

Technical Supplement 12 Public Utilities

September 2019



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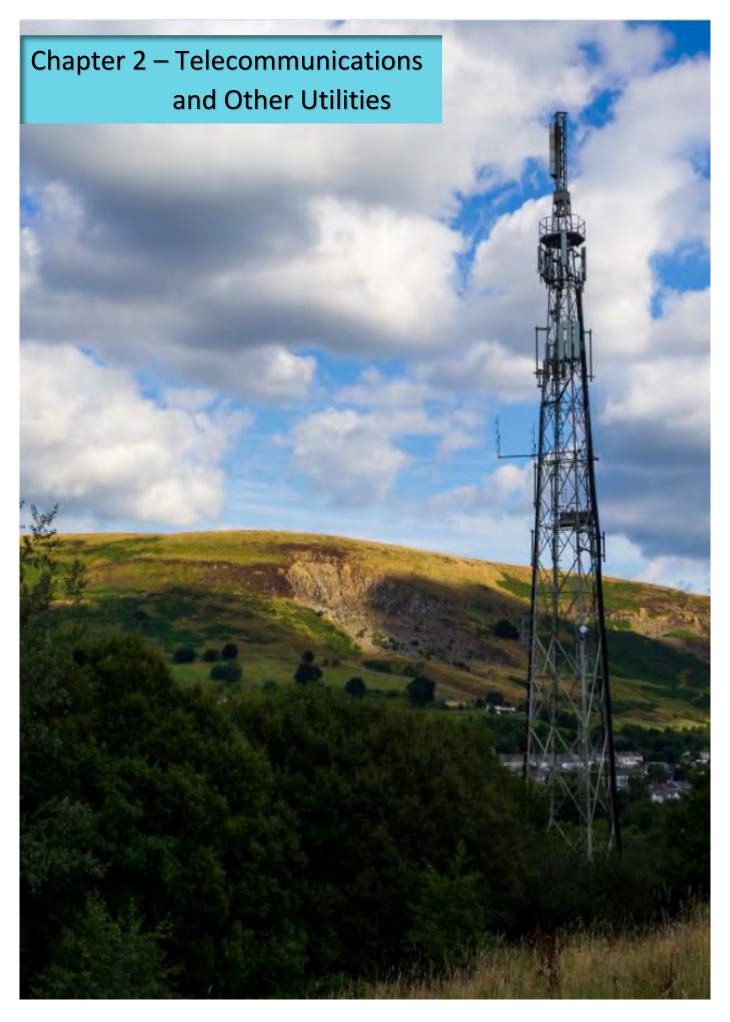
1.0 General Introduction

Purpose of this document

- 1.1 This technical supplement brings together the evidence base that has been used to inform the preparation of the Mid and East Antrim Local Development Plan (LDP) 2030 draft Plan Strategy. It is one of a suite of topic based technical supplements that should be read alongside the draft Plan Strategy to understand the rationale and justification for the policies proposed within it.
- 1.2 This technical supplement builds upon and complements LDP Position Paper 8 which provides baseline information on public utilities infrastructure and formed part of the evidence base for the Preferred Options Paper (POP). It provides an overview of the regional and local policy context and the public utilities infrastructure profile of Mid and East Antrim. In addition, it demonstrates how the various strands of the evidence base have been considered in the formulation of Renewables, Flood Risk, Overhead Cables and Telecommunications Development, Waste Management and Wastewater policies in the draft Plan Strategy, including responses to the POP and ongoing consultee and councillor engagement.

Planning and Public Utilities Infrastructure

1.3 The provision of a modern, reliable public utilities network is vital in supporting sustainable growth and encourages investment in the borough. Public utilities such as Telecommunications, Electricity, Gas, Waste, Water & the Wastewater network provide necessary services to society. They are vital as they provide the fundamental infrastructure for the proper functioning of our borough while their provision is primarily the responsibility of a number of government departments while more recently, the private sector is playing a greater role in their provision.



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2.0 Introduction to Telecommunications and other Utilities

- 2.0.1 Modern telecommunications are an essential and beneficial element of everyday living for the people of and visitors to our borough. It is important to continue to support investment in high quality communications infrastructure which plays a vital role in our social and economic well-being. The importance of other strategic infrastructure to the region such as transport (including air and sea ports), energy and water is also recognised by Government.
- 2.0.3 Public Utilities are a set of services provided by organisations which are consumed by the public and provide the basic infrastructure for the proper function of society. They include electricity, gas, water and sewerage (also known as wastewater) services. These utilities are not only importance because of the service they provide to a functioning society, but they also contribute to the economic competitiveness of a region.
- 2.0.3 The provision of Public Utilities within the Borough is principally the responsibility of a number of Government Departments and Statutory bodies such as NI Water. The private sector is playing an increasingly important role concerning public utility provision while they are also regulated by bodies such as Ofcom and Ofgem.
- 2.0.5 This technical supplement brings together the evidence base that has been used to inform the preparation of the Mid and East Antrim Local Development Plan (LDP) 2030 draft Plan Strategy. It seeks to present issues and draws together the evidence base used in relation to the topic of Telecommunications and other utilities (Broadband, Mobile, Electricity, Gas, Water and Waste Water. It is one of a suite of topic based technical supplements that should be read alongside the draft Plan Strategy to understand the rationale and justification for the policies proposed within it.

2.1 Policy Context

Regional Policy Context

Draft Programme for Government 2016-21

2.1.1 At the highest level, the NI Executive has set out its priorities in the draft Programme for Government (dPfG) 2016-21. Its overall purpose is to improve wellbeing for all, by tackling disadvantage, and driving economic growth. It sets out 14 strategic objectives some of which have implications for the delivery of housing and economic development at local government level. A key outcome of the dPfG is the connection of people and opportunities through infrastructure. This involves improving the provision of essential energy, water and telecommunications services.

Regional Development Strategy 2035 (RDS)

- 2.1.2 The RDS is a spatial strategy and provides an overarching strategic planning framework to facilitate and guide the public and private sector development such as to secure sustainable patterns of development. It recognises the role public utilities can have in determining the economic competitiveness of NI and provides the strategic environmental context for the delivery of them.
- 2.1.3 The RDS sets out key policy aims regarding public utilities. These are contained within Regional Guidance (RG), in particular RG5, RG9 and RG12.
- 2.1.4 Regional Guidance 5 (RG5) 'Deliver a sustainable and secure energy supply' promotes the contribution that renewable energy can make to the overall energy mix. It outlines the requirement for a significant increase in all types of renewable electricity installations and renewable heat installations to meet the region's energy needs, including a wide range of onshore and offshore renewable resources for electricity generation. It also encourages the provision of new gas infrastructure alongside gas storage which would contribute positively to the security and reliability of future supply.
- 2.1.5 Policy RG5 also highlights the need to strengthen the grid, together with a necessity to integrate heat and electricity infrastructure alongside new road infrastructure development. Finally, RG5 also recognises that new generation or distribution infrastructure must be carefully planned and assessed to avoid adverse environmental effects, particularly on or near protected sites
- 2.1.6 The objective of RG9 is to 'Reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality'. RG9 seeks to promote grey water recycling and advocates for a precautionary approach to development in areas of flood risk using the latest available flood risk information. It also promotes that development in areas, even those outside flood risk areas, should incorporate the use of SuDS
- 2.1.7 The objective of RG12 is to 'Promote a more sustainable approach to the provision of water and sewerage services and flood risk management' points to the integration of water and land-use planning. It suggests that land use planning should be informed by current water and sewerage infrastructure and future investment programmes. The policy also directs that future water demand should be managed to reduce water consumption, with consideration given to the inclusion in developments of measures such as grey water recycling and rainwater harvesting. Finally, the policy seeks to encourage sustainable surface water management through the use of SuDS and states that all new storm water drainage systems should incorporate measures to manage the flow of waters which exceed design standards (exceedance flows) in order to help protect vulnerable areas.
- 2.1.8 In addition to this Regional Guidance, the RDS also outlines the importance of public utilities within the Housing Evaluation Framework. The resource test states that when assessing land to be zoned for housing,

consideration must be given to the water, sewerage and waste infrastructure of an area to ensure that it is adequate to support the provision of future housing.

Sustainable Water: A Long-Term Water Strategy for Northern Ireland (2015-2040)

- 2.1.9 In March 2016, the Department for Infrastructure (Dfl) published a long term strategy entitled Sustainable Water: A Long-Term Water Strategy for Northern Ireland (2015-2040) on the best way forward for managing the water sector in Northern Ireland. https://www.infrastructure-ni.gov.uk/sites/default/files/publications/drd/sustainable-water-a-long-term-water-strategy-for-northern-ireland-2015-2040.PDF
- 2.1.10 The Strategy highlights that planning policies should promote sustainable water and sewerage services by making appropriate space in development plans for water and sewerage infrastructure. It states future local development plans should make provision for both waste water treatment facilities and sustainable drainage systems.
- 2.1.11 The strategy identifies four key sections:
 - Drinking Water Supply and Demand
 - Flood Risk Management and Drainage
 - Environmental Protection and Improvement
 - Water and Sewage Services
- 2.1.12 Each of these sections sets out aims, policies and actions to achieve Sustainable Water within the lifetime of the Strategy, some of which have been identified to be implemented through the Local Development Plans (LDP).

Strategic Planning Policy Statement (SPPS)

- 2.1.13 The SPPS was published by the former Department of Environment (DOE) in September 2015. It aims to further sustainable development and improve wellbeing through the planning system. It sets out clear policy aims and objectives relating to Public Utilities which are detailed by section below:
- 2.1.14 The aim of the SPPS in relation to telecommunications and other utilities is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum. It contains five policy objectives relating to telecommunication and other utilities:
- 2.1.15 The regional policy objectives relating to telecommunication and other utilities are to:
 - Ensure that where appropriate new telecommunications development is accommodated by mast and site sharing;
 - Ensure that the visual and environmental impact of telecommunications and other utility development is kept to a minimum;
 - Minimise, as far as practicable, undue interference that may be caused to radio spectrum users (see footnote) (for example mobile phone services, media broadcasting and wireless broadband services) by new telecommunications development; and
 - Encourage appropriate provision for telecommunication systems in the designs of other forms of development.
- 2.1.16 With regard to water and sewerage, the SPPS seeks to ensure the planning system contributes to a reduction in energy and water usage, helping to reduce greenhouse gas emissions by continuing to support growth in renewable energy sources. The SPPS also aims to manage development to safeguard against water pollution and securing improvements in water quality. Further, in seeking to mitigate and adapt to climate change, the SPPS encourages working with natural environmental processes, for example through promoting the development of green infrastructure and the use of Sustainable Drainage Systems (SuDS) to improve water

quality. It also promotes good design, including the need to consider and address how the design of a development can minimise energy, water usage and CO2 emissions.

Planning Policy Statement 10 (PPS 10) – Telecommunications

2.1.17 PPS 10, published in April 2002, set out the planning policies for telecommunications development. Its aim was to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. It also addresses health issues associated with telecommunications development. It contained two policies, one on the Control of Telecommunications Development and the other on the Development and Interference with Television Broadcasting Services. The latter policy was cancelled by the SPPS.

Planning Policy Statement 21 (PPS 21) - Sustainable Development in the Countryside

2.1.18 PPS 21 was published in June 2010. Its aim is to manage development in the countryside in a manner consistent with achieving the strategic objectives of the RDS; and in a manner which strikes a balance between the need to protect the countryside from unnecessary or inappropriate development, while supporting rural communities. In regard to water and wastewater, Policy CTY 16 refers to development replying on non-mains sewerage. The aim of CTY 16 is to protect water resources from the actual or potential polluting effects of on-site treatment plants, particularly in areas identified for the abstraction of water for human consumption.

A Planning Strategy for Rural Northern Ireland (PSRNI)

2.1.19 Several policies with the PSRNI cover public utilities, in particular PSU 11 'Overhead Cables' which states the siting of electricity power lines and other overhead cables will be controlled in terms of visual impact on the environment with particular reference being given to designated areas of landscape or townscape value.

Supplementary Planning Guidance

- 2.1.20 Supplementary guidance on public utilities is outlined in the following:
 - DCAN 14 Siting and Design of Radio Telecommunication Equipment
 - Creating Places Achieving Quality in Residential Development

Local Policy Context

Legacy Area Plans

- 2.1.21 The existing development or area plans that apply to Mid and East Antrim Borough are:
 - Ballymena Area Plan 1986-2001, adopted in 1989
 - Larne Area Plan 2010, adopted in 1998
 - Carrickfergus Area Plan 2001, adopted in March 2000
- 2.1.22 Whilst the draft Plan Strategy has taken account of the existing Area Plans, it has also been necessary to consider their longevity and the fact that all pre-date even the original version of the Regional Development Strategy, published in 2001. These plans also pre-date the SPPS, PPS 10 and PPS 21.
- 2.1.23 The draft Plan Strategy (para 2.2.3) refers to the somewhat complex situation in regard to the status of the Belfast Metropolitan Area Plan 2015 (BMAP) which included the former Carrickfergus Borough Council area. Whilst the Carrickfergus Area Plan 2001 remains the extant statutory plan for this area, the draft BMAP (2004) as the most recent expression of local planning policy, has also been taken into account in developing the draft Plan Strategy.

Ballymena Area Plan 1986-2001

- 2.1.24 The Ballymena Area Plan, published in 1989, had a general section on Public Utilities which was broken down into the following sections:
 - Telecommunications The Plan stated there were 10 telephone exchanges in the Borough and 5
 electronic exchanges at the time. It proposed that electronic exchanges will be modernised with a new
 digital system and public call offices will be updated to provide enhanced facilities. (Paras 15.6-15.8)
 - Electricity The plan considered that the existing high voltage system was adequate to deal with the majority of the expected development to the year 2001.
 - Water Supply The plan stated that supplementation of existing provision of mains water and service reservoirs was being examined and that this extra provision meant that no difficulty is anticipated in providing water supply to new developments. (Paras 15.4-15.5)
 - Sewerage The plan stated Ballymena, Ahoghill and Broughshane are provided by works at Spencetown whilst the rest of the settlements have their own works, and that works at Kells and Portglenone will be monitored and improved as necessary. Planning applications within 300m of sewage treatment works will not be granted where there would be a loss of amenity from smell nuisance. (Paras 15.1-15.3)

Larne Area Plan 2010

- 2.1.25 The Larne Area Plan, published in 1998, had several policies on Public Utilities including:
 - Public Utilities Policy PU1 The Department identified a location for a new sewage treatment works to serve Larne Town and the surrounding area.
 - Sewerage Policy S1 The Department identified a location for the sewage treatment works for Larne Town. S2 The Department will facilitate the upgrading of the existing sewage treatment works which are at or near capacity by the end of the plan period. S3 The Department will seek to ensure that planning permission is not granted for development which would suffer loss of amenity from smell nuisance on land within 300m for a major sewage treatment works.
 - Energy Reference to exposed upland areas including the AONB not being considered suitable for the location of wind turbine.
 - Natural Gas Policy E1 The Department will treat a high pressure pipeline as a hazardous installation which may place constraints on development in its vicinity.

Carrickfergus Area Plan 2001/draft BMAP (2004) in combination with the Planning Appeals Commission Inquiry report

- 2.1.26 The Carrickfergus Area Plan contains a section relating to Public Utilities which outlines the provision in the area relating to Water & Sewerage, waste disposal, electricity, telecommunications and natural gas.
- 2.1.27 Whilst the draft Plan Strategy has taken account of the existing Area Plans, it has also been necessary to consider their longevity and the fact that all pre-date the RDS, PPS 10 and PPS 21. The draft Plan Strategy (para 2.2.3) refers to the somewhat complex situation in regard to the status of the Belfast Metropolitan Area Plan 2015 (BMAP) which included the former Carrickfergus Borough Council area. Whilst the Carrickfergus Area Plan 2001 remains the extant statutory plan for this area, the draft BMAP (2004) as the most recent expression of local planning policy, in combination with the Planning Appeals Commission (PAC) Inquiry Report, has also been taken into account in developing the draft Plan Strategy.
- 2.1.28 Within the draft Belfast Metropolitan Area Plan there is a section on Public Services and Utilities (Part 3 Volume 1 pg.158) which was broken down into the following sections:

- BMA Public Services and Utilities Strategy To facilitate the delivery of infrastructure requirements and highlight appropriate constraints within key site requirements.
- Water and Sewage The Plan stated there were 12 impounding reservoirs inside the Belfast metropolitan Area, with some supply coming from external areas. it was also highlighted that various schemes are programmed to upgrade the water and sewage system where required
- Drainage the Plan highlighted a number of recorded flooded areas that significantly affect particular settlement within the plan area. The promotion of Sustainable Urban Drainage Systems (SuDS) were highlighted.
- Waste Disposal the plan highlighted that it was part of a large waste management plan with a subregional waste planning body (Arc 21). This waste management plan identified 'areas of search' for the provision of necessary facilities and capacity
- Telecommunications Within the Plan Area telecommunications provision is primarily the responsibility of British Telecom, supplemented by a number of other private companies. Several providers operate mobile telecommunication networks within the Plan Area.
- Electricity Kilroot Power Station, located in Carrickfergus, is one of the main electricity generating stations
 in Northern Ireland and has a generating capacity of 400 megawatts when burning coal. Electricity will
 continue to develop the existing 33kV and 11kV distribution networks in order to meet customer
 requirements and demand change during the plan period.

Mid and East Antrim Borough Council Corporate Plan

- 2.1.29 Our Corporate Plan sets out the Council's vision, themes and objectives that will shape our work and the services that we provide up until 2023. The aim of the Corporate Plan is to deliver the same long term vision and outcomes for the Borough that are set out in the Community Plan. The key objectives of the Plan are identified under five main themes all of which fall under the wider strategic theme to be a high performing council:
 - Sustainable jobs and tourism.
 - Good health and wellbeing.
 - Learning for life.
 - Community safety and cohesion.
 - Our environment.

Mid and East Antrim Borough Council Community Plan

- 2.1.30 Our Community Plan 'Putting People First' was published in April 2017 and covers the period from 2017 to 2032. The vision of the Community Plan is that: "Mid and East Antrim will be a strong, safe and inclusive community, where people work together to improve the quality of life for all". The strategic priorities set out in the Community Plan have been identified through joint working with 12 statutory partner organisations and informed by extensive consultation with the public and community and stakeholder groups. The strategic priorities are developed around the five key themes that now inform the Corporate Plan.
- 2.1.31 The Local Government Act (Northern Ireland) 2014 sets out a statutory link between the Community Plan and the LDP, in that the preparation of the LDP must take account of the Community Plan. The strategic priorities of our Community Plan have therefore been taken into consideration in the preparation of the draft Plan Strategy. As work on the LDP progresses, we will seek to deliver on any community planning outcomes where there is an identified spatial land use or local planning policy solution.
- 2.1.32 Our Community Plan identifies five priority themes. The theme of Sustainable Jobs and Tourism identifies infrastructure as a strategic priority and seeks to develop transport, energy and superfast broadband to further economic growth in the Borough.

Cross Boundary Policy Context

- 2.1.33 In developing out settlement hierarchy account has been taken of the local policy context as it relates to the emerging LDP's of our three neighbouring councils:
 - Antrim and Newtownabbey Borough Council;
 - Causeway Coast and Glens Borough Council Belfast City Council; and
 - Mid Ulster District Council.
- 2.1.34 Neighbouring Council's Preferred Options Papers, supporting evidence base and published draft Plan Strategies have been taken account of, as these are regarded as the most relevant documents when considering cross-boundary issues as outlined in Table 2.1 below.

Table 2.1 - Neighbouring Councils Position on Telecommunications & Public Utilities

Neighbouring Council	Position
Antrim and Newtownabbey Borough Council	ANBC published its draft Plan Strategy in June 2019. ANBC relevant policies: Strategic Policy 3 – 3.17 Public Utilities & Infrastructure. Council will work with statutory partners and utility providers to secure the delivery of enhanced water supply, waste water management, drainage, electricity and gas infrastructure. SP 3.16 – Telecommunications & Digital Services. Council will work with partners to secure an enhanced range, quality and coverage of telecommunications and broadband services. The Council wishes to facilitate telecommunications growth in rural areas whilst keeping the environmental impact to a minimum.
Causeway Coast and Glens Borough Council	CCGBC published its POP in June 2018. CCGBC relevant preferred option: Key Issue PU1: High Structures in Sensitive Landscapes – Option 2 – Identify specific areas with most sensitive landscapes as Areas of Constraint on High Structures development.
Mid Ulster District Council	Mid Ulster published its draft Plan Strategy in February 2019. Mid Ulster relevant policies: TOHS 1 — Outside of areas of constraint on wind turbines and high structures. Policy allows for high structures telecommunications development outside of SCA's and areas of constraint on wind turbines subject to various considerations. Normally these will be restricted to 15 metres in height above ground levels in Areas of Constraint. Exceptions may be considered for 'not spots', farm structures essential for operation of agriculture in the area and also essential electricity transmission which, if not provided, would result in demonstrable hardship.

- 2.1.35 The Council has responded to neighbouring Council's POPs and the draft Plan Strategies for Antrim and Newtownabbey and Mid Ulster as they were published. In addition, the Council is also represented on a number of working groups to discuss cross boundary issues, for example the Metropolitan Area Spatial Working Group and Lough Neagh Forum. Members of the plan team have also met with officials in the three neighbouring councils during preparation of the draft Plan Strategy (Summer 2019) to discuss cross boundary issues.
- 2.1.36 On consideration of neighbouring Councils development plan documents, it is the opinion of this Council that there is no conflict with our draft Plan Strategy, insofar as it relates to public utilities. However, whilst there are no significant conflicts with neighbouring council's public utilities policies, there are some differences. For example, Antrim & Newtownabbey's policy DM 16.6 states that for development proposals of 10 or more dwellings or developments of 500m² or more, service ducting will be provided to accommodate and enable future connection to digital services.

2.2 Telecommunications and other Public Utilities Profile

Telecommunications and Broadband

- 2.2.1 In accordance with the aims of the RDS 2035 and the SPPS, it is vital to ensure that improvement to the telecommunication network continues, in order to ensure that businesses remain competitive and rural communities do not feel cut off or isolated.
- 2.2.2 Whilst the development of high quality telecommunication infrastructure is essential for continued economic growth it is necessary to minimise the impact on the environment. This is reflected in both the SPPS and the preceding PPS 10 Telecommunications, which sets out the Department's proposals. PPS10 is supplemented by DCAN 14 Development Control Advice Note 14 (DCAN 14) Siting and Design of Radio Telecommunications Equipment.

