



Local Development Plan 2030

Technical Supplement 1 Monitoring and Review

September 2019

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**Mid & East
Antrim**
Borough Council

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1.0 Legislative and Policy Context

- 1.1 Monitoring and review of the Local Development Plan (LDP) is an integral part of the plan making process. The Planning Act (Northern Ireland) 2011 requires Council to submit an annual monitoring report (AMR) to the Department for Infrastructure (Dfi) to indicate the extent to which the objectives set out in the LDP are being achieved. Further details as to the timing and content of the ARM as well a requirement to review the LDP no later than five years subsequent to the adoption of the LDP, are set out in Part 6 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (hereafter referred to as the Regulations).
- 1.2 The Strategic Planning Policy Statement (SPPS) reinforces the statutory requirement for all councils to keep under review the implementation of their plans and to report annually to the Department on whether the objectives in the Plan Strategy and Local Policies Plan are being achieved. It also makes clear that a council may revise its Plan Strategy or Local Policies Plan at any time subsequent to adoption, or through direction by the Department. The size and scale of the revision could potentially result in a replacement of the full LDP. However, where a minor change is required, the SPPS makes clear that this can be addressed through an alteration as part of the plan process. Any alteration to the Local Policies Plan must remain consistent with the adopted Plan Strategy. The SPPS notes that better monitoring, together with regular reviews of the LDP, will provide more flexibility and enable Council to adapt to changing circumstances.

2.0 Our Approach to Monitoring of the Local Development Plan

- 2.1 Given the legislative and policy context referred to above, our monitoring approach will be to focus on the LDP objectives and to develop indicators that will enable us to assess the extent to which they are being achieved through the policies and proposals set out in the LDP. This information will form the basis of the AMR to be submitted annually to Dfi, post adoption of the LDP.
- 2.2 In line with the Regulations, Council's AMR will focus on the following indicators:
- a) Housing land supply;
 - b) Number of net additional housing units built;
 - c) Supply of land for economic development purposes; and
 - d) Such other issues as appear to the Council to be relevant to the implementation of the LDP.
- 2.3 The indicators and targets that will be used in monitoring the LDP are set out in the Monitoring Framework (Appendix A refers). The AMR will be flexible to include new or revised indicators to allow for better monitoring in circumstances where new data and information becomes available.
- 2.4 Wherever possible, the indicators and targets included in the Monitoring Framework are SMART related – meaning that they are Specific, Measurable, Achievable, Realistic and, where appropriate, Time Bound. Where a target is time-bound (for example *more than 10% of retail floorspace approved in any one year is outside of town centres*) the monitor will commence on 1 April for any given year. This will provide clarity and consistency and will also align with Council's annual housing monitor.
- 2.5 Generally, indicators and targets have been included where the outputs can be delivered and targets measured largely through the planning system. For example, Indicator 2 is for "Balanced economic growth across the settlement hierarchy". The target for this is defined in terms of industrial/business floorspace creation rather than jobs, since there are many economic variables beyond the influence of the planning system that will determine future job numbers and types of jobs.
- 2.6 It should also be noted that not all the LDP objectives require clear targets and for some it is not possible to devise meaningful indicators or targets. In some instances, indicators and targets are not defined because the LDP only seeks to facilitate the currently unknown land requirements of other bodies. This applies to

new social, educational, recreational and community services (Social Objective e) refers). The monitoring framework sometimes includes an indicator, but no target. This can apply where the necessary monitoring information is currently lacking – for example in regard to areas at risk from coastal erosion (Indicator 30 refers). Aside from such considerations, it is also not proportionate for Council to collect data for every objective and related policy or proposal in the LDP.

- 2.7 Accordingly, the Monitoring Framework primarily addresses the key AMR indicators (a, b and c) referred to above. In addition, it also includes indicators to enable effective monitoring of other issues that appear to Council as relevant, measurable and particularly important to the implementation of the LDP.

