as amended)
HS 4: House Types and Size
Planning Policy Statement 13: Transportation and Land Use
General Principles 1 - 12
Revised Planning Policy Statement 15: Planning and Flood Risk
FLD 1: Development in a Fluvial (River) and Coastal Floodplains
FLD 2: Protection of Flood Defence and Drainage Infrastructure
FLD 3: Development and Surface Water (Pluvial) Flood Risk outside Flood Plains
FLD 4: Artificial Modification of Watercourses
FLD 5: Development in Proximity to Reservoirs
Planning Policy Statement 16: Tourism
TSM 1: Tourism Development in Settlements
TSM2: Tourist Amenities in the Countryside
TSM 3: Hotels, Guest Houses and Tourist Hostels in the Countryside
TSM 4: Major Tourist Development in the Countryside
TSM 5: Self- Catering Accommodation in the Countryside
TSM 6: New and Extended Holiday Parks in the Countryside
TSM 7: Criteria for Tourism Development
TSM 8: Safeguarding of Tourism Assets
Planning Policy Statement 17: Control of Outdoor Advertisements
AD 1: Amenity and Public Safety
Planning Policy Statement 18: Renewable Energy
RE 1: Renewable Energy Development
RE 2: Integrated Renewable Energy and Passive Solar Design
Planning Policy Statement 21: Sustainable Development in the Countryside
CTY 1: Development in the Countryside
CTY 2: Development in Dispersed Rural Communities
CTY 2a: New Dwellings in Existing Clusters

Preferred Approach
Bring forward
Replace
Bring forward with amendment
Bring forward and expand
Do not bring forward
Bring forward
Bring forward
Bring forward
Bring forward
Do not bring forward
Bring forward
Bring forward with amendment
Bring forward with amendment
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Bring forward with amendment
Bring forward with amendment
Bring forward
Bring forward with amendment
Do not bring forward
Bring forward

Policy
CTY 3: Replacement Dwellings
CTY 4: The Conversion and reuse of Existing Buildings
CTY 5: Social and Affordable Housing
CTY 6: Personal and Domestic Circumstances
CTY 7: Dwellings for Non- Agricultural Business Enterprises
CTY 8: Ribbon Development
CTY 9: Residential Caravans and Mobile Homes
CTY 10: Dwellings on Farms
CTY 11: Farm Diversification
CTY 12: Agricultural and Forestry Development
CTY 13: Integration and Design of Buildings in the Countryside
CTY 14: Rural Character
CTY 15: The Setting of Settlements
CTY 16: Development Relying on Non-Mains Sewerage
Planning Policy Statement 23: Enabling Development
ED 1: Enabling Development
A Planning Strategy for Rural Northern Ireland
Design
DES 2: Townscape
DES 10: Landscaping
Industry and Commerce
IC 15: Roadside Service Facilities
IC 16: Office Development
IC 17: Small Office and Business Development

Preferred Approach
Bring forward with amendment
Bring forward with amendment
Bring forward with amendment
Bring forward
Bring forward with amendment
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Bring forward with amendment
Bring forward with amendment
Bring forward with amendment
Bring forward
Bring forward
Bring forward
Replace with General Operational Policy
Replace with General Operational Policy
Replace with new Retail Policy
Replace with new Retail Policy
Replace with new Retail Policy

Policy
Minerals
MIN 1: Environmental Protection
MIN 2: Visual Implications of Mineral Extraction
MIN 3: Areas of Constraint
MIN 4: Valuable Minerals
MIN 5: Mineral Reserves
MIN 6: Safety and Amenity
MIN 7: Traffic
MIN 8: Restoration
Tourism
TOU 5: Advance Directional Signs
Public Service and Utilities
PSU 1: Community Needs
PSU 3: Transport Facilities
PSU 8: New Infrastructure
PSU 10: Development at Risk
PSU 11: Overhead Cables
The Coast
CO 1: The Undeveloped Coast
CO 2: The Developed Coast
CO 3: Areas of Amenity or Conservation Value on the Coast
CO 4: Access to the Coastline

Preferred Approach
Bring forward with amendment
Bring forward with amendment
Bring forward with amendment
Bring forward with amendment
Bring forward with amendment
Bring forward with amendment
Bring forward
Bring forward with amendment
Do not bring forward
Replace with new policy
Replace with new Larne Port Policy
Replace with New Infrastructure Policy
Bring forward with amendment
Bring forward with amendment
Replace with bespoke policy for sections of Undeveloped Coast
Replace with bespoke policy
Do not bring forward
Bring Forward





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