Network Coverage

- 2.2.3 In 2018, Northern Ireland mobile voice coverage from all four operators extended to 88% while 4G mobile coverage extended to 79%. Good indoor 4G coverage from all four operators extended to 57% of all premises in 2018 and voice services were available on three quarters (78%) of Northern Ireland's major roads. It is acknowledged there remains some 'not-spots' in rural areas. Ofcom have supported steps to improve coverage in rural areas by addressing barriers and reducing costs. These include changes to the Electronic Communications code to make it easier and cheaper to deploy mobile infrastructure. https://www.ofcom.org.uk/ data/assets/pdf file/0014/130820/Connected-Nations-2018-Northern-Ireland.pdf
- 2.2.4 Mid and East Antrim is serviced by four main providers, these include EE, 3, O2 and Vodafone. The development of Mobile Data coverage within MEA has been ongoing, some of the improvements carried out recently has made Northern Ireland's 4G coverage available to 93% of premises. 5G was launched in Belfast in May 2019 offering increased speeds, reliability and connectivity. By the year 2022, the full next generation 5G network will be in place with higher bandwidth and lower latency which will enable a more responsive network, enabling truly immersive mobile augmented reality, real-time health monitoring and mobile cloud gaming.

Broadband

- 2.2.5 Northern Ireland's core communication network is of a high quality which is necessary for sustainable economic growth and investment. Access to high speed reliable digital infrastructure is seen to be one of the most important enabling infrastructures in terms of economic development and addressing social deviation. The economic and social benefits of advanced telecommunications to Northern Ireland can only be achieved if the necessary infrastructure is developed, including the networks of base stations.
- 2.2.6 Improvements to the existing broadband infrastructure have taken place in recent years within the MEA area. The broadband market in Northern Ireland is fully privatised with the principle provider being British Telecom (BT). Providers available within MEA include EE, SKY and Virgin Media among others. Appendix D details a recent map (August 2019) showing broadband speeds in the Mid and East Antrim area.
- 2.2.7 Over the past 12 years the public sector has invested over £77 million in NI Broadband Infrastructure and the following projects have taken place in Northern Ireland previously to improve the broadband provision across Mid and East Antrim:
 - Northern Ireland Broadband Fund (2007-2013)
 - Next Generation Broadband Project (completed 2011)
 - Project Kelvin transatlantic telecoms cable (completed 2010)
 - Superfast Rollout Programme (SRP2 completed 2018)

2.2.8 Project stratum is currently ongoing, a £165 million roll-out scheme, to improve the connectivity for those unable to access broadband services of at least 30 Mbps. The roll-out will ensure more people in rural areas will have access to good quality broadband.

Water Supply and Wastewater Facilities

Water Supply

2.2.9 The provision of water supply (including abstraction and treatment) in Northern Ireland is the responsibility of NI Water. Mid and East Antrim is supplied with water from a variety of sources as shown in Table 2.2 below.

Table 2.2 – Existing Water Supply in Mid and East Antrim

Impounding Reservoirs/Loughs	Water Treatment Works
Dungonnell (Cargan)	Dungonnell WTW
Copeland (Carrickfergus)	Dorisland WTW
Dorisland (Carrickfergus)	
Loughmourne (Carrickfergus)	
North Woodburn (Carrickfergus)	
South Woodburn Lower (Carrickfergus)	
South Woodburn Middle (Carrickfergus)	
South Woodburn Upper (Carrickfergus)	
Killylane (Larne)	Killylane WTW
Lough Neagh ¹	Dunore Point WTW ²
Quoile Lower (Broughshane) [Out of Service]	N/A
Quoile Upper (Broughshane) [Out of Service]	N/A

¹ Located outside Mid and East Antrim Borough Council Area

2.2.10 NI Water is satisfied with the sufficiency of the water supply to the Council area over the Plan period. A multi-million pound investment is currently nearing completion at Dorisland WTW to ensure the adequacy of water quality. Further to this treatability studies will be undertaken at both Dorisland WTW and Killylane within the current Business Plan period (2015-2021) to ensure high water quality and distribution standards are maintained.

Sewerage/Wastewater Facilities

- 2.2.11 The provision of wastewater treatment facilities in the Plan Area is also the responsibility of NI Water.
- 2.2.12 In April 2016, the Department for Infrastructure published a revised HGI figure of 5,400 dwellings for Mid and East Antrim Borough for the period 2012-2025, using 2012-based household projections. Projecting the figure of 5,400 on a pro rata basis to 2030 for the period 2012-2030 gives a figure of 7,477. This translates to

² Located within Antrim and Newtownabbey Borough Council Area

- 6,230 for the plan period 2015-2030. The development and enhancement of the water and wastewater infrastructure within our Borough is essential for accommodating this growth whilst it is also important to consider that this required housing increase will have an impact on the existing sewage network capacity.
- 2.2.13 In November 2018, NI Water provided a table of Wastewater Treatment Works (WWTW) within the MEA Plan Area (Appendix C). At this stage the information is limited to those Works categorised as serving settlements greater than 50 Population Equivalent.
- 2.2.14 The Table provides an indication of current 'Headroom' status as well as an estimation of future capacity based on applying a Settlements growth factors of 3%, 10% and 17% for the Plan duration. NI Water refreshes the applicable Planning status for each Works on an annual basis. Projected capacity based on the standard settlements growth factor should be understood as an estimation with caveat, which will need to be refined as the LDP progresses.
- 2.2.15 Based on the information provided, there would appear to be widespread sewerage capacity constraints associated with these works serving smaller settlements with a population equivalent of 50 250 persons. Although there is limited capacity at the vast majority of these small works (13 out of 15), this capacity may not accommodate all proposed properties within significant multi-unit developments. Therefore the NI Water default position is to class these works as 'Capacity Limited Restrictions on New Connections' and NI Water will assess each multi-unit application in accordance with available capacity at the respective receiving works. Whilst there is current capacity in most works serving populations greater than 250, capacity is currently not available at Larne, Ballynafie, Clogh, Grange and Moorfields. The numbers of works serving > 250PE with capacity increases as the growth factor percentage increases.
- 2.2.16 Proximity to existing WWTW will also be a factor in considering the location of new development land as part of the LDP. When selecting land for development, it is generally desirable to avoid land which is near existing treatment works as these can have adverse amenity impacts. Guidelines are in place between the Department for Infrastructure (Dfl) and NI Water regarding what can be considered acceptable distances between development and WWTW's. For example, a WWTW with a design equivalent population of 5,000 should not be within 300m of inhabited development. An updated WWTW table was received in August 2019 but was too late for consideration against the Housing Evaluation Framework in the draft Plan Strategy. The new table is attached for information only in Appendix C.

Energy Supply

Electricity

- 2.2.17 Energy in the Borough is primarily produced by the use of fossil fuels to generate electricity. Northern Ireland has three major electricity generating stations, 2 of which are located within Mid and East Antrim. These are Ballylumford Power Station, Islandmagee, Co Antrim (gas fired) and Kilroot Power Station, Carrickfergus, Co Antrim (dual coal/oil fired) (both operated by EPH).
- 2.2.18 These power stations supply electricity to a wholesale market known as the Single Electricity Market (SEM a wholesale market across the island of Ireland). Mutual Energy Limited also supplies electricity via the Moyle interconnector. To underpin economic growth, Mid and East Antrim needs a modern and sustainable economic infrastructure including robust electricity connections. Figure 1 below details Electricity and gas pipeline Infrastructure throughout Northern Ireland and beyond.



Figure 2.1 - Electricity and gas pipeline Infrastructure

Potential Transmission Developments

- 2.2.19 Tidal Generation Projects Two tidal generation projects were proposed off the North Antrim coast at Fair Head and Torr. Although the actual tidal projects are outside the Mid and East Antrim Borough Council area there is the potential for development of transmission infrastructure within the council area to facilitate connection. Cork-based DP Energy hoped to install a 100 MW array of turbines off Fair head and had planned to commence work in 2018 but work is yet to commence. The Torr head proposal by TVL Company comprised of 100 underwater horizontal axis turbines, each with a generating capacity of between 1 and 2 MW. TVL's project has not been consented since its application in 2015. The company TVL was dissolved as of January 2019.
- 2.2.20 Kells Cluster Project To minimise the overall extent of network infrastructure when connecting generation, NIE have identified the need for cluster infrastructure in the area east of Ballymena and north of Kells. This is to accommodate generation connections (mostly wind farms) at distribution level which are at various stages in the planning process. A 110/33 kV cluster substation connected to the existing Kells station via an overhead line is due for completion by the end of 2020.
- 2.2.21 **Reinforcement North of Kells** There is a major transmission substation east of Kells from which there is a single 110kV overhead circuit that connects to Coleraine. Due to increasing levels of generation, NIE anticipate that a further circuit will be required. NIE have yet to determine the routing and the technology that will be employed.
- 2.2.22 Reinforcement from Ballylumford to Carnmoney A double circuit 110kV tower line extends from Ballylumford PowerStation through Islandmagee to Eden and then to Carnmoney. Due to increasing power flows on this circuit during certain outage and generation conditions NIE anticipate that this double circuit will require to be uprated. This work is scheduled for completion by the end of 2020.

Natural Gas

- 2.2.23 Natural gas was first introduced to Northern Ireland via the Scotland to Northern Ireland gas pipeline in 1996. Initially, natural gas was made available to customers in Greater Belfast, the immediate surrounding area and Larne where the gas distribution network has been developed by Phoenix Natural Gas. According to the Utility Regulator's Quarterly Report (August 2019) to the Dept. of Economy, at the end of June 2019, natural gas had been connected to 217,500 customers in the Greater Belfast area.
- 2.2.24 Firmus energy is engaged in developing the natural gas market outside the Greater Belfast and Larne licence area. This work involves rolling out the gas distribution network in the 10 towns and cities. To date, Firmus energy has connected around 45,500 customers in the '10 towns' licence area including taking natural gas to some 20 additional urban areas across Northern Ireland. Firmus anticipate up to 60,000 connections in total within their 30 year licence period.
- 2.2.25 A map of gas licence areas in Northern Ireland showing existing and planned main gas pipelines is attached (Appendix A). However, it should be noted maps showing local gas distribution networks within individual towns or cities may be available from the licence holder responsible for the development of gas networks in each licence area.
- 2.2.26 MEA area falls across two gas distribution licence areas, Greater Belfast and Larne Licence Area and the '10 Towns' Licence Area. Larne and Carrickfergus fall within the Greater Belfast and Larne licence area where local gas networks have been developed by Phoenix Natural Gas since 1996. Phoenix Natural Gas continues to connect around 8,000 new gas consumers each year across its license area. SSE Airtricity Gas Supply Ltd (who bought over Phoenix Supply Ltd in 2012) is the incumbent (main) gas supplier in Greater Belfast and Larne. However, the gas supply market in this area has been fully open to competition for some years. For domestic and small business customers.
- 2.2.27 Ballymena and Broughshane fall within the '10 towns' licence area where gas distribution networks are being developed by Firmus energy. Part 3 of the company's gas conveyance licence contains details on Firmus energy's development plan for the '10 towns'. In particular, Annex 2 to Part 3 of the licence sets out the annual target for gas connections in each of the main towns. The licence is available on the Utility Regulator's website at: http://www.uregni.gov.uk/uploads/licenses/2014-03-28 BGE(firmus) Conveyanc Licence final.pdf Firmus energy is also the main gas supplier in the '10 towns' of which Ballymena is one. The gas supply market in this area opened to competition in respect of large business customers in October 2012. SSE Airtricity Gas Supply is active in this market as a competitor to Firmus. The gas supply market in respect of small to medium-sized businesses and domestic customers opened to competition from April 2015. However, no gas supply companies have yet entered the gas supply market as competitors to Firmus for domestic customers in the '10 towns'.
- 2.2.28 Gas distribution companies in Northern Ireland (such as Phoenix Natural Gas and Firmus energy) may apply to the Utility Regulator at any time for an extension to an existing gas conveyance licence in order to develop gas networks to further towns and villages, or for a licence to take gas to a new area. New gas networks are provided where it is considered economically viable, hence, there will be areas in Northern Ireland where there are insufficient business gas loads and/or population density to make gas network extension commercially feasible.

2.3 Preferred Options Paper

- 2.3.1 Council published its Preferred Options Paper (POP) in June 2017. The main purpose of the POP is to inform the next stage in the LDP process, i.e. the Plan Strategy.
- 2.3.2 Building on the emerging evidence base¹, the POP identified some 36 key strategic planning issues relevant to Mid and East Antrim, set out alternative options for addressing most of these key issues, and highlighted Council's Preferred Option. The POP also included an initial policy review of the operational policies contained in the suite of Planning Policy Statements (PPSs) published by the former Department of Environment (now Dfl), also taking account of the Strategic Planning Policy Statement (SPPS).
- 2.3.3 The POP was subject to 12 weeks public consultation which resulted in 132 responses from members of the public and statutory consultees. A public consultation report on the POP was published by Council in November 2017.
- 2.3.4 No Key Issues were included specifically for Public Utilities. However, Key Issues 29 to 36 are relevant in this context as they apply to countryside designations. Key Issue 33 also addressed Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB) where the preferred option proposed to provide increased policy protection to protect exceptional landscapes and areas considered highly sensitive to particular types of development with the AONB. The majority of respondents (92%) were supportive of the preferred option. However, certain statutory consultees were unsupportive of the preferred option as they stated that areas of constraint on wind turbines in areas considered to be sensitive could significantly reduce the likelihood of viable wind farms coming forward, particularly if these designations include upland areas. Others suggested that robust assessments of similar proposals should be done on a case-by-case basis against current regional planning policy.
- 2.3.5 Key Issue 34 addressed Areas of Scenic Quality where the preferred option was the retain 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. The majority of respondents (96%) were supportive of the preferred option. It was highlighted that these areas need protection from the adverse impacts of inappropriate development and the cumulative impacts of development. Perceived threats to the landscape character of these sensitive areas include wind turbines, large scale solar projects and tall utilities infrastructure etc. Statutory consultees were generally supportive or neutral in response to the preferred option.
- 2.3.6 For full details of the responses to the preferred approach to public utilities, refer to the POP Public Consultation Report November 2017, available at: https://www.midandeastantrim.gov.uk/LDP

¹ A series of 14 topic based position papers informing the POP, plus our annual housing monitor and bi-annual industrial monitor are available on the Council website.

2.4 Consultee and Councillor Engagement

- 2.4.1 In order to meet the requirements set out in the Planning Act relating to the need for the Plan Strategy to take account of the RDS, other policy and guidance issued by the Department and other relevant government strategies and plans; Council has engaged key consultees representing relevant central government departments and agencies. Representatives from relevant Council departments have also been engaged to ensure that due account has been taken of Council's Community Plan, as well as other Council strategies and initiatives. This engagement was undertaken by way of a series of eight 'Project Management Team' meetings held between April 2018 and April 2019 and has had a significant influence on the development of the strategic policies and proposals.
- 2.4.2 The Planning Act requires the Plan Strategy to be adopted by resolution of the Council, following approval by the Department for Infrastructure (Dfl). Accordingly, Elected Members have also been engaged in the development of draft Plan Strategy, to ensure that the document is generally aligned with Council's strategic priorities. This engagement was facilitated through a series of six councillor workshops held between November 2018 and March 2019.
- 2.4.3 The Telecommunications policies were presented at the Project Management Team meeting held on 16 January 2019. The Councillor workshop held on 14 March 2019 covered Telecommunications and Overhead Cables policies. There was general agreement with the proposed approach and minor amendments were made to the strategic subject policy wording and Justification & Amplification texts following comments made at or following these meetings. Policy TOC1 Telecommunications Development and Overhead Cables had wording amended to ensure redundant telecommunications equipment and electricity lines/pylons and all above-ground redundant buildings will be removed and the site restored to an acceptable standard. The policy also had minor wording changes to J&A following comment from Historical Environment Division (HED) on 'historic' landscapes in cases of 'wirescape'.
- 2.4.3 Policy WWI 1 was worked through with several key consultees including DfI Water Drainage Policy Division and NI Water, who advised on wording to be used in the policy and amplification texts.

2.5 Draft Plan Strategy Policy Approach

2.5.1 The draft Plan Strategy has addressed the many issues in regards to Telecommunications and other Public Utilities identified in the POP and also through consultation, regional direction and policy context.

Strategic Subject Policies

Policy relating to Telecommunication and Overhead Cables

2.5.2 The draft Plan Strategy contains a strategic subject policy to Telecommunications Development and Overhead Cables policy. The evidence informing Policy TOC 1 is largely derived from the responses to Keys Issues 29 to 36 along with consultation responses, as well as engagement with Consultees and Elected members over the policy wording to be used.

Policy relating to Development Replying on Non-Mains Wastewater (sewerage) Infrastructure

- 2.5.3 The draft Plan Strategy contains a strategic subject policy to ensure that developments relying on non-mains sewerage will not create or add to a pollution problem.
- 2.5.4 Although the POP did not raise WwTW and pipe capacity issues as a Key Issue at that stage, more up to date evidence (as referred to in the paragraph 2.2.15) has since shown that more urbans throughout the Borough are facing capacity issues. Policy WWI1 will now apply to urban areas as well as rural (previously just rural in CTY 16). The policy wording has been amended to take account of points raised through engagement with key consultees.
- 2.5.5 Appendix G illustrates how the Telecommunications Development and Overhead Cables policy, Wastewater policy and relevant GP1 General Policy for all Development have evolved through the outworking of the LDP process to date, including Sustainable Appraisal. It provides the rationale where amendments have been made to the existing planning policies.
- 2.5.6 The Council will continue to work with Dfl, neighbouring councils and other key stakeholders to ensure modern public services and utilities will be delivered in an appropriate and sustainable manner, whilst ensuring the visual and environmental impact of all such development is minimised throughout the Borough for the plan period and beyond.

2.6 Soundness

2.6.1 The LDP is prepared to meet the tests of soundness as set out in the Dfl Development Plan Practice Note 6: Soundness (Version 2, May 2017). The draft Plan Strategy approach insofar as it relates to Telecommunications and other utilities including wastewater is regarded as sound, because it meets the various tests of soundness as summarised below:

Table 2.3 - Consideration of Soundness

Table 2.3	3 - Consideration of Soundness
Procedi	ural Tests
P2	Policies relating to public utilities including TOC1 and WWI1 have evolved from the POP, the POP public consultation report and Consultee and Councillor Engagement as described in Sections 2.4 & 2.5 of this document.
Р3	Policies relating to public utilities including TOC1 and WWI1 have been subject to Sustainability Appraisal. Further details are included in the Sustainability Appraisal Report.
Consist	ency Test
C1	Policies relating to public utilities including TOC1 and WWI1 have taken account of the RDS, in particular RG5, RG9 and RG12. Refer to paragraphs 2.1.2 – 2.1.8 of this document.
C2	Policies relating to public utilities including TOC1 and WWI1 have taken account of our community plan, particularly in relation to the themes of Sustainable Jobs and Tourism, and also Protecting Our Environment. Refer to paragraphs 2.1.30 to 2.1.33 of this document.
C3	Policies relating to public utilities including TOC1 and WWI1 have taken account of the SPPS, particularly paragraphs 6.235 – 6.250 relating to Telecommunications and other utilities. Account has also been taken of PPS 10, PPS 21 and PRSNI as detailed in paragraphs 2.1.17 – 2.1.20 of this document.
C4	Policies relating to public utilities including TOC1 and WWI1 have taken appropriate account of the existing development plans relevant to Mid and East Antrim, whilst noting the longevity of these plans and the sparsity of policy in regard to public utilities. Refer to paragraphs 2.1.21 – 2.1.28 of this document.
Cohere	nce and the effectiveness tests
CE1	Policies relating to public utilities including TOC1 and WWI1 have taken account of the emerging LDP's of our three neighbouring Councils and it is not considered to be in conflict with them. Refer to paragraphs 2.1.34 – 2.1.37 of this document
CE2	Policies relating to public utilities including TOC1 and WWI1 are founded on a robust evidence base which includes the baseline information assembled in Position Paper 8, the POP and responses to it and subsequent engagement with statutory consultees.
CE3	The Monitoring Framework within Technical Supplement 1 (indicator 19) details how the provision or upgrading of public utilities infrastructure (including water, sewerage, energy and telecommunications) to meet economic and community needs will be provided.
CE4	Policies relating to public utilities including TOC1 and WWI1 can be reviewed at Plan Review stage. There will be flexibility to further restrict or prevent types of development in certain areas.



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3.0 Introduction to Renewable Energy

- 3.0.1 This Technical Supplement brings together the evidence base that has been used to inform the preparation of the Mid and East Antrim Local Development Plan (LDP) 2030 draft Plan Strategy. It is one of a suite of topic based technical supplements that should be read alongside the draft Plan Strategy to understand the rationale and justification for the policies proposed within it. It seeks to present issues and draws together the evidence base used in relation to the topic of Renewable Energy.
- 3.0.2 Renewable Energy is defined as energy derived from natural processes that are replenished at a faster rate than they are consumed. The main sources of renewable energy are wind, sun (solar energy), moving water (hydropower), heat extracted from the air, ground and water (including geothermal energy), and biomass (wood, biodegradable waste and energy crops such as for use in an Anaerobic Digester). Renewable energy is electricity generated from any of the aforementioned sources.
- 3.0.3 Renewable energy reduces our dependence on imported fossil fuels and brings diversity and security of supply to our energy infrastructure. It also helps Northern Ireland achieve its targets for reducing carbon emissions and should help reduce consumer costs. Policies set out in our LDP will play a vital role in helping meet national CO² emissions targets and encourage the production of energy from renewable sources.

3.1 Policy Context

Regional Policy Context

Draft Programme for Government 2016-21

3.1.1 At the highest level, the NI Executive has set out its priorities in the draft Programme for Government (dPfG) 2016-21. Its overall purpose is to improve wellbeing for all, by tackling disadvantage, and driving economic growth. It sets out 14 strategic objectives some of which have implications for the delivery of housing and economic development at local government level. A key outcome of the dPfG is Outcome 2: We live and work sustainably - protecting the environment and states 'we all benefit from the goods and services that our natural environment provides, including renewable energy'. The role the LDP can play in delivering of Programme for Government's economic, social and environmental outcomes is recognised.

Regional Development Strategy 2035 (RDS)

- 3.1.2 The RDS is a spatial strategy and provides an overarching strategic planning framework to facilitate and guide the public and private sector development such as to secure sustainable patterns of development. It recognises that improving the quality of the environment can make an important contribution towards achieving a better quality of life. It highlights that as fossil fuels represent over 90% of the Northern Ireland's power generation, increasing the contribution that renewable energy can make to the energy mix will reduce reliance on fossil fuels and improve security of supply.
- 3.1.3 The RDS contains two types of strategic guidance: Regional Guidance (RG) and Spatial Framework Guidance (SFG). RG5 aims 'to deliver a sustainable and secure energy supply' and highlights the need to increase the contribution that renewable energy can make to the overall energy mix.
- 3.1.4 The RDS also provides the strategic environmental context for the delivery of public services and utilities, which includes renewable energy, and sets out Strategic Planning Guidance and measures one of which is SPG-ENV5 to respond to the implications of climate change and promote more prudent and efficient use of energy and resources.

Strategic Planning Policy Statement (SPPS)

- 3.1.5 The SPPS was published by the former Department of Environment (DOE) in September 2015. It aims to further sustainable development and improve wellbeing through the planning system. It sets out clear policy aims and objectives relating to renewable energy.
- 3.1.6 The aim of the SPPS in relation to renewable energy is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland's renewable energy targets and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance. The regional strategic objectives for renewable energy are to:
 - Ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed;
 - Ensure adequate protection of the region's built, natural, and cultural heritage features; and
 - Facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design.
- 3.1.7 The Council are aware that Dfl are currently undertaking a review of the Renewable Energy elements within the SPPS. The LDP will take account of any suggested changes to policy at Plan Review stage or sooner if required.

Planning Policy Statement 18 (PPS 18) - Renewable Energy

- 3.1.8 PPS 18 'Renewable Energy' was published in August 2009 and set out the planning policy for development that generates energy from renewable sources. PPS18 superseded Policy PSU 12 'Renewable Energy' of 'A Planning Strategy for Rural Northern Ireland' (PSRNI). The primary objectives of PPS18 are to:
 - ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed;
 - ensure adequate protection of the Region's built and natural, and cultural heritage features; and
 - facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design.
- 3.1.9 The key issues from PPS 18 of relevance to LDP preparation include:
 - Facilitate development of renewable energy resources which will not negatively impact on the environment, landscape or amenity of nearby land uses;
 - Careful consideration must be given to distinctive landscape areas;

Supplementary Planning Guidance

- 3.1.10 Supplementary guidance in relation to renewable energy development is also outlined in the following:
 - Best Practice Guidance to PPS 18 Renewable Energy
 - Supplementary Planning Guidance Wind Energy in Northern Ireland's Landscapes
 - DCAN 10 Environmental Impact Assessment
 - Supplementary Planning Guidance (SPG) Anaerobic Digestion
 - NIEA SPG Wind Energy Development in Northern Ireland

Local Policy Context

Legacy Area Plans

- 3.1.11 The existing development or area plans that apply to Mid and East Antrim Borough are:
 - Ballymena Area Plan 1986-2001, adopted in 1989
 - Larne Area Plan 2010, adopted in 1998
 - Carrickfergus Area Plan 2001, adopted in March 2000
- 3.1.12 Whilst the draft Plan Strategy has taken account of the existing Area Plans, it has also been necessary to consider their longevity and the fact that all pre-date even the original version of the Regional Development Strategy, published in 2001. They also all pre-date the SPPS and PPS 18.
- 3.1.13 The draft Plan Strategy (para 2.2.3) refers to the somewhat complex situation in regard to the status of the Belfast Metropolitan Area Plan 2015 (BMAP) which included the former Carrickfergus Borough Council area. Whilst the Carrickfergus Area Plan 2001 remains the extant statutory plan for this area, the draft BMAP (2004) as the most recent expression of local planning policy, has also been taken into account in developing the draft Plan Strategy.

Ballymena Area Plan 1986-2001

3.1.14 The Ballymena Area Plan, published in 1989, had a general section on Public Utilities with no mention of Renewable energy.

Larne Area Plan 2010

3.1.15 The Larne Area Plan, published in 1998, had several policies on Public Utilities with a short section on Renewable Energy – Reference to exposed upland areas including the AONB not being considered suitable for the location of wind turbines.

Carrickfergus Area Plan 2001/draft BMAP (2004) in combination with the Planning Appeals Commission Inquiry report

- 3.1.16 The Carrickfergus Area Plan does not contain any policies or reference to renewable energy.
- 3.1.17 Draft BMAP did not contain any specific policies for renewable energy. It purely stated that the role of renewable energy was likely to increase over the plan period. It also pointed to the PSRNI as the relevant policy on public utilities and renewables at the time.

Mid and East Antrim Borough Council Corporate Plan

- 3.1.18 Our Corporate Plan sets out the Council's vision, themes and objectives that will shape our work and the services that we provide up until 2023. The aim of the Corporate Plan is to deliver the same long term vision and outcomes for the Borough that are set out in the Community Plan. The key objectives of the Plan are identified under five main themes all of which fall under the wider strategic theme to be a high performing council:
 - Sustainable jobs and tourism.
 - Good health and wellbeing.
 - Learning for life.
 - Community safety and cohesion.
 - Our environment.

Mid and East Antrim Borough Council Community Plan

- 3.1.19 Our Community Plan 'Putting People First' was published in April 2017 and covers the period from 2017 to 2032. The vision of the Community Plan is that: "Mid and East Antrim will be a strong, safe and inclusive community, where people work together to improve the quality of life for all". The strategic priorities set out in the Community Plan have been identified through joint working with 12 statutory partner organisations and informed by extensive consultation with the public and community and stakeholder groups. The strategic priorities are developed around the five key themes that now inform the Corporate Plan.
- 3.1.20 The Local Government Act (Northern Ireland) 2014 sets out a statutory link between the Community Plan and the LDP, in that the preparation of the LDP must take account of the Community Plan.
- 3.1.21 Our Community Plan identifies five priority themes. The theme of Sustainable Jobs and Tourism identifies infrastructure as a strategic priority and seeks to develop transport, energy and superfast broadband to further economic growth in the Borough.
- 3.1.22 The strategic priorities of our Community Plan have been taken into consideration in the preparation of the draft Plan Strategy. As work on the LDP progresses, we will seek to deliver on any community planning outcomes where there is an identified spatial land use or local planning policy solution.

Cross Boundary Policy Context

3.1.23 In developing out settlement hierarchy account has been taken of the local policy context as it relates to the emerging LDP's of our three neighbouring councils:

- Antrim and Newtownabbey Borough Council;
- Causeway Coast and Glens Borough Council Belfast City Council; and
- Mid Ulster District Council.
- 3.1.24 Neighbouring Council's Preferred Options Papers, supporting evidence base and published draft Plan Strategies have been taken account of, as these are regarded as the most relevant documents when considering cross-boundary issues. Table 3.1 outlines neighbouring councils' position.

Table 3.1 Neighbouring Councils Position on Renewable Energy

Neighbouring Council	Position
A materiana na na al	ANBC published its draft Plan Strategy in June 2019.
Antrim and	ANBC relevant policies: SP 9.4 – Renewable Energy. Council will support
Newtownabbey	development of a diverse range of renewable energy technologies in
Borough Council	appropriate locations that do not have a detrimental impact on natural heritage assets, landscape or historic environment.
Causeway Coast and	CCGBC published its POP in June 2018.
Glens Borough	CCGBC relevant preferred options:
Council	Key Issue RN1: Facilitating Renewable Energy Development Whilst Protecting
	Our Landscapes – Option 2 – Retain principle of existing policy framework and
	designate areas of constraint within most sensitive landscapes and provide policy for these areas.
	Key Issue RN2: The impact of the Presence of Wind Turbines Outside
	Settlement Development Limits on Future Settlement Growth. – Option 1 –
	Identify a buffer around out towns and villages where wind turbines will not be permitted.
Mid Ulster District	Mid Ulster published its draft Plan Strategy in February 2019.
Council	Mid Ulster relevant policies:
	RNW 1 – Renewable Energy. Outside of SCA's and Areas of Constraint on Wind
	Turbines and High Structures, proposals for development that generate or store
	energy shall accord with the Plan. Cautious approach will be adopted towards
	all proposals within Sperrin AONB, Slieve Beagh and along Clogher Valley ridge line.

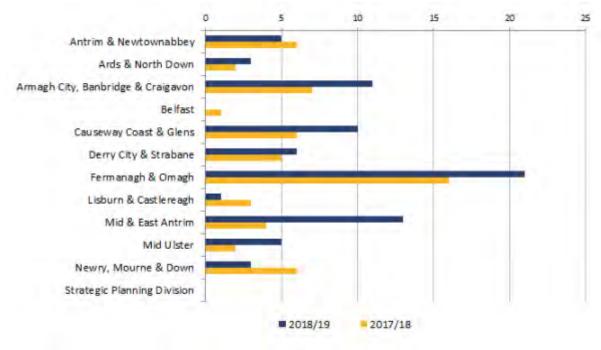
- 3.1.25 The Council has responded to neighbouring Council's POPs and the draft Plan Strategies for Antrim and Newtownabbey and Mid Ulster as they were published. In addition, the Council is also represented on a number of working groups to discuss cross boundary issues, for example the Metropolitan Area Spatial Working Group and Lough Neagh Forum. Members of the plan team have also met with officials in the three neighbouring councils during preparation of the draft Plan Strategy (Summer 2019) to discuss cross boundary issues.
- 3.1.26 In consideration of neighbouring Councils development plan documents and from discussions with these Councils, it is the opinion of this Council that there is no conflict with our draft Plan Strategy, insofar as it relates to renewables. However, whilst there are no significant conflicts with neighbouring council's renewable energy policies, there are some differences in wording and policy approaches tailored to each Council's unique landscape. Continued engagement with neighbouring Councils will be important particularly in regard to areas of high quality landscape straddling Council boundaries, where a joined-up approach to renewable energy infrastructure will be important.

3.2 Renewables Profile

- 3.2.1 The main sources of renewable energy are the wind, the sun (solar), moving water (hydropower), heat extracted from the air, ground and water (including geothermal energy) and biomass (wood, biodegradable waste and energy crops).
- 3.2.2 The latest Dept. for Economy statistics for the 12 month period July 2018 to June 2019 showed that 44.0% of total electricity consumption in Northern Ireland was generated from renewable sources located in Northern Ireland. This represents an increase of 7.4 percentage points on the previous 12 month period (July 2017 to June 2018). Continued development of renewable energy resources is vital to facilitating the delivery of international and national commitments on both greenhouse gas emissions and renewable energy.

 https://www.economy-ni.gov.uk/sites/default/files/publications/economy/Issue-12-Electricity-Consumption-and-Renewable-Generation-in-Northern%20Ireland-July-2018-to-June-2019.pdf
- 3.2.3 The European Commission's Renewable Energy Directive (2009/28/EC) establishes overall policy for the production and promotion of energy from renewable sources in the EU and specifies national renewable energy targets for each country. The Strategic Energy Framework (DETI 2010) states that Northern Ireland will seek to achieve 40% of electricity consumption from renewable sources by 2020. As indicated above, this target has already been met.
- 3.2.4 The Northern Ireland Renewables Obligation (NIRO) was the main mechanism for incentivising renewable electricity generation in Northern Ireland. The NIRO provided non-competitive support to renewable technologies, which would otherwise be unable to compete on a cost basis with conventional generation. Under Electricity Market Reform (EMR), NIRO along with the Renewable Obligations in other parts of the UK closed to all technologies on 31 March 2017. NIRO closed to new large scale onshore wind projects on 31 March 2016 and all new non-wind technologies on 31 March 2017.
- 3.2.5 Figure 3.1 below shows the number of renewable energy applications received by the 11 councils in Northern Ireland for 2017/18 and 2018/19. Mid and East Antrim have received 4 renewable energy applications in 2017/18 and 13 in the 2018/19 period. In the 2015/16 period, the number of applications was 24. The reduction in applications can be attributed to the closure of the NIRO scheme in March 2017.





- 3.2.6 In recent years, the volume of renewable electricity generated in Northern Ireland has steadily increased as has the number of sites and installed capacity at sites generating electricity from renewable sources. The volume of renewable electricity generated in 2017 (2,710 GWh) was almost four times the volume generated in 2010 (706 GWh).
- 3.2.7 Figure 3.2 below shows NI Renewables by type. There were 66 renewable applications approved in Northern Ireland in 2018/19, the majority of which were for single wind turbines. See Appendix F for more detailed information on renewable energy planning statistics. MEA accounted for 11 of these applications (17%)

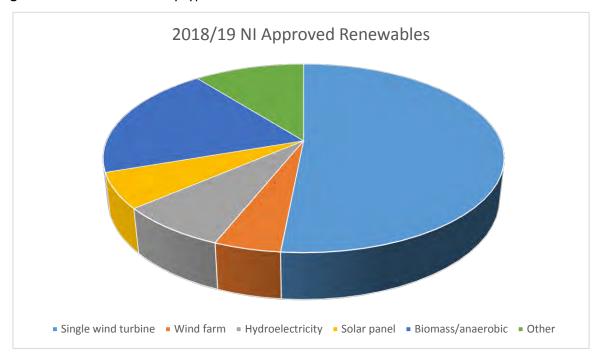


Figure 3.2 - NI Renewables by type

 $\underline{https://www.infrastructure-ni.gov.uk/system/files/publications/infrastructure/planning-statistics-2018-19-bulletin.pdf}$

3.2.8 Key information regarding the various renewable energy sources is also outlined below:

Wind

- 3.2.9 Electricity generated by onshore wind farms is the most established, large scale source of renewable energy in NI. Of all renewable electricity generated within Northern Ireland over the 12 month period April 2017 to March 2018, 80% was generated from wind. However, this was down from 94% in 2011 due to the growth of other technologies like solar PV and bioenergy.
- 3.2.10 Wind is the dominant source of renewable electricity generation in Northern Ireland. However such reliance on this source does mean that monthly renewable electricity generation volumes in Northern Ireland can be prone to large fluctuations, due to changing weather conditions.

 https://www.economy-ni.gov.uk/sites/default/files/publications/economy/energy-northern-ireland-2018.pdf
- 3.2.11 The majority (approx. 75%) of energy derived from wind in Northern Ireland comes from large scale generation as opposed to small scale or micro generation. Large scale generation consists of wind farms whilst small scale or micro generation consists of a range of renewable technologies including single turbines or even micro turbines.

- 3.2.12 The number of wind energy applications processed in MEA is detailed below:
 - Since 2002 there have been a total of 317 single wind turbine applications in MEA decided, with 269 granted planning permission and 48 refused.
 - Since 2002 there have been 17 wind farm applications in MEA with 10 approved and 7 refused.

The current status of wind energy development within MEA can be seen in Appendix E

3.2.13 There are concerns regarding the proliferation of turbines and the resulting visual intrusion, safety and the increasing size and massing of turbines in some areas of the Borough, with consequential impacts on landscape and amenity. Mid and East Antrim includes some of Northern Irelands' highest quality landscape including the Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB). Important tourism assets such as Slemish, the Gobbins, and the Causeway Coastal Route need to be protected from inappropriate development which may have an unacceptable adverse impact. The draft Plan Strategy includes a policy for Areas of Constraint on High Structures (ACHS) with the aim of protecting the Borough's distinctive and vulnerable landscapes and the environmental assets associated with the natural and historic environment.

Solar

- 3.2.14 Active solar photovoltaic (PV) technologies generates electricity from daylight. The most common form of device is a solar panel or module typically 0.5 to 1m² in size, dark in colour and having low reflective properties. Although roof mounted is most common, modules can be mounted on sides of buildings, or on free standing support structures on the ground. A number of modules are usually connected together in an array to produce the required output, which can vary from a few square metres to several hundred square metres. In most cases involving dwelling houses, providing the building is not listed or in a conservation area and the installation complies with the relevant constraints, PV will be 'permitted development' and a planning application will not be required.
- 3.2.15 Passive Solar Design (PSD) is an environmentally benign approach to ensure that domestic scale buildings capture maximum light and heat from the sun whilst being positioned in the landform to act as a buffer against the worst of the elements.
- 3.2.16 Within Mid and East Antrim, there has been a total of 11 approvals since 2002 for solar development, including 3 large scale developments.

Water

3.2.17 Water flowing from a higher to a lower level drives a turbine which produces mechanical energy. This mechanical energy is usually turned into electrical energy by a generator. There has been a total of 17 approvals since 2002 for hydro development within the Borough. Future hydro developments are anticipated to be generally small in scale. Fisheries considerations for this type of renewable energy development can be a significant concern and impacts will need to be carefully assessed.

Heat

- 3.2.18 Ground source heat pumps operate by circulating water (or another fluid) through pipes buried in the ground. The water temperature in the pipes is lower than the surrounding ground and so it warms up slightly. This low grade heat is transferred to a heat pump, which raises the temperature to around 50°C.
- 3.2.19 Water source heat pumps operate in a similar way, with the pipes being submerged in water. Air source heat pumps extract heat in the air and use a fan to draw air over coils that extract energy. Air-source heat pumps can be located in the roof space or on the side of a building. They are similar in appearance to air conditioning boxes.

- 3.2.20 The Northern Ireland Renewable Heat Incentive (RHI) non-domestic and domestic schemes were introduced following the introduction of parallel schemes for the rest of the UK. They were central to the action to meet an Executive target (PFG) of having 4% of Northern Ireland's heating needs met from renewable sources by 2015, and a further target in the Strategic Energy Framework of achieving 10% renewable heat consumption by 2020. There are now over 4,700 renewable heating installations under both schemes.
- 3.2.21 The current assessment is that over 6% of Northern Ireland's heating needs are now provided by renewable technologies. Increased demand coupled with a reduction in RHI funding arising from the Chancellor's November 2015 statement has meant that the available budget for new RHI applications has been exhausted and both RHI schemes had to be closed to new applications from 29 February 2016.
- 3.2.22 There has been a total of 7 approvals since 2002 for ground/water/air source heat pumps within the Borough.

Biomass

- 3.2.23 Biomass fuels, including wood and energy crops, can be utilised to provide energy either by combustion or fermentation / digestion technologies. There are currently three main categories of biomass plant:
 - Plant designed primarily for the production of electricity
 - Combined heat and power plant (CHP)
 - Plant designed for the production of heat.
- 3.2.24 Emissions and waste products from biomass energy production include airborne emissions, emissions to watercourses and ash. Anaerobic digestion (AD) is a process which bacteria break down organic material in the absence of oxygen to produce a methane rich biogas. This can be combusted to generate electricity. Thermal processes can also be used extract energy from waste. These processes use a high temperature to release the chemical energy in the fuel. Planning issues from these renewable energy developments that require consideration include:
 - Visual intrusion-the plant is an industrial feature with a chimney;
 - Noise from plant and traffic operations;
 - Any effects on health, local ecology or conservation from the plant and air / water borne emissions;
 - Traffic to and from the site in order to transport biomass fuel and subsequent by-products.
- 3.2.25 Since 2002 there have been a total of 19 applications for Biomass/anaerobic digesters decided within Mid and East Antrim, 17 obtained consent with 2 refusals.

3.3 Preferred Options Paper

- 3.3.1 Council published its Preferred Options Paper (POP) in June 2017. The main purpose of the POP is to inform the next stage in the LDP process, i.e. the Plan Strategy.
- 3.3.2 Building on the emerging evidence base², the POP identified some 36 key strategic planning issues relevant to Mid and East Antrim, set out alternative options for addressing most of these key issues, and highlighted Council's Preferred Option. The POP also included an initial policy review of the operational policies contained in the suite of Planning Policy Statements (PPSs) published by the former Department of Environment (now Dfl), also taking account of the Strategic Planning Policy Statement (SPPS).
- 3.3.3 The POP was subject to 12 weeks public consultation which resulted in 132 responses from members of the public and statutory consultees. A public consultation report on the POP was published by Council in November 2017.
- 3.3.4 Key Issue 23 of the POP put forward a Preferred Option for the retention of SPPS approach updating Policy RE1 of PPS 18 by adopting a cautious approach within designated landscapes and one alternative option:
 - Alternative option (b) proposed to 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.
- 3.3.5 Whilst the majority (60%) of respondents generally supported the preferred option, there was a mixture of comments submitted from both the public and statutory consultees offering differing views on this complex issue. It was noted that the alternative option was supported by respondents to key Issues 30 and 33, relating to the protection of the Islandmagee Coast and the Antrim Coast and Glens AONB respectively.
 - HED had concerns regarding existing cumulative impact of renewable energy structures on landscapes and historic environment assets and consider benefits in alternative option 23(b)
 - RSPB stated the preferred option is not sufficiently ambitious and should seek to identify the most sensitive landscape zones remaining for protection (including species and habitats – not just visual quality) and incorporate elements of alternative option 23(b)
 - NIHE agreed with the preferred option and highlighted opportunity for LDP to take a holistic approach, developing energy policy that encompasses renewable energy development, energy efficiency and a reduction in energy demand.
- 3.3.6 In addition to this key issue, the POP included a review of the existing PPS 18 policies and made recommendation as to whether to bring these policies forward with or without amendments (see Appendix G). The public/consultees were also asked for their opinion about these.
- 3.3.7 For details of the main issues raised by respondents to the POP and the Council's consideration, refer to the POP Public Consultation Report November 2017, available at: https://www.midandeastantrim.gov.uk/LDP

² A series of 14 topic based position papers informing the POP, plus our annual housing monitor and bi-annual industrial monitor are available on the Council website.

3.4 Consultee and Councillor Engagement

- 3.4.1 In order to meet the requirements set out in the Planning Act relating to the need for the Plan Strategy to take account of the RDS, other policy and guidance issued by the Department and other relevant government strategies and plans; Council has engaged key consultees representing relevant central government departments and agencies. Representatives from relevant Council departments have also been engaged to ensure that due account has been taken of Council's Community Plan, as well as other Council strategies and initiatives. This engagement was undertaken by way of a series of eight 'Project Management Team' meetings held between April 2018 and April 2019 and has had a significant influence on the development of the strategic policies and proposals.
- 3.4.2 The Planning Act requires the Plan Strategy to be adopted by resolution of the Council, following approval by the Department for Infrastructure (Dfl). Accordingly, Elected Members have also been engaged in the development of draft Plan Strategy, to ensure that the document is generally aligned with Council's strategic priorities. This engagement was facilitated through a series of six councillor workshops held between November 2018 and March 2019.
- 3.4.3 The Renewable Energy policies were presented at the Councillor workshop held on 14 March 2019 and the Project Management Team meeting held on 7 May 2019. At the Councillor workshop, there were in depth discussions on the policy approach and wording of the renewables policy before the wording being finally agreed with Elected Members. The Project Management Team members were in general agreement with the proposed policy approach and policy wording, with minor amendments made to the criteria wording as proposed by Dfl.

3.5 Draft Plan Strategy Policy Approach

- 3.5.1 The draft Plan Strategy has addressed the main planning issues in regards to renewable energy development as identified in the POP and subsequent consultation. More generally, the approach is shaped by the regional direction and policy context provided by the SPPS and PPS 18.
- 3.5.2 The overall aim of the renewable energy policy is to facilitate renewable energy development in appropriate locations within our Borough, whilst balancing the recognised benefits against any potential environmental or social impacts. This will be delivered primarily through the application of Policy RE1 to development proposals as they come forward.

Strategic Subject Policies

Policy for Renewable Energy Development

- 3.5.3 The draft Plan Strategy contains a strategic subject policy to facilitate renewable energy development in appropriate locations within our Borough. The evidence informing Policy RE1 has been largely derived from the regional direction set out in the SPPS and PPS 18 as referred to in Section 3.1 of this document as well as Key Issue 23 of the POP. It has taken account of the points raised through the POP consultation responses (referenced in paras 3.3.4 and 3.3.5 of this document), as well as engagement with Consultees and Elected Members.
- 3.5.4 Appendix G illustrates how the Renewable Energy policies and relevant Policy GP1 General Policy have evolved through the outworking of the LDP process to date. It provides the rationale where amendments have been made to the POP Preferred Options and to existing planning policies. The Council will continue to work with Dfl and other key stakeholders whilst taking note of the ongoing review of the SPPS in relation to renewable energy going forward.

3.6 Soundness

3.6.1 The draft Plan Strategy has been prepared to meet the tests of soundness as set out in the Dfl Development Plan Practice Note 6: Soundness (Version 2, May 2017). The draft Plan Strategy approach insofar as it relates to renewables is regarded as sound, because it meets the various tests of soundness as summarised below:

Table 3.2 Consideration of Soundness

Procedural Tests				
P2	The renewable energy policy as proposed in RE1 has evolved from the POP, the POP public consultation report and Consultee and Councillor Engagement as described in Sections 3.4 & 3.5 of this document.			
Р3	The renewable energy policy has been subject to Sustainability Appraisal. Further details are included in the Sustainability Appraisal Report.			
Consis	Consistency Test			
C1	The renewable energy policy has taken account of the RDS, in particular RG5: Deliver a sustainable and secure energy supply (refer to paragraph 3.1.2 – 3.1.4 of this document).			
C2	The renewable energy policy has taken account of our Community Plan, particularly in relation to the themes of Sustainable Jobs and Tourism, and also Protecting Our Environment. Refer to paragraphs 3.1.19 & 3.1.22 of this document.			
C3	The renewable energy policy has taken account of the SPPS, particularly paragraphs 6.214 – 6.234 relating to renewable energy. Account has also been taken of PPS 18, and supplementary planning guidance as detailed in paragraphs 3.1.8 – 3.1.10 of this document.			
C4	The renewable energy policy has taken appropriate account of the existing development plans relevant to Mid and East Antrim, whilst noting the longevity of these plans and the sparsity of policy in regard to renewable energy. Refer to paragraphs $3.1.11 - 3.1.17$ of this document.			
Coher	ence and the effectiveness tests			
CE1	The renewable energy policy has taken account of the emerging LDP's of our three neighbouring Councils and it is not considered to be in conflict with them. Refer to paragraphs 3.1.23 – 3.1.26 of this document.			
CE2	The renewable energy policy is founded on a robust evidence base which includes the baseline information assembled in Position Paper 8, the POP and responses to it and subsequent engagement with statutory consultees.			
CE3	The Monitoring Framework within Technical Supplement 1 (indicators 20 & 21) details how the generation of energy will be supported, particularly from renewable sources, in a balanced way which takes due account of environmental impacts and on sensitive or vulnerable landscapes.			
CE4	The renewable energy policy can be reviewed at Plan Review stage to take account of any changes as a result of the forthcoming review of the SPSS in relation to renewable energy.			



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4.0 Introduction to Waste Management

- 4.0.1 Waste has the potential to have an adverse impact on our environment if it is not managed in a sustainable manner. Planning can contribute to the timely provision of an integrated network of waste facilities which are essential if EU targets are to be met. The Local Development Plan (LDP) draft Plan Strategy sets out strategic subject policies in relation to waste management. In addition, proposals regarding waste management can continue to be dealt with by way of the development management process.
- 4.0.2 This Technical Supplement brings together the evidence base that has been used to inform the preparation of the LDP draft Plan Strategy. It is one of a suite of topic based technical supplements that should be read alongside the draft Plan Strategy to understand the rationale and justification for the policies proposed within it. It seeks to present issues and draws together the evidence base used in relation to the topic of Waste Management.

4.1 Policy Context

Regional Policy Context

Draft Programme for Government 2016-21

4.1.1 At the highest level, the NI Executive has set out its priorities in the draft Programme for Government (dPfG) 2016-21. Its overall purpose is to improve wellbeing for all, by tackling disadvantage, and driving economic growth. It sets out 14 strategic objectives, some of which the LDP can play a supporting role in helping to deliver. Of particular relevance are key outcomes 2 "We live and work sustainably, protecting the environment", Key Outcome 4 "We enjoy long, healthy, active lives", Key Outcome 11 "We have high quality public services", and Key Outcome 13 "We connect people and opportunities through our infrastructure" along with indicator 36 relating to Increase household waste recycling (Percentage of household waste that is recycled or composted).

Regional Development Strategy 2035 (RDS)

- 4.1.2 The RDS is a spatial strategy and provides an overarching strategic planning framework to facilitate and guide the public and private sector development such as to secure sustainable patterns of development. It aims to protect and enhance the environment for current and future generations.
- 4.1.3 The RDS states in Regional Guidance (RG10) that we should "Manage our waste sustainably". This means preventing waste and dealing with it in line with the revised Waste Framework Directive. Managing waste is a significant part of how we treat our environment and everyone should contribute to reducing the Region's carbon footprint. If waste is not managed safely then it can become a serious threat to public health, and cause damage to the environment as well as being a local nuisance. The RDS sets out the following key policy aims regarding waste management:
 - Apply the five step waste hierarchy principles which aim to encourage the management of waste
 materials in order to reduce the amount of waste materials produced, and to recover maximum value
 from the wastes that are produced. See figure 4.1 below.
 - Apply the proximity principle which emphasises the need to treat or dispose of waste as close as possible to the point of generation so as to minimise the environmental impacts of waste transport.

Figure 4.1 The Waste Hierarchy



Strategic Planning Policy Statement (SPPS)

4.1.4 The SPPS was published by the former Department of Environment (DOE) in September 2015. It aims to further sustainable development and improve wellbeing through the planning system. It sets out clear policy aims and objectives relating to waste management as detailed below:

- 4.1.5 The aim of the SPPS in relation to waste management is to support wider government policy focused on the sustainable management of waste, and a move towards resource efficiency. It contains three regional strategic objectives in relation to waste management:
 - Promote development of waste management and recycling facilities in appropriate locations;
 - Ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided or minimised; and
 - Secure appropriate restoration of proposed waste management sites for agreed after-uses.

Sustainable Development Strategy (SDS) 2010

4.1.6 One of the SDS's 'priority areas for action' is "striking an appropriate balance between the responsible use and protection of natural resources in support of a better quality of life and a better quality environment". It states 'in land use, development planning, waste management and in all of our other activities, we must be aware of our environment as a finite resource, of our need to live within environmental limits and how our consumption of natural resources affects the ability of the natural environment to support us in the future. Properly considered, our physical environment is an invaluable asset, underpinning our future prosperity and quality of life'. In regard to waste management, the Strategy aims to minimise waste production, and reduce the total quantity of waste going to landfill.

Northern Ireland Waste Management Strategy 'Delivering Resources Efficiently (2013)

- 4.1.7 The WMP sets the policy framework for the management of waste in Northern Ireland, and contains actions and targets to meet EU Directive requirements and the Department's Programme for Government commitments. It builds on and retains the core principles of the 2006 Strategy, and places a renewed emphasis on the Waste Hierarchy. The new Strategy moves the emphasis of waste management in Northern Ireland from resource management, with landfill diversion as the key driver, to resource efficiency i.e. using resources in the most effective way while minimising the impact of their use on the environment.
- 4.1.8 The key principles of the Strategy are:
 - Waste Hierarchy indicates the relative priority of the different methods of managing waste;
 - Life Cycle Approach to take into account the overall impacts that an approach or service will have throughout its whole life, that is, from cradle to grave;
 - Polluter Pays Principle means that waste generators should pay the costs of providing services to manage their wastes;
 - Proximity Principle emphasises the need to treat or disposes of waste as close as practicable to the point of generation, then minimise the environmental impact of waste transportation;
 - Integration of Waste Streams encouraging the development of waste management solutions that encompass all waste.

Arc21 Waste Management Plan (2015)

- 4.1.9 Arc21 is an umbrella waste management group representing 6 councils in Northern Ireland including Mid and East Antrim, as shown in Figure 4.2 below. Arc21 works on behalf of its member councils to guide, support and help them meet their legal requirements and drive forward innovative waste management programmes including the development of infrastructure. They also undertake benchmarking exercises and sharing of best practice.
- 4.1.10 The Arc21 Waste Management Plan covers the legislative context, and offers options and arrangements for municipal and non-municipal waste (commercial, industrial, packaging, hazardous, and agricultural waste). The Plan provides a framework for waste management provision and a regional network of facilities for all controlled wastes within the arc21 Region, including setting out criteria for site selection. It is anticipated for the Plan to run to 2020, with formal reviews and consultations every six years.

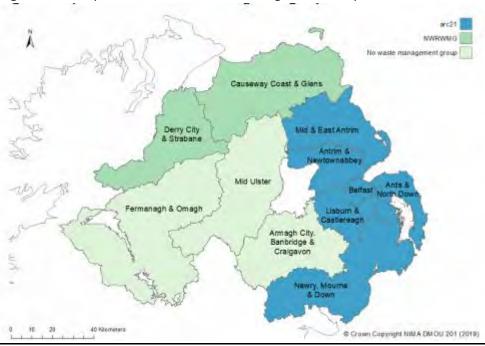


Figure 4.2 – Map of Councils and Waste Management Groups in Northern Ireland

Planning Policy Statement 11 (PPS 11) - Planning and Waste Management

4.1.11 PPS 11, published in 2002, sets out the planning policies for the development of waste management facilities. It seeks to promote the highest environmental standards in development proposals for waste management facilities and includes guidance on the issues likely to be considered in the determination of planning applications. In addition, it explains the relationship between the planning system and authorities responsible for the regulation and management of waste.

4.1.12 PPS 11 outlines objectives including:

- promote the development, in appropriate locations, of waste management facilities that meet a need as identified by the relevant WMP, or as demonstrated to the Department's satisfaction in the case of waste water treatment works (WWTWs);
- ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities are avoided or minimised; and
- secure appropriate restoration of proposed waste management sites for agreed after-uses.
- 4.1.13 PPS 11 also states LDPs should consider the potential impact of existing or approved waste management facilities when zoning adjoining lands for other forms of development and the need to separate incompatible land uses. It also highlights the specific requirements in respect of polluting and potentially polluting uses, and special or hazardous wastes, with the COMAH Directive (EU Directive 96/82/EC) requiring plans to consider the location of hazardous installations, and the need to maintain an appropriate distance between establishments where hazardous substances are present and residential areas, areas of public use or areas of nature conservation interest.

Local Policy Context

Legacy Area Plans

- 4.1.14 The existing development or area plans that apply to Mid and East Antrim Borough are:
 - Ballymena Area Plan 1986-2001, adopted in 1989
 - Larne Area Plan 2010, adopted in 1998

- Carrickfergus Area Plan 2001, adopted in March 2000
- 4.1.15 Whilst the draft Plan Strategy has taken account of the existing Area Plans, it has also been necessary to consider their longevity and the fact that all pre-date the original version of the Regional Development Strategy (published in 2001). They also pre date the SPPS and PPS 11.
- 4.1.16 The draft Plan Strategy (para 2.2.3) refers to the somewhat complex situation in regard to the status of the Belfast Metropolitan Area Plan 2015 (BMAP) which included the former Carrickfergus Borough Council area. Whilst the Carrickfergus Area Plan 2001 remains the extant statutory plan for this area, the draft BMAP (2004) as the most recent expression of local planning policy, in combination with the Planning Appeals Commission (PAC) Inquiry Report, has also been taken into account in developing the draft Plan Strategy.

Ballymena Area Plan 1986-2001

4.1.17 The Ballymena Area Plan, published in 1989, had a general section on Public Utilities which included refuse disposal. The plan considered the main refuse tip at Ballymacvea was ample for 8 years after which it is hoped that land adjacent to the tip is acquired. (Paragraph 15.10)

Larne Area Plan 2010

- 4.1.18 The Larne Area Plan, published in 1998, had two policies in relation to waste including:
 - Policy WD1 The Department in dealing with applications for planning permission for waste management facilities, will take into account any relevant provisions of the Council's Waste Management Strategy.
 - WD2 Planning permission will not normally be granted for the disposal of waste materials within the Antrim Coast and Glens AONB. Exceptionally, permission may be granted for landfilling or landraising projects involving the use of clay, sub-soil or other inert materials that are specifically intended to facilitate the reinstatement of quarries or improve land of low agricultural quality. An important consideration in this regard is that proposals will have to be compatible with any relevant nature conservation interests. Where permission is granted conditions will be imposed to control the visual appearance, height, shape and reinstatement of the new landform created.

Carrickfergus Area Plan 2001/draft BMAP (2004) in combination with the Planning Appeals Commission Inquiry report

- 4.1.19 The Carrickfergus Area Plan contains a section relating to waste disposal. It stats that it is not the purpose of the Plan to prescribe the preferred methods of dealing with waste, or specific sites for new facilities. It highlights that Council's waste at that time went to landfill at Belfast Lough Shore.
- 4.1.20 Draft BMAP contained a short section on waste including outlining the role of Arc21 and stating that PPS 11 provided sufficient information to allow individual proposals to be considered through the development control process.

Mid and East Antrim Borough Council Corporate Plan

- 4.1.21 Our Corporate Plan sets out the Council's vision, themes and objectives that will shape our work and the services that we provide up until 2023. The aim of the Corporate Plan is to deliver the same long term vision and outcomes for the Borough that are set out in the Community Plan. The key objectives of the Plan are identified under five main themes all of which fall under the wider strategic theme to be a high performing council:
 - Sustainable jobs and tourism.
 - Good health and wellbeing.

- Learning for life.
- Community safety and cohesion.
- Our environment.

Mid and East Antrim Borough Council Community Plan

- 4.1.22 Our Community Plan 'Putting People First' was published in April 2017 and covers the period from 2017 to 2032. The vision of the Community Plan is that: "Mid and East Antrim will be a strong, safe and inclusive community, where people work together to improve the quality of life for all". The strategic priorities set out in the Community Plan have been identified through joint working with 12 statutory partner organisations and informed by extensive consultation with the public and community and stakeholder groups. The strategic priorities are developed around the five key themes that now inform the Corporate Plan.
- 4.1.23 The Local Government Act (Northern Ireland) 2014 sets out a statutory link between the Community Plan and the LDP, in that the preparation of the LDP must take account of the Community Plan. The strategic priorities of our Community Plan have therefore been taken into consideration in the preparation of the draft Plan Strategy, including the plans to raise awareness of sustainable behaviour through Council led waste and recycling talks and initiatives, such as the Dunclug Partnership Group. As work on the LDP progresses, we will seek to deliver on any community planning outcomes where there is an identified spatial land use or local planning policy solution.

Cross Boundary Policy Context

- 4.1.24 In developing out settlement hierarchy account has been taken of the local policy context as it relates to the emerging LDP's of our three neighbouring councils:
 - Antrim and Newtownabbey Borough Council;
 - Causeway Coast and Glens Borough Council Belfast City Council; and
 - Mid Ulster District Council.
- 4.1.25 Neighbouring Council's Preferred Options Papers, supporting evidence base and published draft Plan Strategies have been taken account of, as these are regarded as the most relevant documents when considering cross-boundary issues. Table 4.1 below outlines neighbouring councils' position.

Table 4.1 Neighbouring Councils Position on Waste Management

Neighbouring Council	Position
Antrim and Newtownabbey Borough Council	ANBC published its draft Plan Strategy in June 2019. ANBC relevant policies: SP 10.7 – Waste Management. The Council supports the objectives of sustainable waste management as set out in Waste Regulations (NI) 2011.
Causeway Coast and Glens Borough Council	CCGBC published its POP in June 2018. No CCGBC relevant preferred options relating to waste management.
Mid Ulster District Council	Mid Ulster published its draft Plan Strategy in February 2019. Mid Ulster relevant policies: WM 1 – Waste Management: General Policy, WM2 – Waste Collection and Treatment Facilities, WM 3 – Waste Disposal, WM 4 – Development in the Vicinity of Waste Management Facilities

4.1.26 The Council has responded to neighbouring Council's POPs and the draft Plan Strategies for Antrim and Newtownabbey and Mid Ulster as they were published. In addition, the Council is also represented on a number of working groups to discuss cross boundary issues, for example the Metropolitan Area Spatial Working Group and Lough Neagh Forum. Members of the plan team have also met with officials in the three

- neighbouring councils during preparation of the draft Plan Strategy (Summer 2019) to discuss cross boundary issues.
- 4.1.27 In consideration of neighbouring Councils development plan documents, it is the opinion of this Council that there is no conflict with our draft Plan Strategy, insofar as it relates to waste management.

4.2 Waste Management Profile

- 4.2.1 Each Council is responsible for the collection and disposal of waste in its area. Within Mid and East Antrim, there were 3 landfill sites located at Ballymacvea, near Kells; Bellahill Road at Ballycarry and Ballyrickard Road in Larne, however all these sites are now closed. There is also a waste transfer station located at Tully Quarry, on the Moorfields Road outside Ballymena.
- 4.2.2 As part of the arc21 waste management group, the Council is involved in the Residual Waste Project near Mallusk which includes proposals to use Mechanical Biological Treatment (MBT) and Energy from Waste (EfW) technologies. The proposal is that the Residual waste (black bin contents) will be forwarded to an MBT facility where recyclable and reusable material is recovered mechanically. The remaining material can then be used as a 'fuel' for the EfW facility to produce heat or electricity. As of September 2019, the project is still under consideration. There are also potential for new services and depots across the Borough. In the event that the Council needs to safeguard land for waste management to cater for the municipal waste needs of the Borough over the plan period, this can be done at the Local Policies Plan Stage.
- 4.2.3 Recycling and composting is also the responsibility of the council, with this facilitated through the provision of domestic recycle bins, bottles banks and civic amenity sites throughout the district. The main recycling centres are shown in Table 4.2 below. The Council also provides a bulky household waste collection service for those who cannot transport their waste to a civic amenity site.

Table 4.2 – Recycling Centres in Mid and East Antrim

Recycling Centre	Location
Ballymena Household Recycling Centre	Waveney Road, Ballymena
Redlands Household Recycling Centre	Harbour Highway, Larne
Glenarm Household Recycling Centre	Dickeystown Road, Glenarm
Larne South Household Recycling Centre	Island Road Lower, Ballycarry
Carrickfergus / Sullatober Household Recycling Centre	Sullatober Lane, Marshallstown Rd, Carrickfergus

- 4.2.4 Waste management statistics are published every quarter along with a Northern Ireland Local Authority Collected (LAC) Municipal Waste Management Statistics Annual Report. This report covers LAC municipal and, where appropriate, household waste; to include: waste arisings; reuse, dry recycling and composting; energy recovery; landfill; and biodegradable landfill.
- 4.2.5 The latest Annual Report (NIEA, November 2018) stated that Northern Ireland's Councils collected 977,817 tonnes of Local Authority Collected Municipal Waste, a 0.8% decrease on the previous year. Household waste accounted for 89.4% of this. The landfill rate for household waste recorded a new low of 32.0% in 2017/18, a drop of 4.7 percentage points on the 2016/17 rate (36.7%) and a fall from 72.3% in 2006/07. The waste energy recovery rate was at 18.4% in 2017/18, similar to the 18.5% recorded in 2016/17.
- 4.2.6 Also, in 2017/18, 48.1% of household waste was sent for preparing for reuse, dry recycling and composting, 3.7 percentage points higher than the 2016/17 rate of 44.3%. This is set against the EU Waste Framework Directive statutory target requiring member states to recycle 50% of waste from households by 2020.
- 4.2.7 The most recent quarterly report is March 2019. At the Northern Ireland level, 46.6% of Local Authority Collected municipal waste was sent for preparing for reuse, dry recycling and composting between January and March 2019. Energy recovery accounted for 21.5% and 29.2% was landfilled. Unclassified waste is calculated as a residual amount of municipal waste after municipal waste sent for preparing for reuse, dry recycling, composting, energy recovery and landfill have been accounted for. Figure 4.3 below captures this information.

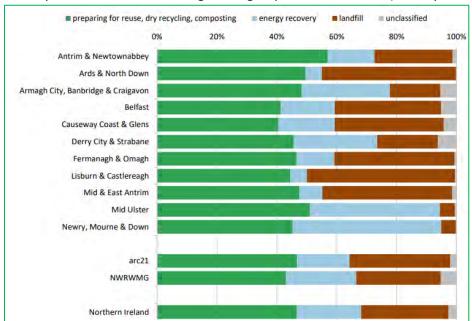
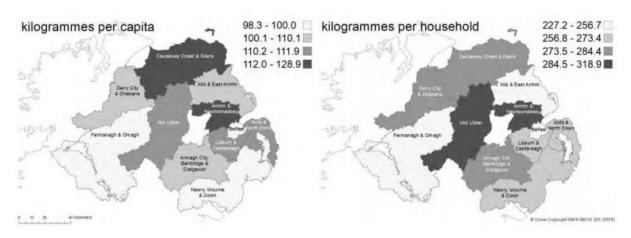


Figure 4.3 - LAC municipal waste preparing for reuse, dry recycling, composting, energy recovery and landfill rates by council and waste management group Northern Ireland (January to March 2019)

4.2.8 Whilst these results show improvements in waste management throughout Northern Ireland, the amount of household waste arising is still significant and needs to be further reduced. As seen in Figure 4.4 below, there is still over 1 tonne of waste produced per household per year on average.

Figure 4.4 - Household waste arisings per capita and per household by council Northern Ireland, January to March 2019, KPIs (p) and (h)



- 4.2.9 Within Mid and East Antrim, 47.5% of LAC municipal waste was sent for preparing for reuse, dry recycling and composting while 43.3% of LAC municipal waste collected was destined for landfill with 1.4% of LAC municipal waste deemed unclassified as of March 2019. https://www.daera-ni.gov.uk/publications/northern-ireland-local-authority-collected-municipal-waste-management-statistics-january-march-2019
- 4.2.10 In terms of Planning, since 2002 there have been 37 planning applications for waste processing sites/facilities in Mid and East Antrim with 22 approvals. Four are still currently under consideration. There have also been 9 planning applications for recycling facilities, with 8 of these approved. In addition, there have been 9 planning applications specifically for land improvement or land raising by infilling with inert waste, with 7 of these approved.

4.3 Preferred Options Paper

- 4.3.1 Council published its Preferred Options Paper (POP) in June 2017. The main purpose of the POP is to inform the next stage in the LDP process, i.e. the Plan Strategy.
- 4.3.2 Building on the emerging evidence base³, the POP identified some 36 key strategic planning issues relevant to Mid and East Antrim, set out alternative options for addressing most of these key issues, and highlighted Council's Preferred Option. The POP also included an initial policy review of the operational policies contained in the suite of Planning Policy Statements (PPSs) published by the former Department of Environment (now Dfl), also taking account of the Strategic Planning Policy Statement (SPPS).
- 4.3.3 The POP was subject to 12 weeks public consultation which resulted in 132 responses from members of the public and statutory consultees. A public consultation report on the POP was published by Council in November 2017.
- 4.3.4 There were no key issues relating to waste management within the POP, however the POP stated our preferred option in relation to the existing policy approach of PPS 11 Waste Management policies was for wording amendments to Policy to reflect the value of waste as a resource, and better integrate waste facilities into new developments.
- 4.3.5 For full details of the responses to the preferred approach to public utilities, refer to the POP Public Consultation Report November 2017, available at: https://www.midandeastantrim.gov.uk/LDP

³ A series of 14 topic based position papers informing the POP, plus our annual housing monitor and bi-annual industrial monitor are available on the Council website.

4.4 Consultee and Councillor Engagement

- 4.4.1 In order to meet the requirements set out in the Planning Act relating to the need for the Plan Strategy to take account of the RDS, other policy and guidance issued by the Department and other relevant government strategies and plans; Council has engaged key consultees representing relevant central government departments and agencies. Representatives from relevant Council departments have also been engaged to ensure that due account has been taken of Council's Community Plan, as well as other Council strategies and initiatives. This engagement was undertaken by way of a series of eight 'Project Management Team' meetings held between April 2018 and April 2019 and has had a significant influence on the development of the strategic policies and proposals.
- 4.4.2 The Planning Act requires the Plan Strategy to be adopted by resolution of the Council, following approval by the Department for Infrastructure (Dfl). Accordingly, Elected Members have also been engaged in the development of draft Plan Strategy, to ensure that the document is generally aligned with Council's strategic priorities. This engagement was facilitated through a series of six councillor workshops held between November 2018 and March 2019.
- 4.4.3 The Waste Management policies were presented at the Project Management Team meeting held on 14 November 2018. Waste Management policies were then covered at a Councillor workshop on 26 February 2019. There was general agreement with the proposed approach and minor amendments were made to the strategic subject policy wording and Justification & Amplification texts following comments made at or following these meetings.

4.5 Draft Plan Strategy Policy Approach

4.5.1 The draft Plan Strategy has addressed the issues in regards to waste management identified in the POP and more generally through consultation, regional direction and policy context. The Waste Management policies were updated to reflect SPPS wording and updated thinking in relation to waste now being recognised as a valuable resource. The policies also take into consideration the Waste Hierarchy as promoted by the EU Waste Framework Directive, the Regional Development Strategy and the Northern Ireland Waste Management Strategy.

Strategic Subject Policies

Policies relating to Waste Management Facilities

4.5.2 The draft Plan Strategy contains strategic subject policies to manage the development of and environmental impact of waste management facilities, including waste collection and treatment facilities, waste disposal sites and waste water treatment works. The evidence informing policies WMT1, WMT2 and WMT3 is largely derived from the regional direction set out in the RDS, SPPS and PPS 11 as referred to in Section 4.1 of this document. Amendments to these policies have also taken account of any points raised through the POP consultation responses, as well as through engagement with Consultee and Elected Members.

Policy relating to Development in the vicinity of a Waste Management Facility

4.5.3 The draft Plan Strategy contains a strategic subject policy to ensure that other development in the vicinity of an existing waste management facility will not unduly restrict or prejudice the existing operations on site. This policy will also help to ensure there are no unacceptable adverse impacts on people, transportation, or the environment caused by being in close proximity to a waste management facility. The evidence informing policy WMT4 is are largely derived from the regional direction set out in the RDS, SPPS and PPS 11 as referred to in Section 4.1 of this document.

Policy relating to Land Improvement

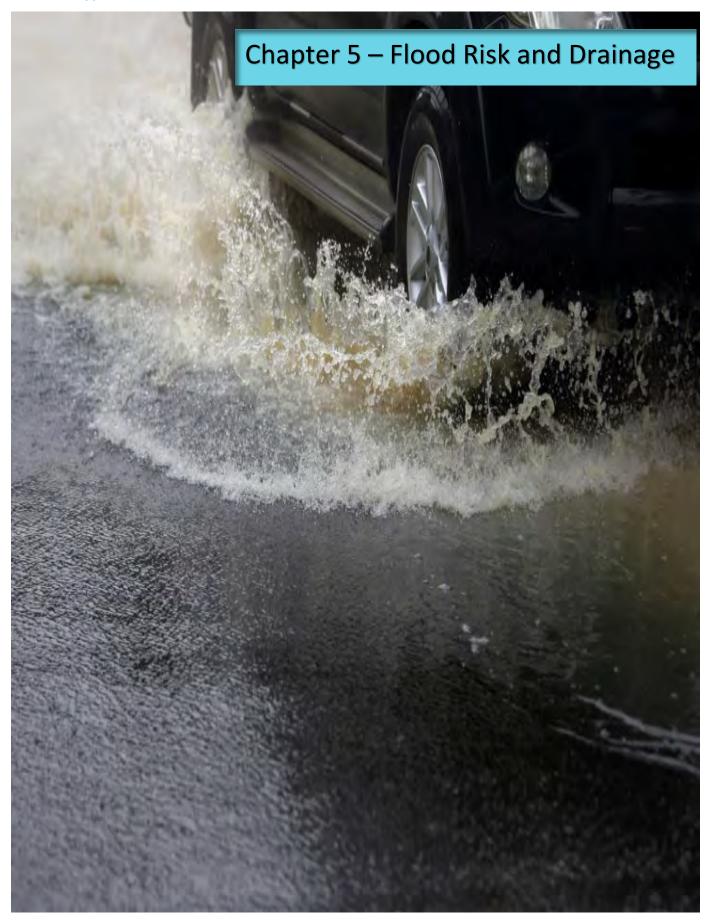
- 4.5.4 The draft Plan Strategy contains a strategic subject policy in relation to the disposal of insert waste (soils, clays and builders rubble etc) for the purposes of land improvement. Whilst the POP did not address this as a Key Issue, consideration was since given to not bringing forward a policy for land improvement through the disposal of inert waste, as this may no longer be seen as a sustainable form of development.
- 4.5.5 Although this policy is in line with PPS 11, more recent regional direction including the RDS, SPPS and NI Waste Management Strategy all highlight the waste hierarchy as a core principle. Inert waste can therefore be moved up the waste hierarchy to some extent rather than being disposed of in this way. However, the evidence base indicates that the disposal of inert waste is an issue in the Borough.
- 4.5.6 In further consideration with Consultees and Elected Members, it was determined that having no policy for land improvement may not be reasonable and this policy should be retained to enable the assessment of proposals for agricultural land improvement which do not fall under permitted development, and for remediation of cases where land improvement through infilling has already taken place. In such cases the potential for environmental damage in reinstating the land to its former condition may be a worse outcome than to have control over the development. Whilst the policy has been retained, it has been reworded with identified criteria which an applicant will be required to demonstrate have been met.
- 4.5.7 Appendix G illustrates how the waste management policies and relevant GP1 General Policy have evolved through the outworking of the LDP process to date, including Sustainable Appraisal. It provides the rationale where amendments have been made to the existing planning policies. The Council will continue to work with neighbouring councils and other key stakeholders to manage the Borough's waste sustainably over the plan period and beyond.

4.6 Soundness

- 4.6.1 The LDP is prepared to meet the tests of soundness as set out in the DfI Development Plan Practice Note 6: Soundness (Version 2, May 2017). Transfer to end
- 4.6.2 The draft Plan Strategy approach insofar as it relates waste management is regarded as sound, because it meets the various tests of soundness as summarised in Table 4.3 below:

Table 4.3 Consideration of Soundness

Tabi	Table 4.3 Consideration of Soundness		
Proc	edural Tests		
P2	The waste management policies as proposed in WMT1 to WMT5 have evolved from the POP and POP Public Consultation Report as described in Chapter 4.3 of this document.		
Р3	The waste management policies have been subject to Sustainability Appraisal. Further details are included in the Sustainability Appraisal Report.		
Cons	Consistency Test		
C1	The waste management policies have taken account of the RDS, in particular, RG10. (refer to paras 4.1.2 and 4.1.3 of this document)		
C2	The waste management policies have taken account of our Community Plan, particularly in relation to the themes of Sustainable Jobs and Tourism, and also Protecting Our Environment. (refer to paras $4.1.22 - 4.1.23$ of this document)		
C3	The waste management policies have taken account of the SPPS, particularly paragraphs 6.306 – 6.323 relating to waste management. Regard has also been had to other Central Government documents such as the SDS and the NI WMS, as referred to in paras 4.1.6 – 4.1.8 of this document. Finally, account has been taken of PPS 11 as detailed in paras. 4.1.11 – 4.1.13 of this document.		
C4	The waste management policies have taken appropriate account of the existing development plans relevant to Mid and East Antrim, whilst noting the longevity of these plans and the sparsity of policy in relation to waste management. Refer to paras $4.1.14 - 4.1.20$ of this document.		
Cohe	rence and the effectiveness tests		
CE1	The Waste management policies have taken account of the emerging LDP's of our three neighbouring Councils and it is not considered to be in conflict with them.		
CE2	The Waste management policies are founded on a robust evidence base and have taken account of any comments from the POP consultation and subsequent engagement with Statutory Consultees.		
CE3	The Monitoring Framework within Technical Supplement 1 illustrates how waste management will be managed throughout the borough.		
CE4	The Waste management policies can be reviewed at Plan Review stage. There will also be flexibility for the Local Policies Plan to take account of any Council site specific waste management requirements.		



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5.0 Introduction to Flood Risk and Drainage

- 5.0.1 Flooding is a natural process that cannot be entirely prevented. There are four main types of flooding:
 - from rivers and watercourses (fluvial);
 - from the coast;
 - from surface water runoff (pluvial); and
 - from reservoir failure.
- 5.0.2 The effects on human activity are wide ranging, from pollution and health risks, damage of buildings and displacement of people, to injury and fatalities...all of which can have severe environmental, social and economic impacts.
- 5.0.3 Planning has an important role to play in flood risk management. A key element in the preparation of our flood risk policies is the need to manage development that may be at risk from flooding or increase the risk of flooding elsewhere. The LDP seeks to assist in this through promoting sustainable drainage to improve water quality and help control water quantity. The LDP also seeks to protect flood defence and drainage infrastructure.

5.1 Policy Context

Regional Policy Context

Draft Programme for Government 2016-21

5.1.1 At the highest level, the NI Executive has set out its priorities in the draft Programme for Government (dPfG) 2016-21. Its overall purpose is to improve wellbeing for all, by tackling disadvantage, and driving economic growth. It sets out 14 strategic objectives some of which have implications for the delivery of housing and economic development at local government level. The key outcome of the dPfG most relevant to flood risk is Outcome 2 'We live and work sustainably – protecting our environment.' The role the LDP can play in achieving this outcome is recognised.

Regional Development Strategy 2035 (RDS)

- 5.1.2 The RDS is a spatial strategy and provides an overarching strategic planning framework to facilitate and guide the public and private sector development such as to secure sustainable patterns of development. It recognises the impact of flooding and urges the planning system to adopt a precautionary approach to development in areas of flood risk.
- 5.1.3 RDS Regional Guidance (RG12) also promotes a more sustainable approach to the provision of water and sewerage services and flood risk management, with one of its aims to encourage sustainable surface water management. This will involve promoting initiatives such as Sustainable Drainage Systems (SuDS) in new development proposals. SuDS are designed to manage excess rainwater where it falls rather than the traditional approach of channelling it through drains and piped infrastructure to waterways. Examples include ponds, reed beds, swales and porous driveways. The use of SuDS has been shown to reduce flood risk, improving water quality and to have other environmental, economic and social benefits. Flooding is also referred to in RG1, RG7, RG8 and RG9 of the RDS where it recognises the need to avoid, where possible, the selection of flood prone land for employment and housing growth. Flooding is also part of the Environmental Capacity Test within the RDS's Housing Evaluation Framework.

Sustainable Water - A Long Term Water Strategy for NI 2015-2040

- 5.1.4 This Strategy provides a framework for action, which will facilitate the implementation of a range of initiatives aimed at delivering the long-term vision to have a sustainable water sector in Northern Ireland. To achieve this vision, the Strategy encourages a sustainable and integrated approach to managing all our different water needs in a way which promotes regional development, without compromising the environment or increasing flood risk.
- 5.1.5 Part 3 of the document entitled 'Flood Risk Management and Drainage' makes a number of recommendations to be considered when LDPs are being produced. The key aims identified in this section are:
 - Deliver Sustainable Flood Resilient Development;
 - Manage the Catchment to Reduce Flood Risk;
 - Provide Sustainable Integrated Drainage in Rural and Urban Areas;
 - Improve Flood Resistance and Resilience in High Flood Risk Areas; and
 - Be Prepared for Extreme Weather Events.
- 5.1.6 The Strategy, under FRMD Policy 1A, seeks to ensure land-use planning decisions are informed to help minimise flood risk. FRMD Policy 1B 'Make space for surface water management in development plans' highlights the opportunities for councils to introduce mitigating measures such as Key Site Requirements (KSRs) on zoned lands to address surface water flooding.

Draft Marine Plan for Northern Ireland

5.1.7 The draft Marine Plan for Northern Ireland will inform and guide the regulation, management, use and protection of our marine area, both inshore region and offshore. The LDP will seek to complement the draft Marine Plan in relation to flood risk.

Strategic Planning Policy Statement (SPPS)

- 5.1.8 The SPPS was published by the former Department of Environment (DOE) in September 2015. It aims to further sustainable development and improve wellbeing through the planning system. It sets out clear policy aims and objectives relating to flood risk and drainage.
- 5.1.9 The aim of the SPPS in relation to flood risk is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere. It contains a range of regional strategic objectives in relation to flood risk and drainage:
 - Prevent inappropriate new development in areas known to be at risk of flooding, or that may increase the flood risk elsewhere;
 - Ensure that the most up to date information on flood risk is taken into account when determining
 planning applications and zoning / designating land for development in Local Development Plans (LDPs);
 - Adopt a precautionary approach to the identification of land for development through the LDP process
 and the determination of development proposals, in those areas susceptible to flooding where there is a
 lack of precise information on present day flood risk or future uncertainties associated with flood
 estimation, climate change predictions and scientific evidence;
 - Manage development in ways that are appropriate to the four main sources of flood risk in Northern Ireland, i.e. fluvial, coastal, surface water and water impoundment (reservoir) breach or failure;
 - Seek to protect development that is permitted within flood risk areas by ensuring that adequate and appropriate measures are employed to mitigate and manage the flood risks;
 - Promote sustainable development through the retention and restoration of natural flood plains and natural watercourses as a form of flood alleviation and an important environmental and social resource;
 - Promote sustainable development through encouraging the use of sustainable drainage for new development and redevelopment / regeneration schemes;
 - Promote public awareness of flood risk and the flood risk information that is available and of relevance to undertaking development; and
 - Promote an integrated and sustainable approach to the management of development and flood risk which contributes to:
 - o the safety and well-being of everyone;
 - o the prudent and efficient use of economic resources;
 - o the conservation and enhancement of biodiversity; and
 - o the conservation of archaeology and the built heritage.
- 5.1.10 The SPPS also states that the planning system should help to mitigate and adapt to climate change by shaping new and existing developments in ways that reduce greenhouse gas emissions and positively build community resilience to problems such as extreme heat or flood risk. Some of these aims are particularly relevant to flood risk:
 - avoiding development in areas with increased vulnerability to the effects of climate change, particularly
 areas at significant risk from flooding, landslip and coastal erosion and highly exposed sites at significant
 risk from impact of storms; and
 - working with natural environmental processes, for example through promoting the development of green infrastructure and also the use of sustainable drainage systems (SuDs) to reduce flood risk and improve water quality.

Revised Planning Policy Statement 15 (PPS 15) - Planning and Flood Risk

5.1.11 PPS 15, published in revised form in 2014, sets out the regional planning policies to minimise and manage flood risk to people, property and the environment. It embodies the government's commitment to sustainable development and the conservation of biodiversity. It adopts a precautionary approach to development and the use of land that takes account of climate change and emerging information relating to flood risk through the implementation of the EU Floods Directive in Northern Ireland and the implementation of sustainable drainage systems

Supplementary Planning Guidance

- 5.1.12 Whilst there is no formal supplementary planning guidance in relation to flood risk, the Department for Infrastructure (Dfl) did issue a Technical Advice Note to Councils in August 2018 in relation to Reservoir flood risk. 'The Practical Application of Strategic Planning Policy for Development in Proximity to Reservoirs' set out how the Dfl Rivers will apply its responsibilities with regard to the provisions of planning policy contained within the SPPS, together with the provisions of Policy FLD 5 of Revised PPS 15 for 'Development in Proximity to Reservoirs'. It outlines the general approach Dfl Rivers will follow when advising Council's on development proposals within a flood inundation area of a controlled reservoir.
- 5.5.13 In February 2018, DfI Water & Drainage Policy Division also issued 'Technical Flood Risk Guidance in relation to Allowances for Climate Change in Northern Ireland'. The guidance set out the DfI Rivers updated approach to Climate Change in Flood Risk Management. A key change involves the approach to hydrological and hydraulic modelling/design which now requires the allowance for Climate Change to be made separately to any additional allowance for freeboard. This guidance also addressed the issue of a suitable future epoch, or time period, on which to base allowances for Climate Change for Development Planning and Flood Risk Management purposes. The 2080s has been agreed as a suitable epoch.
- 5.1.14 NIEA, through the Northern Ireland Sustainable Drainage Systems Working Party, also issued a document called 'Managing Storm water A Strategy for Promoting the Use of Sustainable Drainage Systems (SuDS) within Northern Ireland' (2011). The recommendations of this Strategy were endorsed by the NI Executive, with ongoing implementation being facilitated through an inter-departmental agency known as Stormwater Management Group (SMG), on which the Council sits. The key deliverables identified by the SMG to deliver implementation are as follows:
 - Implementation strategy for sustainable drainage in Northern Ireland;
 - Legislation which will enforce sustainable drainage;
 - Technical guidance for the most effective sustainable drainage systems;
 - Approval body which will assess and approve sustainable drainage proposals for new and retrofit schemes. This body will work closely with planning authorities; and
 - New companies will be created to service the new sustainable drainage systems, creating new jobs.

Local Policy Context

Legacy Area Plans

- 5.1.15 The existing development or area plans that apply to Mid and East Antrim Borough are:
 - Ballymena Area Plan 1986-2001, adopted in 1989
 - Larne Area Plan 2010, adopted in 1998
 - Carrickfergus Area Plan 2001, adopted in March 2000
- 5.1.16 Whilst the draft Plan Strategy has taken account of the existing Area Plans, it has also been necessary to consider their longevity and the fact that all pre-date even the original version of the Regional Development Strategy, published in 2001, the SPPS and other policies and guidance referred to above.

5.1.17 The draft Plan Strategy (para 2.2.3) refers to the somewhat complex situation in regard to the status of the Belfast Metropolitan Area Plan 2015 (BMAP) which included the former Carrickfergus Borough Council area. Whilst the Carrickfergus Area Plan 2001 remains the extant statutory plan for this area, the draft BMAP (2004) as the most recent expression of local planning policy, has also been taken into account in developing the draft Plan Strategy.

Ballymena Area Plan 1986-2001

5.1.18 The Ballymena Area Plan had a general section on public utilities which included reference to drainage, but no specific reference was made to flood risk and drainage.

Larne Area Plan 2010

- 5.1.19 The Larne Area Plan had 2 policies relating to drainage and flood risk:
 - Policy DR1 'Development will not normally be permitted in areas known to be at serious risk from flooding, coastal erosion or land instability'.
 - Policy DR2 'Where a designated watercourse runs adjacent to or through a development site the
 Department will require the provision of a 5m wide working strip along at least one bank of the
 watercourse. The Department will monitor all new development proposals to ensure that storm water
 run-off can be adequately catered for and does not compound existing flooding problems'.

Carrickfergus Area Plan 2001/draft BMAP (2004) in combination with the Planning Appeals Commission Inquiry report

- 5.1.20 The Carrickfergus Area Plan contains a section on Drainage within the Public Services and Utilities chapter. It highlights a number of significant drainage improvement schemes in the plan area which have alleviated localised flooding and reduce storm water run-off in new developments.
- 5.1.21 Draft BMAP also contains a section on Drainage within the Public Utilities Chapter. It highlights which types of proposed developments will require consultation with (DfI) Rivers. It also acknowledges that many urban drainage systems are damaging the environment and are no longer sustainable for the future, with the need to promote Sustainable Drainage Systems (SuDS).

Mid and East Antrim Borough Council Corporate Plan

- 5.1.22 Our Corporate Plan sets out the Council's vision, themes and objectives that will shape our work and the services that we provide up until 2023. The aim of the Corporate Plan is to deliver the same long term vision and outcomes for the Borough that are set out in the Community Plan. The key objectives of the Plan are identified under five main themes all of which fall under the wider strategic theme to be a high performing council:
 - Sustainable jobs and tourism.
 - Good health and wellbeing.
 - Learning for life.
 - Community safety and cohesion.
 - Our environment.

Mid and East Antrim Borough Council Community Plan

5.1.23 Our Community Plan – 'Putting People First' was published in April 2017 and covers the period from 2017 to 2032. The vision of the Community Plan is that: "Mid and East Antrim will be a strong, safe and inclusive community, where people work together to improve the quality of life for all". The strategic priorities set out in the Community Plan have been identified through joint working with 12 statutory partner organisations and informed by extensive consultation with the public and community and stakeholder groups. The strategic priorities are developed around the five key themes that now inform the Corporate Plan.

- 5.1.24 The Local Government Act (Northern Ireland) 2014 sets out a statutory link between the Community Plan and the LDP, in that the preparation of the LDP must take account of the Community Plan. The strategic priorities of our Community Plan have therefore been taken into consideration in the preparation of the draft Plan Strategy. As work on the LDP progresses, we will seek to deliver on any community planning outcomes where there is an identified spatial land use or local planning policy solution.
- 5.1.25 Flooding and Drainage can be directly linked to several of the key Community Plan themes including Sustainable Jobs and Tourism, Good health and wellbeing; Community safety and cohesion; and Our Environment. The latter is of particular importance as it highlights as an action the need to manage development so as to avoid building in areas prone to flooding, coastal erosion and land instability. Cross Boundary Policy Context
- 5.1.26 In developing out settlement hierarchy account has been taken of the local policy context as it relates to the emerging LDP's of our three neighbouring councils:
 - Antrim and Newtownabbey Borough Council;
 - Causeway Coast and Glens Borough Council Belfast City Council; and
 - Mid Ulster District Council.
- 5.1.27 Neighbouring Councils Preferred Options Papers, supporting evidence base and published draft Plan Strategies have been taken account of, as these are regarded as the most relevant documents when considering cross-boundary issues. These are shown in Table 5.1 below.

Table 5.1 - Neighbouring Councils Position on Flood Risk and Drainage

Neighbouring Council	Position
Antrim and Newtownabbey Borough Council	ANBC published its draft Plan Strategy in June 2019. ANBC relevant policies: SP 10.2 – Flood Risk. Council will work in partnership with Dfl Rivers and others to reduce flood risk and minimise the impact of all forms of flooding in the borough.
Causeway Coast and Glens Borough Council	CCGBC published its POP in June 2018. CCGBC relevant preferred options: Key Issue FR1: Development in Floodplains – Option 2 was to allow no further development in floodplains or areas where development is likely to exacerbate flooding elsewhere Key Issue FR2: Impact of Potential Future Flooding on New Development Outside of Existing Floodplains – Option 1 was to Identify buffer strips around existing identified floodplains and provide policy for the protection of these areas. Key Issue FR3: Promote the Use of Sustainable Drainage Systems (SuDS) – Option 2 was to provide policy on the use of SuDS for all development Key Issue FR4: Development in Proximity to Reservoirs – Option 1 was to identify the flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.
Mid Ulster District Council	Mid Ulster published its draft Plan Strategy in February 2019. Mid Ulster relevant policies: FLD 1 – Fluvial Floodplains, FLD 2 – Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains, FLD3 – Protection of Flood Defence and Drainage Infrastructure, FLD 4 – Development in Proximity to Reservoirs, FLD 5 – Artificial Modification of Watercourses

- 5.1.28 The Council has responded to neighbouring Council's POPs and the draft Plan Strategies for Antrim and Newtownabbey and Mid Ulster as they were published. In addition, the Council is also represented on a number of working groups to discuss cross boundary issues, for example the Metropolitan Area Spatial Working Group and Lough Neagh Forum. Members of the plan team have also met with their counterparts in the three neighbouring councils during preparation of the POP and draft Plan Strategy (Summer 2019) to discuss cross boundary issues.
- 5.1.29 In consideration of neighbouring Councils development plan documents, it is the opinion of this Council that there is no conflict with our draft Plan Strategy, insofar as it relates to Flood Risk & Drainage. However, whilst there are no significant conflicts with neighbouring council's flood risk policies, there are some differences. For example, Mid Ulster do not have a stand-alone SuDS policy and instead have addressed this through their General Policy criteria where they state that development proposals are encouraged to used SuDS as the preferred drainage solution.

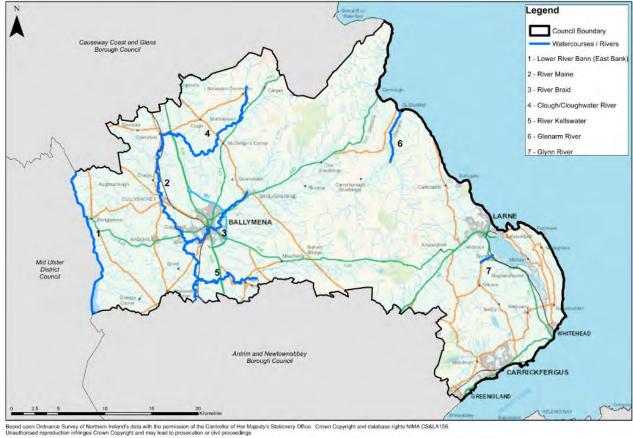
5.2 Flood Risk and Drainage Context

5.2.1 There are a number of sources of flooding within Mid and East Antrim, primarily from rivers (fluvial), coastal, and reservoirs. There is also an increasing risk of surface water (pluvial) flooding within our urban areas in recent years, largely attributed to an increase in impermeable surfaces and more frequent and heavier rainfall events.

Rivers

- 5.2.2 Within Mid and East Antrim there are 4 main rivers: These include:
 - Lower River Bann (east bank)
 - River Maine
 - River Braid
 - River Kellswater
- 5.2.3 Other rivers within the Borough also include the Clough/Cloughwater River, Glenarm River and Glynn River, as identified in Figure 5.1 below.

Figure 5.1 – Rivers within Mid and East Antrim



5.2.4 All these rivers, along with other watercourses, streams and burns, can all lead to the potential for fluvial flooding.

River Basins

5.2.5 These rivers, watercourses and tributaries drain into what is known as *river basins*. The Mid and East Antrim Council area is covered by the North Eastern and Neagh Bann River Basin Districts as shown in Figure 5.2 below. The North Eastern River Basin District has a land area of just over 3000km² and a further 1000km² of

marine waters. The Neagh Bann River Basin District lies in the centre of Northern Ireland and includes Lough Neagh and the Bann River. The Neagh Bann has a total area of 8,085 km² including the marine waters.

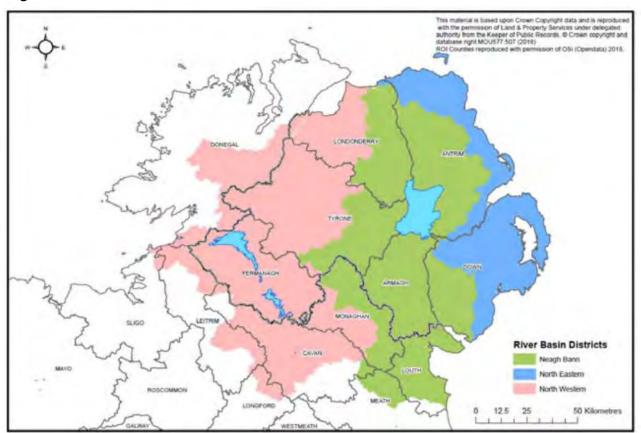


Figure 5.2 – River Basin Districts

Coast

5.2.6 Given that Mid and East Antrim has a coastline that extends approximately 65 miles, there is a potentially significant risk of coastal flooding from sea inundation, often arising through storm surge. Whilst such occurrences will be relatively infrequent, the risk should be taken into account. Areas of particular risk within our Borough include Larne and Carrickfergus.

Reservoirs

- 5.2.7 Controlled Reservoirs constitute a potential source of flood risk in the event of an uncontrolled release of water resulting from dam failure.
- 5.2.8 A reservoir is most commonly referred to as a large natural or artificial lake, a pond, or an impoundment created using a lock or a dam to store and/or supply water. Most of these reservoirs are in, or close to, rural settlements. The areas downstream of this are known as a flood inundation area and are shown on the FloodNI maps.
- 5.2.9 The Reservoirs Act (Northern Ireland) 2015 applies to "Controlled Reservoirs" and defines such as 'any structure or area capable of holding 10,000 cubic metres or more of water above the natural level of any part of the surrounding land.
- 5.2.10 As of 2019, there are over 140 'controlled reservoirs' in Northern Ireland with 22 of these within Mid and East Antrim, detailed in Table 5.2 below.

Table 5.2 - Controlled Reservoirs within Mid and East Antrim

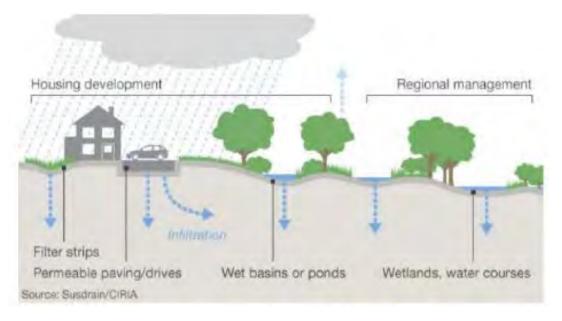
Name of Reservoir	Location	Ownership
Dungonnell	Cargan	NI Water
Killylane	Larne	NI Water
Kilwaughter Pond	Larne	Private
Lough Mourne	Carrickfergus	NI Water
North Woodburn	Carrickfergus	NI Water
Quoile Lower	Broughshane	NI Water
Quoile Upper	Broughshane	NI Water
South Woodburn Lower	Carrickfergus	NI Water
South Woodburn Middle	Carrickfergus	NI Water
South Woodburn Upper	Carrickfergus	NI Water
Wild Life Ponds	Carrickfergus	Council
Carrickfergus Mill Ponds	Carrickfergus	Council
(Sullatober Flood Storage Reservoir)		
Copeland	Carrickfergus	NI Water
Dorisland	Carrickfergus	NI Water
Peoples Park	Ballymena	Council
Woodford Fishery	Carrickfergus	Private
Killyglen	Larne	Private
Ballymullock	Larne	NI Water
Beltoy	Carrickfergus	NI Water
Crebilly Ballymena South	Ballymena	NI Water
North Road Carrickfergus West	Carrickfergus	NI Water
Sullatober	Carrickfergus	NI Water

Surface Water

- 5.2.11 As already mentioned, there is an increasing risk of surface water (pluvial) flooding within our urban areas in recent years, largely attributed to an increase in impermeable surfaces that restrict the infiltration of water into the ground and promote surface run-off. Therefore, it is widely recognised that flood resilience measures are required to prevent the potential harmful impacts of surface water flooding. One of these measures is known as Sustainable Drainage Systems (SuDS).
- 5.2.12 SuDS are a sequence of management practices, control structures and strategies designed to efficiently and sustainably drain surface water and mitigate flows from stormwater, while minimising pollution and managing the impact on water quality of local water bodies.
- 5.2.13 SUDS are often designed to replicate as closely as possible the natural drainage prior to any development. This may include infiltration devices to help reduce pollution contained in the surface water run-off. SUDS remove water quickly and efficiently in a sustainable manner.
- 5.2.14 To date, there has been limited use of SuDS known within the Borough. However, the introduction of the Water and Sewerage Services Act (NI) 2016 now places a requirement for SuDS to be considered and constructed where appropriate and allows for NI Water to refuse surface water connections to a public sewer.
- 5.2.15 With numerous urban areas within our Borough also at risk of surface water flooding, it is envisaged that the LDP has a role to play in promoting a SuDS first approach policy. SuDS should therefore be included in the masterplanning of housing and other larger urban developments wherever possible.

5.2.16 It is acknowledged that most of this first phase of SuDS solutions will be 'hard SuDS' which are adoptable by NI Water – such as stormwater separation and oversized pipes, permeable paving, infiltration tanks, filter strips etc. However, it is preferable that a range of SuDS solutions be employed as these are more sustainable and often less costly than using traditional piped infrastructure. 'Soft SuDS' such as swales, soakaways, ponds and wetlands can offer multiple benefits such as recreation and amenity provision but they are not yet adoptable by NI Water. Figure 5.3 below shows an example of SuDS.





Flood Maps

- 5.2.17 Dfl Rivers is responsible for dealing with flood risk and advice on the implications of development proposals on drainage and flood defence issues.
- 5.2.18 Flood Maps (NI) are produced by DfI Rivers as an interactive map viewer which enables users to access the latest flood hazard information available and provide a general overview of the flood risk in Northern Ireland. The maps have been produced in accordance with the requirements of the 'EU Floods Directive'.

 More information on the Flood Maps (NI) can be found on the DfI Rivers website or at https://dfini.maps.arcgis.com/apps/webappviewer/index.html?id=fd6c0a01b07840269a50a2f596b3daf6
- 5.2.19 The EU "Floods Directive" (2007/060/EC) came into force on the 26th November 2007 and aimed to establish a framework that will contribute to reducing the impact of flooding on communities and the environment. Dfl Rivers undertook a Preliminary Flood Risk Assessment for all Northern Ireland in 2011 and this was updated in 2018. The base-data has been subject to continual improvement, so a flexible set of tools were developed to allow the spatial analysis to be updated when new or improved data became available. Areas of significant flood were identified, and Flood Hazard and Risk Maps produced by Dfl Rivers, which are continuously updated.
- 5.2.20 The Flood Directive manages flood risk by:
 - Prevention: avoiding construction of houses and industries in flood-prone areas; by adapting future
 developments to the risk of flooding; and by promoting appropriate land-use, agricultural and forestry
 practices.
 - Protection: taking measures, both structural and non-structural, to reduce the likelihood and impact of floods.
 - Preparedness: informing the public about flood risk and what to do in the event of a flood.

- 5.2.21 The multi-layered strategic flood maps provide information on flood defences, historical flood events and predicted extreme flood events for river and coastal flooding as well as the potential for surface water flooding.
- 5.2.22 Lands that are currently defended by Flood defences within the Council area are in Ballymena, Galgorm, Cullybackey, Glarryford, Kells and Connor, Lisnacrogher and McGregor's Corner.

The Northern Ireland Flood Risk Assessment (NIFRA)

- 5.2.23 In December 2018, DfI published the updated 'The Northern Ireland Flood Risk Assessment (NIFRA) 2018' which identified 45 flood risk areas across Northern Ireland.
- 5.2.24 Within the Mid and East Antrim Council area, Larne, Carrickfergus, Ballymena and Ahoghill have all been classed as flood risk areas. As seen in Table 5.3, these are ranked by Annual Average Damages (AAAD) value the theoretical average economic damage caused by flooding.

Table 5.3 – Flood Risk Areas (NIFRA 2018)

Rank	Area Name	AAAD (E Millions)
1	Belfast	16.18
2	Londonderry	5,56
3	Newry	4.07
4	Lurgan	2.31
5	Glengormley and Mallusk	2.09
6	Larne	2.03
7	Bangor	1.84
8	Portadown and Craigavon	1.81
9	Omagh	1.70
10	Newtownabbey	1.44
11	Carrickfergus	1.17
12	Ballymena	1.07
13	Whitehouse	0.93
14	Strabane	0.91
15	Dundonald	0.88
16	Lisburn	0.79
17	Newtownards	0.77
18	Holywood	0.75
19	Armagh	0.71
20	Newcastle	0.66
21	Banbridge	0.63
22	Antrim	0.62

Rank	Area Name	AAAD (E Millions)
23	Ballyclare	0.58
24	Coolkeeragh	0.54
25	Downpatrick	0.53
26	Coalistand	0.49
27	Limavady	0.46
28	Coleraine	0.46
29	Warrenpoint	0.40
30	Cookstown	0.40
31	Eglinton	0.35
32	Maghera	0.32
33	Ahoghill	0.30
34	Enniskillen	0.29
35	Castlederg	0.28
36	Rostrevor	0.26
37	Lisbellaw	0.25
38	Glenavy	0.23
39	Keady	0.21
40	Ballycastle	0.21
41	Stoneyford	0.18
42	Dromore	0.18
43	New Buildings	0.15
44	Artigarvan	0.15
45	Magherafelt	0.12

- 5.2.25 Of these 45 Flood Risk Areas, 12 have been identified by DfI as Areas of Potential Significant Flood Risk (APSFR) and a further 9 identified as Transitional Areas of Potential Significant Flood Risk (TAPSFR).
- 5.2.26 In determining this flood risk, the effect of existing flood defences and culverts has been taken into account and pluvial flooding has been included in the identification of APSFRs. As seen in Figure 5.4 below, three of these APSFRs are within Mid and East Antrim Ballymena, Carrickfergus and Larne.

Figure 5.4 - Areas of Potential Significant Flood Risk (APSFR) and Transitional Areas of Potential Significant Flood Risk (TAPSFR)



5.2.27 For each APSFR identified, the Floods Directive Regulations require that flood hazard and flood risk maps are reviewed and updated. Flood Risk Management Plans (FRMPs) for the period 2021 – 2027, aimed at managing and mitigating the risk of flooding within APSFRs, are currently being prepared by DfI Rivers and will be published for public consultation by 22 December 2020. These FRMPs will supersede the existing 2015-2021 FRMPs. For further information on the new FRMPs, visit Flood Risk Management Plan 2021-2027.

5.3 Preferred Options Paper

- 5.3.1 Council published its Preferred Options Paper (POP) in June 2017. The main purpose of the POP is to inform the next stage in the LDP process, i.e. the Plan Strategy.
- 5.3.2 Building on the emerging evidence base⁴, the POP identified some 36 key strategic planning issues relevant to Mid and East Antrim, set out alternative options for addressing most of these key issues, and highlighted Council's Preferred Option. The POP also included an initial policy review of the operational policies contained in the suite of Planning Policy Statements (PPSs) published by the former Department of Environment (now Dfl), also taking account of the Strategic Planning Policy Statement (SPPS).
- 5.3.3 The POP was subject to 12 weeks public consultation which resulted in 132 responses from members of the public and statutory consultees. A public consultation report on the POP was published by Council in November 2017.
- 5.3.4 Key Issue 24 of the POP put forward a Preferred Option to promote Sustainable Drainage Systems (SuDS) within the LDP
 - Alterative option (b) proposed to retain the existing approach regarding the use of SuDS
- 5.3.5 There was overwhelming support (95%) for SuDS from public respondents and statutory consultees alike. Public respondents suggested that SuDS policy and practices should apply in all new developments regardless of location or flood risk and should also be combined with renewable energy technology. Other suggestions included the provision of hard standing in developments that allow drainage, in new road developments and also on upland farms/land to slow water runoff to rivers.
 - NIEA also welcomed our preferred option to promote SuDS and added it would be preferable if this was to occur across the Borough to get catchment level effects.
 - HED advised Council to carefully consider the impact of SuDS on any archaeological sites and heritage assets.
 - Dfl Planning welcomed the change in emphasis from 'encouraging' to 'promoting' SuDs in a more proactive manner.
 - NIHE was content with our suggested approach to promote SuDs within the LDP.
- 5.3.6 For full details of the responses to the preferred approach to public utilities, refer to the POP Public Consultation Report November 2017, available at: https://www.midandeastantrim.gov.uk/LDP

⁴ A series of 14 topic based position papers informing the POP, plus our annual housing monitor and bi-annual industrial monitor are available on the Council website.

5.4 Consultee and Councillor Engagement

- 5.4.1 In order to meet the requirements set out in the Planning Act relating to the need for the Plan Strategy to take account of the RDS, other policy and guidance issued by the Department and other relevant government strategies and plans; Council has engaged key consultees representing relevant central government departments and agencies. Representatives from relevant Council departments have also been engaged to ensure that due account has been taken of Council's Community Plan, as well as other Council strategies and initiatives. This engagement was undertaken by way of a series of eight 'Project Management Team' meetings held between April 2018 and April 2019 and has had a significant influence on the development of the strategic policies and proposals.
- 5.4.2 The Planning Act requires the Plan Strategy to be adopted by resolution of the Council, following approval by the Department for Infrastructure (Dfl). Accordingly, Elected Members have also been engaged in the development of draft Plan Strategy, to ensure that the document is generally aligned with Council's strategic priorities. This engagement was facilitated through a series of six councillor workshops held between November 2018 and March 2019.
- 5.4.3 The Flooding and Drainage policies were presented at the Project Management Team meeting held on 14 November 2018. The Councillor workshop held on 14 February 2019 covered Flooding and Drainage policies. There was general agreement with the proposed approach and minor amendments were made to the strategic subject policy wording and Justification & Amplification texts following comments made at or following these meetings.

5.5 Draft Plan Strategy Policy Approach

- 5.5.1 The draft Plan Strategy has addressed the issues in regards to Flood Risk and Drainage identified in the POP and more generally through Dfl consultation, regional direction and policy context.
- 5.5.2 The overall aim of the flood risk management policies is to prevent inappropriate development in areas of flood risk, or that may increase the risk of flooding elsewhere; to promote sustainable drainage systems; and offer adequate protection to existing flood defence and drainage infrastructure; all of which are in accordance with the SPPS.
- 5.5.3 The preferred options and recommendations of the POP have generally been brought forward with the exception of a policy on development in proximity to controlled reservoirs which has now been retained in amended to reflect the latest guidance published by DfI in August 2018.
- 5.5.4 The draft Plan Strategy strategic subject policies relating to Flood Risk and Drainage were formulated using existing policies in revised PPS15 as a starting point, then amended and built upon to reflect more updated SPPS wording in conjunction with updated guidance issued by Dfl Rivers in relation to best practice policy wording in LDPs. A new policy was also introduced in relation to sustainable drainage systems (SuDS). Together these policies help address most of the SPPS core Planning Principles, and also reflect the nine regional strategic objectives of the SPPS in relation to flood risk.

Strategic Subject Policies

Policies to manage development in areas known to be at risk of flooding

- 5.5.5 The draft Plan Strategy contains strategic subject policies relating to the management of development in areas known to be at risk of flooding. The evidence informing Policies FRD 1, FRD 2 and FRD 6 are largely derived from the regional direction set out in the SPPS and PPS 15 (revised), as referred to in Section 5.1 of this document.
- 5.5.6 In addition to the above polices, a policy (FRD 4) on sustainable drainage systems (SuDS) has been introduced in the draft Plan Strategy. The POP raised this under Key Issue 24 (referenced in paras 5.3.4 and 5.3.5 of this document). Policy FRD 4 has since been formulated taking into account the POP consultation responses, as well as engagement with Statutory Consultees and Elected Members.

Policy to protect flood defence and drainage infrastructure

5.5.7 The draft Plan Strategy contains a strategic subject policy protecting flood defence and drainage infrastructure from development that would impact on its operational integrity. This policy will also ensure unobstructed access to infrastructure and watercourses for maintenance purposes. The evidence informing Policy FRD 3 is largely derived from the regional direction set out in the SPPS and PPS 15 (revised), as referred to in Section 5.1 of this document.

Policy on artificial modification of a watercourse

- 5.5.8 The draft Plan Strategy also contains a strategic subject policy with a presumption against culverting or canalisation operations, with only two exceptional circumstances where such development would be considered acceptable. The evidence informing Policy FRD 5 is largely derived from the regional direction set out in the SPPS and PPS 15 (revised), as referred to in Section 5.1 of this document. Other wording amendments to this policy have taken account of Policy FRD 4.
- 5.5.9 Appendix G illustrates how the Flood Risk and Drainage Policies and related Policy GP1 General Policy have evolved through the outworking of the LDP process to date. It provides the rationale where amendments

have been made to the POP preferred options and to existing planning policies. The Council will continue to work with DfI and other key stakeholders to ensure the LDP helps to deliver sustainable development and drainage with the aim of reducing flood risk over the plan period and beyond.

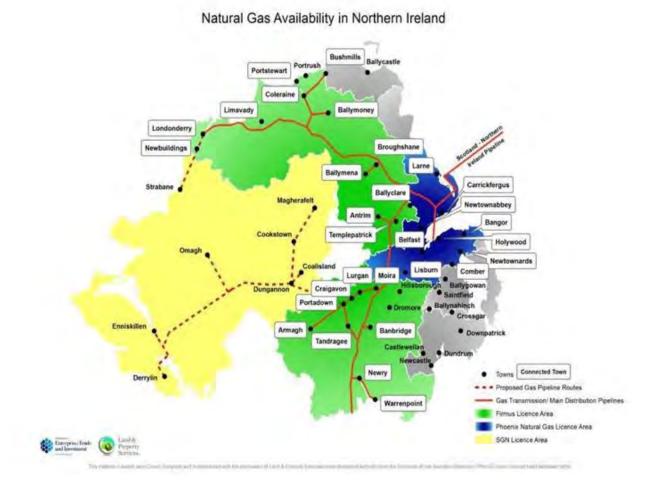
5.6 Soundness

5.6.1 The LDP is prepared to meet the tests of soundness as set out in the Dfl Development Plan Practice Note 6: Soundness (Version 2, May 2017). The draft Plan Strategy approach insofar as it relates to Flood Risk and Drainage policies is regarded as sound, because it meets the various tests of soundness as summarised below:

Table 5.4 - Consideration of Soundness

Proce	dural Tests
P2	The Flood Risk and Drainage policies as proposed in FRD1 to FRD6 have evolved from the POP and POP Consultation Report as described in Section 5.3 of this document.
Р3	The Flood Risk and Drainage policies have been subject to Sustainability Appraisal. Further details are included in the Sustainability Appraisal.
Consi	stency Test
C1	The Flood Risk and Drainage policies have taken account of the RDS, in particular Regional Guidance RG12 (refer to paras 5.1.2 – 5.1.3 of this document)
C2	The Flood Risk and Drainage policies have taken account of the Community Plan, particularly the key Community Plan themes of Sustainable Jobs and Tourism, Good health and wellbeing; Community safety and cohesion; and Our Environment (refer to paras 5.1.23 – 5.1.25 of this document)
C3	The Flood Risk and Drainage policies have taken account of the SPPS, particularly paragraphs 6.99 – 6.132 relating to Flood Risk. Regard has also been had to other Central Government documents referred to in paras 5.1.4 – 5.1.7. Finally, account has been taken of PPS 15, and Central Government planning guidance as referred to in paras 5.1.11 – 5.1.14 of this document.
C4	The Flood Risk and Drainage policies have taken account of the existing development plans relevant to Mid and East Antrim, whilst noting the longevity of these plans and the sparsity of policy in regard to flood risk. Refer to paras 5.1.15 – 5.1.21 of this document.
Cohei	rence and the effectiveness tests
CE1	The Flood Risk and Drainage policies have taken account of the emerging LDP's of our three neighbouring Councils and it is not considered to be in conflict with them.
CE2	The Flood Risk and Drainage policies are founded on a robust evidence base and have taken account of comments from the POP consultation and subsequent engagement with Statutory Consultees, particularly Dfl Rivers and Dfl WDPD.
CE3	The Monitoring Framework within Technical Supplement 1 illustrates how Flood Risk and Drainage will be managed throughout the borough.
CE4	The Flood Risk and Drainage policies can be reviewed at Plan Review stage, or before should updated flood risk information from Dfl Rivers require us to do so.

APPENDICIES



Energy Licences Type	Company				
	Belfast Gas Transmission Limited (BGTL)				
	GNI (UK)				
	Premier Transmissions Limited (PTL)				
Conveyance Licence	West Transmission Limited (WTL)				
	Phoenix Natural Gas Limited				
	Firmus Energy Ltd				
	SGN Natural Gas Limited				
	SSE Airtricity Gas Supply (NI) Ltd				
	Firmus Energy (Supply) Ltd – Greater Belfast Area				
	Firmus Energy (Supply) Ltd – Ten Towns				
	Naturgy Limited				
	Electric Ireland				
	Go Power				
	Flogas Natural Gas Limited				
	Power NI Energy Limited				
	SSE Energy Supply Limited				
Supply Licences	ONI Gas Limited				
	SSE Energy Supply (NI) Limited				
	Shell Energy Europe Limited				
	Viridian Energy Limited				
	Bord Gais Energy Limited				
	AES Ballylumford Limited				
	British Gas Trading Limited				
	Coolkeeragh ESB Limited				
	Power NI Energy Limited (formally NIE plc)				
Otana na Lina na na	ElectroRoute Energy Trading Limited				
Storage Licence	Islandmagee Storage Limited				

APPENDIX C - Wastewater Treatment Works – Version 5 (November 2018)

Wastewater Treatment Works	Current Planning Status	Capa	timatio acity bas owth Fa 10%	sed on	Мар	Comment
Ballystrudder		√	✓	✓	1a & 1b	Ballystrudder catchment includes Whitehead
Carrickfergus		✓	0	×	2	
Ballylumford Cottages		0	0	0	3	No.27 on Rural Wastewater Improvement Programme Priority List for upgrade.
Greenisland		√	√	✓	4	
Mullaghboy		✓	0	×	5a & 5b	
Larne		×	×	×	6a & 6b	Larne catchment includes Carncastle, Ballygalley, Glynn and part of Magheramorne
Ballycarry		✓	✓	✓	7	
Ballynafie		×	×	×	8	
Buckna		✓	√	✓	29	
Cargan		×	×	×	9	
Carnalbanagh		✓	√	✓	10	
Clogh		×	×	×	11	
Craigywarren		√	✓	✓	12	
Duneany		✓	✓	✓	13	
Glarryford		√	✓	√	14	
Glenoe		√	√	√	15	
Grange (Taylorstown)		×	×	×	16	No.3 on Additional Funding Priority List for upgrade during PC15 period (2015-2021).

Killygore		0	0	0	17	
Magheramourne		✓	√	✓	18	No.46 on Rural Wastewater Improvement Programme Priority List for upgrade.
Martinstown		×	×	×	19	
Moorfields		×	×	×	20	No.21 on Additional Funding Priority List for upgrade during PC15 period (2015- 2021).
Mounthill		✓	✓	✓	21	Mounthill catchment includes Crosshill.
Newtown-Crommelin		✓	✓	✓	22	No.18 on Rural Wastewater Improvement Programme Priority List for upgrade.
Portglenone		✓	√	0	23a & 23b	
Procklis		✓	✓	✓	24	
Slaght		✓	√	√	25	
Straid (Ballymena)		0	0	0	26	
Ballymena		✓	√	✓	27	Ballymena catchment includes Broughshane, Cullybackey, Ahoghill, Kells & Connor and Woodgreen.
Tully Road		✓	√	✓	28a & 28b	Tully Road catchment includes Carnlough, Glenarm & Straidkilly.
Milltown						There is no public sewerage network serving Milltown Settlement.
Raloo						There is no public sewerage network serving Raloo Settlement.
Key to Current Planning Status				Key to	Local D	evelopment Planning
New connections permitted - Cap				✓	Works	has 'Reasonable Capacity'
Restriction on new connections - 0 New connections refused - No Cap			0	Works	is 'At or reaching Capacity'	
New connections refused - NO Ca	Judity			×	Works	has 'Insufficient Capacity'

Note 1: The existing public sewerage network within the Larne catchment is currently operating above design capacity and after consulting with our environmental regulators Northern Ireland Environment Agency (NIEA), NI Water is not currently approving new connections to the existing public sewerage network. New connections will only be considered on a like for like basis or reduced loading basis from redevelopment of existing development/brown field sites with existing connection to existing public sewerage network. A Drainage Area Plan and an in-depth process engineering assessment of Larne WWTW by specialist consultants have also recently been completed. The results of both the Larne Drainage Area Plan and WWTW Assessment are currently being reviewed. These reviews will inform discussions to identify a

range of options, which will be costed and ranked in order to deliver solutions to address capacity issues within this catchment. Delivery of recommended solutions will be subject to available funding.

Note 2: NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Ballymena wastewater network.

Wastewater Treatment Works – Version 6 (August 2019)

Wastewater Treatment Works	Current Planning	Estimation of Capacity based on Growth Factor		Map	Comment	
Ballystrudder	Status	3% ✓	10%	17% ✓	1a & 1b	Ballystrudder catchment includes Whitehead
Carrickfergus		√	0	×	2	See note 2 below
Ballylumford Cottages		√	√	√	3	No.27 on Rural Wastewater Improvement Programme Priority List for upgrade.
Greenisland		✓	✓	✓	4	See note 2 below
Mullaghboy		✓	0	×	5a & 5b	
Larne		x	×	×	6a & 6b	Larne catchment includes Carncastle, Ballygalley, Glynn and part of Magheramorne. See note 1 below
Ballycarry		✓	✓	✓	7	See note 2 below
Ballynafie		×	×	×	8	
Buckna		√	√	√	29	
Cargan		×	×	×	9	
Carnalbanagh		√	✓	√	10	
Clogh		×	×	×	11	
Craigywarren		✓	✓	✓	12	
Duneany		✓	✓	✓	13	
Glarryford		√	✓	✓	14	
Glenoe		√	✓	✓	15	

Grange (Taylorstown)	2	×	×	×	16	No.3 on Additional Funding Priority List for upgrade during PC15 period (2015-2021).
Killygore	✓	√	Î	✓	17	
Magheramourne	√	✓		✓	18	No.46 on Rural Wastewater Improvement Programme Priority List for upgrade.
Martinstown	×	×		×	19	
Moorfields	×	×		×	20	No.21 on Additional Funding Priority List for upgrade during PC15 period (2015- 2021).
Mounthill	✓	✓		✓	21	Mounthill catchment includes Crosshill.
Newtown-Crommelin	✓	✓		√	22	WWTW upgrade currently under construction. Programmed for completion end May 2018.
Portglenone	√	✓		0	23a & 23b	See note 2 below
Procklis	✓	✓		✓	24	
Slaght	✓	✓		✓	25	
Straid (Ballymena)	✓	✓		✓	26	
Ballymena	✓	√		√	27	Ballymena catchment includes Broughshane, Cullybackey, Ahoghill, Kells & Connor and Woodgreen. See note 2 below.
Tully Road	✓	√		✓	28a & 28b	Tully Road catchment includes Carnlough, Glenarm & Straidkilly. See note 2 below
Milltown						There is no public sewerage network serving Milltown Settlement.
Raloo						There is no public sewerage network serving Raloo Settlement.
Key to Current Planning Status				Key to	Local De	evelopment Planning
New connections permitted - Capacian Restriction on new connections - Ca				✓	Works	has 'Reasonable Capacity'
Nestriction on new connections - Co				\Diamond	Works	is 'At or reaching Capacity'

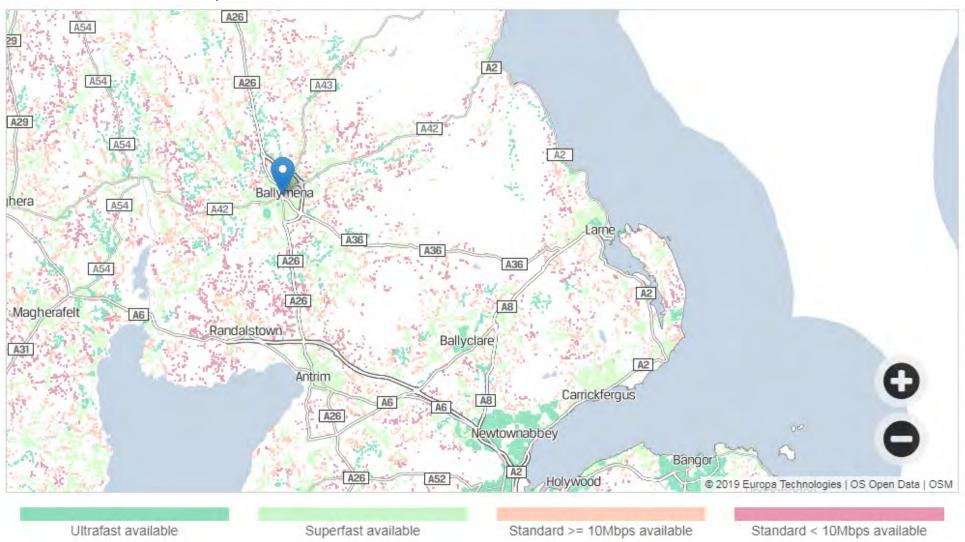
New connections refused - No Capacity

Works has 'Insufficient Capacity'

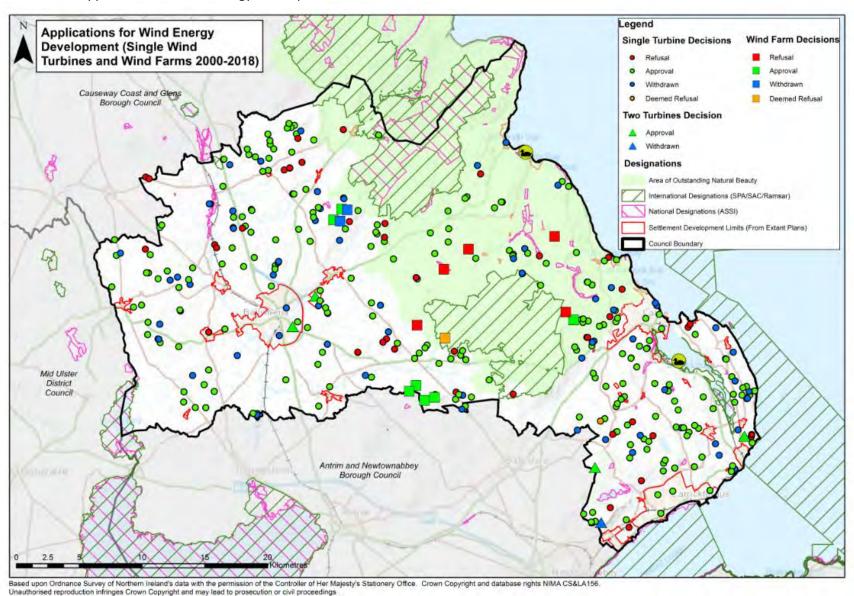
Note 1: The existing public sewerage network within the Larne catchment is currently operating above design capacity and after consulting with our environmental regulators Northern Ireland Environment Agency (NIEA), NI Water is not currently approving new connections to the existing public sewerage network. New connections will only be considered on a like for like basis or reduced loading basis from redevelopment of existing development/brown field sites with existing connection to existing public sewerage network. A Drainage Area Plan and an in-depth process engineering assessment of Larne WWTW by specialist consultants have also recently been completed. The results of both the Larne Drainage Area Plan and WWTW Assessment are currently being reviewed. These reviews will inform discussions to identify a range of options, which will be costed and ranked in order to deliver solutions to address capacity issues within this catchment. Delivery of recommended solutions will be subject to available funding.

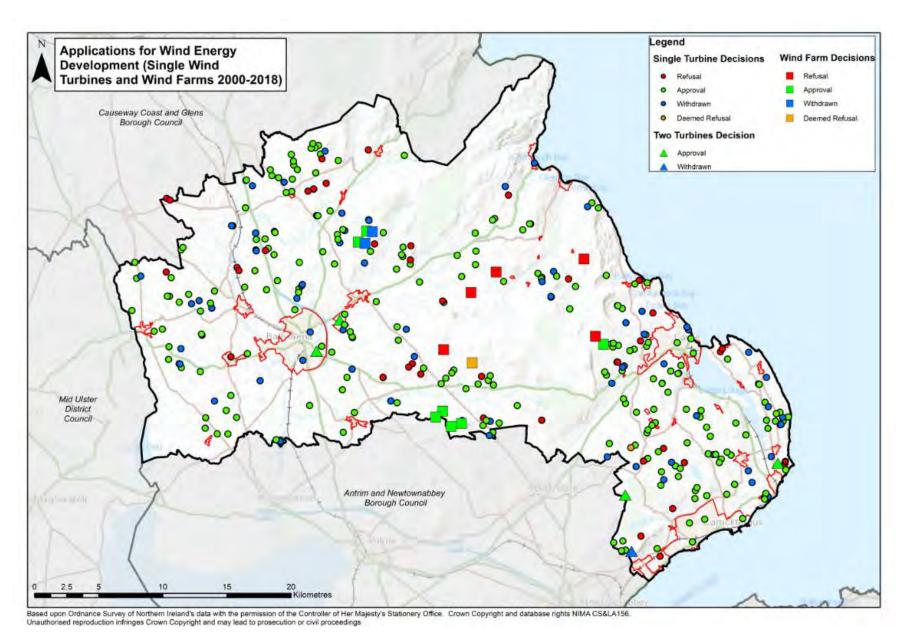
Note 2: NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Ballymena, Carrickfergus, Greenisland, Ballycarry, Portglenone, Carnlough & Glenarm wastewater networks.

APPENDIX D – Broadband availability in Mid and East Antrim



APPENDIX E - Applications for Wind Energy Development 2000 - 2018





APPENDIX F – Northern Ireland Planning Renewable Energy Statistics

	2002	/03	2003	3/04	2004,	/05	2	005/06
	Approved	Total Decided	Approved	Total Decided	Approved	Total Decided	Approved	Total Decided
Single wind turbine	8	8	25	25	30	31	65	67
Wind farm			2	2	1	1	5	5
Hydroelectricity			1	1			1	2
Solar panels	1	1	1	1	3	3	11	11
Biomass/Anaerobic digester	1	1	1	1	1	1		
Other								
Total	10	10	30	30	35	36	82	85
	2006	/07	2007	7/08	2008,	/09	2	009/10
	Approved	Total Decided	Approved	Total Decided	Approved	Total Decided	Approved	Total Decided
Single wind turbine	103	109	147	154	224	239	102	121
Wind farm	6	6	12	13	10	11	14	17
Hydroelectricity	2	2	4	4			5	6
Solar panels	23	23	43	43	32	32	13	13
Biomass/Anaerobic digester			4	4	4	4	5	5
Other					8	8		
Total	134	140	210	218	278	294	139	162
	20	10/11	20	011/12	2012	2/13	7	2013/14
	Approved	Total Decid	ded Approved	Total Decided	Approved	Total Decided	Approved	Total Decided
Single wind turbine		117	145 2	66 326	499	574	385	443
Wind farm		13	13	10 12	11	. 16	11	12

Hydroelectricity	5	5	12	12	16	16	26	27
Solar panels	3	3	24	24	97	98	90	91
Biomass/Anaerobic digester	8	8	23	23	56	56	36	42
Other	1	1	4	4	2	2	4	4
Total	147	175	339	401	681	762	552	619

	201	4/15	2015/1	.6	2016/17		
	Approved	Total Decided	Approved	Total Decided	Approved	Total Decided	
Single wind turbine	366	467	236	306	105	181	
Wind farm	13	21	9	16	4	4	
Hydroelectricity	14	15	11	12	8	11	
Solar panels	51	51	41	42	24	26	
Biomass/Anaerobic digester	15	17	19	19	8	9	
Other	5	5	9	9	0	0	
Total	464	576	325	404	149	231	

	201	7/18	2018,	/19	TOTAL		
	Approved	Total Decided	Approved	Total Decided	Approved	Total Decided	
Single wind turbine	20	41	34	39	2732	3276	
Wind farm	5	8	3	5	129	165	
Hydroelectricity	3	5	5	5	112	123	
Solar panels	6	6	4	4	467	472	
Biomass/Anaerobic digester	7	7	13	13	201	210	
Other	2	2	7	7	44	38	
Total	41	67	59	66	3685	4284	

https://www.infrastructure-ni.gov.uk/system/files/publications/infrastructure/planning-statistics-2018-19-bulletin.p

APPENDIX G – Evolution of relevant draft Plan Strategy Policies and GP1 General Policy as it relates to Flood Risk and Drainage, Renewable Energy, Waste Management, Wastewater, Telecommunications and other Public Utilities.

Current Operational Policy

Strategic Planning Policy Statement

PPS 1: General Principles

Paragraph 3 - The public interest requires that all development is carried out in a way that would not cause demonstrable harm to interests of acknowledged importance.

SPPS

Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

The SPPS provides five core planning principles as well as strategic policy under 16 overarching subject matters. Across these principles and policies there are a number objectives such as good design and protecting amenity that apply to all development types.

POP Recommendation/Comment

It was recognised in the POP that there were a number of overlapping criteria across the various policies therefore it was suggested that these may be included within a General Policy in order to prevent duplication.

It is recommended that consideration is given to bringing forward a General Policy in the LDP Plan Strategy.

POP Responses and Post Consultation Consideration

No definitive comments received either for or against the inclusion of a General Policy.

Post consultation consideration

It is recommended that consideration is given to bringing forward a General Policy in the LDP Plan Strategy.

Final Wording for Draft Plan Strategy

Policy GP1: General Policy for all Development

New policy wording developed following the amalgamation of general policy criteria from across a number of existing policies such as PPS 3 AMP 1 and AMP 6, PPS 4 PED 9, PPS 7 QD1, PPS 16 TSM 7, PPS21 CTY 13, 14 &15, PPS 18 RE 2 as well as policies DES 2 and DES 10 in the PSRNI. The policy also takes account of planning principles included within PPS 12 and PPS 13.

The proposed General Policy seeks to ensure that all development (except minor proposals) is sustainable, accords with the LDP and will not result in demonstrable harm to interests of acknowledge importance. This policy also provides operational policy for specific forms of development e.g. schools, which are not specifically catered for through other subject policies.

The General policy sets out criteria under five headings that all development (except minor proposals) must meet, where relevant. Development within the countryside must also meet a number of additional criteria which are particularly relevant to the rural context.

Councillor & PMT Comments

Some of the original policy criteria have been amended to take account of comments raised through Councillor workshops and meetings with consultees. However, this engagement did not change the overall shape or thrust of the General Policy.

PPS 10: Telecommunications	SPPS	POP Recommendation/Comment	POP Responses and Post Consultation Consideration (see Chapter 8)	Final Wording for Draft Plan Strategy
Policy TEL 1: Control of Telecommunications Development Sets out criteria for the control of telecommunications development along with necessary enabling works, where it will not result in unacceptable damage to visual amenity or harm environmentally sensitive features or locations.	SPPS is less detailed than Policy TEL 1 in the criteria to be adhered to, however, the SPPS accords with Policy TEL 1.	Policy TEL 1 appears to be working well and there is no evidence to suggest that it needs to be amended. It is recommended that the wording of Policy TEL 1 is brought forward in the LDP Plan Strategy. This policy may be re-examined after consideration of responses to Key Issue 33 and whether to restrict or prevent certain types of development within these areas of sensitive landscapes if identified.	No comments received from statutory consultees or public respondents to this policy. Post consultation consideration Bring forward POP recommendation.	Policy TOC1 Telecommunications and Overhead Cables Policy combines wording from policy TEL1 of PPS10 and PSU11 of Rural Strategy. Some original criteria of TEL1 is also now covered by our General Policy. Requirement for demonstrating need for the development, ICNIRP certificate, keeping wirescape to a minimum, and the exploring masts/infrastructure sharing are all retained. Additional paragraphs inserted relating to height restrictions where a proposal is located in sensitive landscapes such as SCA. Councillor & PMT Comments Further to Councillor Workshop comments, Policy wording amended to ensure redundant telecommunications equipment and electricity lines/pylons and all above-ground redundant buildings will be removed and the site restored to an acceptable standard. Minor wording changes to J&A following comment from HED on 'historic' landscapes in cases of 'wirescape'
Policy TEL 2: Development and Interference with Television Broadcasting Services Sets out criteria for the development and interference with television and broadcasting services, planning permission would be refused for development proposals which would result in undue interference within terrestrial television broadcasting services. This policy was cancelled by the SPPS.	Policy TEL 2 cancelled by SPPS.	It is considered that there is no need to carry forward Policy TEL 2.	No comments received from statutory consultees or public respondents to this policy. Post consultation consideration Bring forward POP recommendation.	Policy not brought forward

PPS	11:	Planning	and	Was

Policy WM 1: Environmental Impact of a Waste management facility

Sets out criteria for proposal for the development of waste management facilities subject to a thorough examination of environmental effects. A proposal will only be permitted where it can be demonstrated that all of the criteria are met.

SPPS

SPPS is less detailed than Policy WM 1 in the criteria to be adhered to, however, it accords with Policy WM 1.

POP Recommendation/Comment

Policy WM 1 appears to be working well and there is no evidence to suggest that it needs to be substantially amended other than to update wording to reflect the value waste as a resource.

It is recommended that an amended Policy WM 1 is brought forward in the LDP Plan Strategy.

POP Responses and Post Consultation Consideration (see Chapter 8)

Broad support for Council's approach to reviewing PPS 11.

A number of public responses relating to waste management supported amending policy to reflect the value of waste as a resource.

Post consultation consideration

Bring forward POP recommendation.

Final Wording for Draft Plan Strategy

Policy WMT1 Environmental Impact of a Waste Management Facility

The wording of WM 1 has been carried forward with some changes. Four criteria are retained with updated wording and one new criteria is added relating to the proximity principle. The rest of the original WM 1 criteria are covered by Policy GP1: General Policy for all Development criteria. Criteria in relation to loss of best and most versatile agricultural land removed from Policy wording. J&A shortened considerably with updated wording.

Councillor & PMT Comments

No changes further to Councillor Workshop. Minor wording changes to Policy wording and J&A following PMT comments.

Policy WM 2: Waste Collection and Treatment facilities

Sets out criteria for the development of waste collection or treatment facilities.

It also sets out locational criteria where the proposed development would have to comply with one or more of the criteria. It also sets out other additional criteria to be met including transport, suitable buildings, and environmental impact.

SPPS is less detailed than Policy WM 2 in the criteria to be adhered to, however, it accords with Policy WM 2.

SPPS adds detail regarding updated recycling targets; 'EU Waste Framework Directive (WFD) target of recycling including preparing for re-use) 50% of households waste by 2020, as well as the Executives Programme for Government commitments.

SPPS adds in the case of a regional scale waste collection or treatment facilities, that it must be located close to and benefit from easy access to key transport corridors, particularly rail and water (para 6.314).

Policy WM 2 appears to be working well and there is no evidence to suggest that it needs to be substantially amended other than to update wording to reflect the value of waste as a resource, and integrated better within new development.

Policy WM 2 will also require updating to remove references to Best Practicable Environmental Option (BPEO) which was removed as a material consideration in November 2013.

It is recommended that an amended Policy WM 2 is brought forward in the LDP Plan Strategy.

Although no options were presented within the POP for water, sewerage and waste management, Dfl highlighted that the Council's desired growth necessitates enhancement of this infrastructure within the Borough.

Dfl also welcomed the close working relationship with NI Water to determine locations where new/upgraded WWTW's may be needed.

Post consultation consideration

Bring forward POP recommendation.

Policy WMT2 Waste Collection and Treatment Facilities

Policy wording largely brought forward with minor changes to criteria to reflect SPPS. Criteria (f) has 'non-residential' added in to further protect residential amenity. J&A largely retained with various types of facilities noted in point form.

Councillor & PMT Comments

No changes further to Councillor Workshop. Following comment from Marine & Fisheries Division J&A wording amended in relation to waste management authorisation.

SPPS is less detailed than Policy WM 3 Policy WM 3: Waste Disposal Policy WM 3 appears to be working Some respondents suggested that well and there is no evidence to the introduction of positive waste in the criteria to be adhered to. **Facilities** Sets out criteria for the development however, it accords with Policy WM 3. suggest that it needs to be management policies in the LDP as of landfill or land raising facilities for substantially amended other than to part of a holistic approach could the disposal of waste. This Policy update wording to reflect the value of tackle unlawful disposal. also provides for the development waste as a resource, and integrated Other respondent's suggestions of interim landfill or land raising better within new development. included consideration of the waste facilities for the disposal of waste. hierarchy, treating waste as a subject to meeting several criteria. Policy WM 3 will also require updating lifecycle, adopting the proximity to remove references to Best principle in assessing proposals; Practicable Environmental Option vacuum suction systems; and (BPEO) which was removed as a keeping facilities and disposal of material consideration in November inert waste in suitable industrial 2013. areas, including quarries. authorisation. It is recommended that an amended It was also considered by numerous Policy WM 3 is brought forward in the respondents that Council should LDP Plan Strategy. have its own long term strategy for dealing with waste sustainably. Post consultation consideration Brina forward POP recommendation. **Policy WM 4: Land Improvement** There is no provision for Land Policy WM 4 appears to be working RSPB strongly advocated a Improvement in the SPPS. sustainable approach to waste well and there is no evidence to Sets out criteria for the disposal of suggest that it needs to be amended. management and highlighted that inert waste by its deposition on land any disposal of inert waste to secure where it is demonstrated that it will It is recommended that the wording land improvement should be result in land improvement. of Policy WM 4 is updated to remove steered away from sensitive sites. references to Best Practicable where there may be detrimental Environmental Option (BPEO) which impacts on habitats or species. was removed as a material Post consultation consideration consideration in November 2013. Bring forward

Policy WM 5: Development in the Vicinity of Waste Management **Facilities**

Sets out criteria for proposals involving the development of land in the vicinity of existing or approved waste management facilities and SPPS (6.318) accords with Policy WM 5.

Policy WM 5 appears to be working well and there is no evidence to suggest that it needs to be amended.

It is recommended that an amended

Policy WM 4 is brought forward in the

LDP Plan Strategy.

It is recommended that the wording of Policy WM 5 is brought forward in the LDP Plan Strategy.

No comments received from statutory consultees or public respondents to this planning principle.

recommendation.

Post consultation consideration

Bring forward POP recommendation.

Policy WMT2 Waste Collection and Treatment

Policy wording largely brought forward with minor changes to criteria to reflect SPPS. Criteria (f) has 'nonresidential' added in to further protect residential amenity. J&A largely retained with various types of facilities noted in point form.

Councillor & PMT Comments

No changes further to Councillor Workshop. Following comment from Marine & Fisheries Division J&A wording amended in relation to waste management

Policy WMT5 Land Improvement

Policy wording largely brought forward from WM4 with minor wording amendments. J&A outlines purpose of Policy and what is appropriate to be considered as a land improvement scheme.

Councillor & PMT Comments

Discussion at both PMT and Councillor Workshop in relation to suitability of this policy as it may not be seen as sustainable waste management. Feedback from both is that it may be problematic not to have a land improvement policy to assess against. Policy therefore retained. Following comment from Marine & Fisheries division, reference made to waste management licence/waste exemption in J&A.

Policy WMT4 Development in the vicinity of a **Waste Management Facility**

This policy was carried forward from Policy WM 5 with minor amendments.

Councillor & PMT Comments

No changes further to Councillor Workshop and PMT

waste water treatment works (WWTW).				feedback.
PPS 15: Revised Planning and Flood Risk	SPPS	POP Recommendation/Comment	POP Responses and Post Consultation Consideration (see Chapter 8)	Final Wording for Draft Plan Strategy
Policy FLD 1: Development in Fluvial (River) and Coastal flood plains Sets out criteria where development will not be permitted within the 1 in 100 year fluvial flood plain (AEP of 1%) or the 1 in 200 year coastal flood plain (AEP of 0.5%) unless the applicant can demonstrate that the proposal constitutes a specific exception to the policy. The policy also requires developers to submit a Flood Risk Assessment for all proposals. A development proposal within the floodplain that do not constitute an exception to the policy may be permitted where it is deemed to be of overriding regional or sub regional economic importance. This policy also sets out criteria for minor development and flood protection and management measures.	SPPS accords with Policy FLD 1. Para 6.111 specifies the exceptions to general presumption against development in flood plains and the requirements for a flood risk assessment.	Policy FLD 1 appears to be working well and there is no evidence to suggest that it needs to be amended. It is recommended that the wording of Policy FLD 1 is brought forward in the LDP Plan Strategy.	No comments received from statutory consultees or public respondents to this policy. Post consultation consideration Bring forward POP recommendation.	Policy FRD1 Development within Floodplains Policy wording of FLD 1 brought forward with minor amendments to reflect SPPS wording. Exceptions headings retained as per FLD 1. Councillor & PMT Comments No changes further to Councillor Workshop. Minor changes to Policy wording following comment from Marine & Fisheries Division in relation to development within coastal floodplains.
Policy FLD 2: Protection of Flood Defence and Drainage Infrastructure Policy FLD 2 will not permit development that would impede the operational effectiveness of flood defence and drainage infrastructure or hinder access to enable their maintenance.	SPPS (para 6.123) accords with Policy FLD 2.	Policy FLD 2 appears to be working well and there is no evidence to suggest that it needs to be amended. It is recommended that the wording of Policy FLD 2 is brought forward in the LDP Plan Strategy.	No comments received from statutory consultees or public respondents to this policy. Post consultation consideration Bring forward POP recommendation.	Policy FRD2 Protection of Flood Defence and Drainage Infrastructure Policy wording has largely been carried forward from FLD 2 with the additional line now included relating to the erection of buildings or other structures over the line of a culverted watercourse.' Reference to working strip retained in J&A rather than in policy as previously proposed.

Councillor & PMT Comments
No changes further to Councillor Workshop. Following

Policy FLD 3: Development and Surface Water (pluvial) Flood Risk Outside Flood Plains

This policy requires a Drainage Assessment to be submitted for all development proposals that exceed any of the following thresholds:

- A residential development comprising of 10 or more dwelling units
- A development site in excess of 1 hectare
- A change of use involving new buildings and / or hard surfacing exceeding 1000 square meters in area.

There is also a requirement for all development proposals (excluding minor development) to carry out a Drainage Assessment if the proposed development is located in an area where there is evidence of a history of surface water flooding. A drainage assessment will also be required when surface water run-off from the development may adversely impact upon other development or features of importance to nature conservation, archaeology or the built heritage.

Policy FLD 4: Artificial modifications of watercourses

Sets out criteria for the artificial modification of a watercourse, including culverting or canalization operations. Exceptions will only be made where the culverting of short

SPPS (paras 6.113 – 6.116) accords with Policy FLD 3 and specifies that a Drainage Assessment (DA) will be required for all development proposals that exceed any of the thresholds as specified in the PPS.

Policy FLD 3 appears to be working well and there is no evidence to suggest that it needs to be amended.

The use of Sustainable Drainage Systems (SuDS) in new development is considered under Key Issue 24. The Preferred Option 24 (a) is to promote SuDS within our Borough to manage surface water in all new developments in urban areas where feasible.

It is recommended that the wording of Policy FLD 3 is brought forward in the LDP Plan Strategy, subject to additional wording to incorporate SuDS.

Consultees were supportive of this policy approach through the responses to Key Issue 24.

Post consultation consideration

Bring forward POP recommendation.

comment from DfI Rivers, emergency wording added to policy wording. Working Strip working removed from policy box due to wording issues with DfI and retained in J&A as per PPS15.

Policy FRD3 Management of Development in regard to Surface Water Flood Risk –

Policy wording of Policy FLD 3 brought forward with minor amendments. Policy title has changed with explanation to set context in first paragraph and Drainage Assessment thresholds retained in point form. Shortened J&A with more detailed information on DA included in technical supplement.

Councillor & PMT Comments

No changes further above consultations.

SPPS (para 6.125) accords with Policy FLD 4.

Policy FLD 4 appears to be working well and there is no evidence to suggest that it needs to be amended.

It is recommended that the wording of Policy FLD 4 is brought forward in the LDP Plan Strategy.

No comments received from statutory consultees or public respondents to this policy.

Post consultation consideration

Bring forward POP recommendation.

Policy FRD5 Artificial Modification of Watercourses

Policy largely brought forward with minor wording changes. Additional wording to reflect SPPS (usually less than 10 metres) into criteria. Applicants now required to demonstrate that SuDS have been considered as an alternative to culverting or canalisation. J&A brought forward with main elements retained and shortened.

New	Policy	, FRI	04 Su	stain	able	
practica	able co	ourse	s of ac	tion.		
there					or	
for eng						
waterco	ourse i	needs	to be	culve	erted	
that	a s	pecifi	c le	ngth	of	
or whe	re it c	an b	e dem	nonstr	ated	
develop	oment	site	or pa	rt the	reof,	,
necessa	ary to	prov	ide ad	ccess	to a	
length	of	a ۱	watero	ourse	is	,

New Policy FRD4 Sustainable Drainage (SuDS)

SPPS (para 6.118) states planning authorities should encourage developers to use sustainable drainage (SuDS) as the preferred drainage solution.

Key Issue 24 preferred option was for a new policy to promote SuDS in new developments rather than just encourage. This option would mean a SuDS first approach and could be implemented either through new policy or/and on certain zonings through KSRs.

It is recommended that a policy promoting SuDS is included in the Plan Strategy.

Councillor & PMT Comments

No changes further to Councillor Workshop. Minor wording change to J&A following comment from HED with regards to inclusion of Mill Races

Overwhelming support from both statutory consultees and the public Statutory consultees and the public

New policy seeks to promote SuDS by requiring proposals that trigger a DA to use SuDS for management of surface water run-off. Also helps meet our LDP objective regarding blue and green infrastructure. Policy also introduces requirements for management and maintenance of SuDS.

LLP stage likely to include KSRs on certain zonings requiring a 'soft SuDS' solution. J&A provides an explanation of SuDS benefits in addition to the reasoning for including this new policy.

Councillor & PMT Comments

No changes further to Councillor Workshop. Changes to J&A wording following comment from Dfl Water & Drainage Policy Division in relation to enhancing nature conservation and biodiversity, stormwater separation and guidance on NI water website which explores the range of SuDS solutions currently considered for adoption.

Policy FLD 5: Development in proximity to reservoirs

Sets out criteria in relation to development in proximity to reservoirs for new development, replacement buildings and all other development.

SPPS (paras 6.120 – 6.122) generally accords with Policy FLD 5.

Concerns have been raised that Policy FLD 5 is presently unreasonable, unworkable and outside the remit of Planning. It is considered unduly onerous on the applicant to provide evidence on the safety of a reservoir, rather the focus should be on the regulatory system to ensure that reservoir infrastructure is safe.

It is recommended that the wording of Policy FLD 5 is not brought forward in the LDP Plan Strategy. Further legal opinion may be sought before a final decision is reached on this. Mixed response from consultees to Council's suggested policy approach to FLD 5.

for our approach to promote SuDS

within the LDP. HMC and HED raised

archaeological and heritage assets

Post consultation consideration

forward

recommendation to include a policy

of

ensurina

importance

are protected.

Bring

for SuDS

NIHE recognised the challenges with FLD 5 but feel that a review of the policy would be more appropriate rather than not bringing it forward in the LDP.

Dfl Rivers advised Council should have a Local Policies Plan Policy dealing with reservoir flood risk that complies with the SPPS and suggested that they will liaise closely with all councils regarding any departure or additions to FLD 5 to ensure soundness at IE.

Policy FRD6 Development in Proximity to Controlled Reservoirs

The thrust of FLD 5 has been brought forward. Policy wording changed to remove requirement for FRA if condition assurance demonstrated. Also, minor wording amendments to reflect the SPPS and in relation to replacement of an existing building. Main elements of J&A retained but shortened.

Councillor & PMT Comments

No changes further to Councillor Workshop. Minor wording amendments to policy wording and J&A following comment from Dfl Water Policy Division and Dfl Rivers.

PPS 18: Renewable Energy

Policy RE 1: Renewable Energy Development

Sets out criteria for development that generates energy from renewable resources.

This policy also requires proposals to be located in proximity to the source of the resource needed for that particular technology.

The policy states that the wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given significant weight in determining planning applications.

This policy also sets out a number of additional specific criteria in relation to wind energy development.

SPPS

SPPS generally accords with Policy RE 1.

SPPS (para 6.223) introduced a policy change in relation to the adoption of a 'cautious approach' to renewable energy development within areas designated for landscape importance, such as AONBs.

SPPS (para 6.225) also changed the weight to be given to the wider environmental, economic and social benefits from 'significant' to 'appropriate'. The implication of this is that local circumstances are now to be afforded greater weight than before, but not determining weight.

SPPS policy in relation to renewable energy is currently being reviewed.

POP Recommendation/Comment

Policy RE 1 appears to be working well and there is no evidence to suggest that it needs to be substantially amended other than to reflect the updated wording of the SPPS.

In Issue 23 dealing with Renewable Energy, Option (a) aims to continue with a policy based approach, incorporating a cautious approach to renewable energy development within designated areas (e.g. AONB). However, it was also expressed that consideration should be given to Option (b) to restrict or prevent certain types of development within areas of sensitive landscapes if these are identified. This will be dependent on responses to Key Issue 33 in the POP.

SONI (the electricity system operator for Northern Ireland) raised the issue of renewable energy developments in close proximity to existing electricity infrastructure 'wrapping around' such infrastructure and compromising or recommendation for FLD 5 and considered that further discussion with Dfl Rivers was necessary and should focus on a regulatory system to ensure reservoir infrastructure is safe.

with

District Council

our

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Post consultation consideration

Taking account of legal advice in regard to the legality of Policy FLD 5, together with the equivalent provisions in the SPPS, we now consider that the thrust of this policy should be brought forward in the LDP Plan Strategy, in liaison with Dfl Rivers.

POP Responses and Post Consultation Consideration (see Chapter 8)

Broad support from both public and statutory consultees for the suggested policy approach to RE 1.

Dfl stated they have commenced a priority review of the SPPS focusing on strategic policy for Renewable Energy – due to be completed by the end of 2018.

Under Key Issue 33, 92% of public respondents were also supportive of increased policy protection to protect exceptional landscapes and areas considered highly sensitive to particular types of development. NIEA also welcomed the proposal to include an assessment of the cumulative impacts of development within the designated areas. Direct link between Policy NH 6 and RE 1.

Mixed response in regards to the need for policy for development in close proximity to existing electricity infrastructure 'wrapping around' future network operations/ expansions.

Final Wording for Draft Plan Strategy

Policy RE1 Renewable Energy Development

Policy wording brought forward with significant changes to reflect our Borough's designations in addition to updated SPPS wording. The first half of policy relates to all renewable proposals and 'Outside of Special Countryside Areas' inserted. Additional criteria added for all proposals rather than previously just relating to wind energy, includes new criteria relating to impact on existing energy infrastructure. Added SPPS wording relating to 'a cautious approach' in our designated landscapes and also 'appropriate' weight to be applied to wider environmental, economic and social benefits (previously significant weight in PPS18). Added paragraph to strengthen wording to ensure decommissioning of structures and restoration of sites after use. For wind energy development, new wording in criteria relating to separation distances. New paragraph also added pertaining to solar farms as not specifically mentioned in RE 1 of PPS 18. In addition to the SCA, large scale solar farms will also not be permitted in the AONB or Areas of Constraint

Councillor & PMT comments

No changes further to the above consultations.

curtailing future network operations/expansions. SONI questioned if this could be addressed in the LDP.

It is considered additional policy criteria could be added to ensure that such developments do not conflict with existing electricity infrastructure. It is recommended that this be raised as a question in the POP.

It is also recommended that Policy RE 1 is kept under review pending the outcome of the public consultation on the POP and the ongoing review of the SPPS in relation to renewable energy.

SONI wanted the policy to go further and assess the impact of not only renewables but all development and wants to put the onus on the applicant to demonstrate that they are not in conflict with any future development of such infrastructure.

RES and SSE suggested that there is no need for additional criteria, because of the consultation arrangements inherent to the development management process.

Post consultation consideration

Given the strong support for the preferred options to Key Issues 23, 30 and 33, which involve different policy approaches, we will discuss further with key consultees before considering amendments to Policy RE 1.

We will also take account of the SPPS review when available.

The issue of providing policy to safeguard electricity infrastructure from development that would compromise or curtail future network operations will be considered further.

A Planning Strategy for Rural Northern Ireland	SPPS	POP Recommendation/Comment	POP Responses and Post Consultation Consideration (see Chapter 8)	Final Wording for Draft Plan Strategy
Public Services and Utilities			(see Chapters 7 & 8)	
Policy PSU 8: New Infrastructure	SPPS generally accords with the thrust of Policy PSU 8 but the detailed criteria	Partly superseded by PPS 11 (insofar as it applies to applications for WWTW).	Dfl highlighted the importance of promoting Larne Port as a Gateway	

This policy relates to the need for new infrastructure including major extensions to existing facilities, roads, sewerage treatment works, water sources or electricity generators.

It includes criteria for consideration in determining such applications.

Policy PSU 11: Overhead Cables

and townscape character.

is not referred to

It states that the developed coast includes existing major developments such as ports, isolated industrial units and power stations.

For the remaining aspects of the policy, it is recommended that a new bespoke policy is brought forward in the LDP Plan Strategy to replace Policy PSU 8. In a MEA context, this also needs to take into consideration any update to Policy CO 2 – Developed Coast.

and ensuring there is sufficient land zoned for its expansion.

Post consultation consideration

Bring forward recommendation.

Policy PSU 8 is now covered by various other policies (e.g. TR 3, WMT 2 and TOC 1) and Policy **GP1 General Policy for all Development..**

Lands for such infrastructure may be identified at LPP

Sets out criteria for the siting of electricity power lines and other overhead cables in terms of visual impact on the environment with particular reference being given to designated areas of landscape

SPPS accords with Policy PSU 11 but adds (para 6.250) that any proposal for the development of new power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP).

SPPS also adds that such proposals will be considered having regard to potential impact on amenity and should avoid areas of landscape sensitivity. including Areas of Outstanding Natural Beauty (AONBs).

Policy PSU 11 appears to be working well and there is no evidence to suggest that it needs to be substantially amended other than to reflect the updated wording of the SPPS.

It is recommended that updated wording to Policy PSU 11 is brought forward in the LDP Plan Strategy to reflect the SPPS wording which includes 'ICNIRP' as a requirement, and to avoid areas of landscape sensitivity. This policy may be combined with any new bespoke policy on 'new infrastructure' (as referred to above) to include broadband infrastructure. telecommunications masts and power lines.

Broad support for Council's policy review of PSU 11.

SONI recognised the significance of the SPPS aim in avoiding sensitive areas but highlight difficulty due to demand as it may not always be possible to avoid AONBs because of the nature of the generator and demand locations. SONI recommended additional policy wording that areas of landscape sensitivity be avoided "where possible", following a consideration and balancing of all issues.

Dfl recommended that any new bespoke policy on overhead cables should reflect wording of the SPPS and also include broadband infrastructure.

HED and public respondents highlighted concerns regarding protection of heritage assets and conservation areas from inappropriately sited infrastructure projects.

Public respondents also suggested the need to use more underground infrastructure when power lines pose a risk to scenery, wetlands and tourism.

SSE believes that the current planning policy for Overhead Cables is sufficient and there is no need for an increased requirement "to avoid areas of landscape

Now subsumed within **Policy TOC1: Overhead Lines** and Telecommunications Development

Technical Supplement 12		
	sensitivity" and that applications should be considered on a case by case basis.	
	Post consultation consideration Consider statutory consultee comments regarding additional wording and give further consideration to the link between this policy and the preferred option to Issue 33, before deciding whether to bring forward POP recommendation or not.	





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