3.0 Our Approach to Review of the Local Development Plan

- 3.1 Council will use the AMR and feedback from DfI to assess the ongoing need for review of the LDP. Trends emerging from successive AMRs will indicate whether the LDP policies and proposals are achieving their objectives. The consideration of ‘trigger points’ included in the Monitoring Framework will be particularly relevant to this assessment. Where it is apparent that specific LDP policies and proposals are not meeting their objectives, Council will consider potential corrective actions, before initiating a formal review of the LDP (or parts thereof). Such actions could, for example, include one or more of the following:
- Undertaking enhanced monitoring or research to better inform decisions on planning applications;
 - Policy amendments or introduction of supplementary planning guidance to ensure greater consistency in the application of specific policies;
 - Producing site specific master plans or development frameworks;
 - Engagement with partners to ensure delivery mechanisms that are outside of Council control are effectively reviewed with a view to being implemented in accordance with their statutory remit.
- 3.2 In circumstances where a formal review is not triggered through the AMR (either with or without the need for corrective actions), such review will only commence five years subsequent to the adoption of the LDP, as required by legislation.
- 3.3 A five year review must be carried out to ensure that the LDP is kept up to date and reflects and responds to emerging issues at the regional or local level. The Plan review will be wider in scope than the AMR. In addition to assessing whether LDP policies and proposals are achieving their objectives it will consider if the objectives themselves are still relevant, whether the assumptions and evidence base informing the policies remain valid, and consider whether the policies and proposals are having unintended consequences likely to prejudice delivery of other aspects of the LDP or adversely impact on the general public interest.
- 3.4 In carrying out the review Council will engage with a wide range of consultees and stakeholder groups, in accordance with guidelines set out in its Statement of Community Involvement (SCI). This is important in the prevailing context where many of the key functions required to deliver physical development rest with other statutory bodies – for example regeneration, housing, transport and infrastructure. The review will also take account of Council’s Community Plan as it continues to evolve to deliver the overarching vision for the Borough.
- 3.5 In deciding the course of action following a formal review, Council will consider the magnitude of any necessary revisions and engage with DfI taking full account of the regional direction as provided through the SPSS and other relevant guidance.

APPENDICES

APPENDIX A Monitoring Framework

Local Development Plan Social Objectives and Indicators					
Indicator Ref	Indicator	Source	Relevant Policy/Proposal	Target	Review Trigger
Social Objective (a): To support the role of main towns, small towns, villages and small settlements in accordance with the LDP Spatial Growth Strategy and commensurate with their place in the Settlement Hierarchy					
1	Balanced population and housing growth across the settlement hierarchy	Census (NISRA) MEA Housing Monitor	SGS 1 SGS 2 SGS 3	To generally align the spatial distribution of new housing growth with the Strategic Housing Allocation.	Number of new dwellings approved in: <ul style="list-style-type: none"> • a village; • small settlements as a whole; • the countryside; exceeds 5% of the target set in the Strategic Housing Allocation.
2	Balanced economic growth across the settlement hierarchy	MEA Industrial Monitor MEA Planning decisions	SSG 1 SSG 2	At least 75% of net additional B Use Class floorspace by 2030 to be in the 3 Main Towns	Net growth of B Use class floorspace in Main Towns is less than 50% of overall net growth over a 2 year period.
Social Objective (b): To support rural communities by providing appropriate opportunities for sustainable development in the countryside					
3	Number of planning approvals for conversion or replacement of existing buildings in the countryside	MEA Planning decisions	ECD 4 (g) TOU 5 (a) HE 8 General Policy (f) HOU 9	No target. Monitor trend.	No trigger
Social Objective (c): To provide a sufficient supply of land for new mixed tenure housing in convenient locations to meet the anticipated need of around 7500 dwellings for the period 2012 to 2030, including any identified special housing needs					
4	Sufficient supply of land for housing	MEA Housing Monitor	SGS 4 SGS 5	To ensure that a sufficient number of dwellings are built and sufficient land remains available in individual settlements to meet the Strategic Housing Allocation	Less than a 5 year supply of land is available in an individual settlement to enable its allocation to be met.
5	Number of dwellings approved by size (number of bedrooms)	MEA Planning decisions	HOU 6	65% of all new dwellings to have 1 or 2 bedrooms 35% of all new dwellings to have 3 or more bedrooms	Number of 1 or 2 bed dwellings less than 55% or more than 75%.
6	Number of affordable homes approved / built	NI Housing Statistics (DfC) MEA Housing monitor	HOU 5	Affordable housing at least 20% of all new housing approved / built in Main and Small Towns Affordable housing at least 10% of all new housing approved / built in Villages and Small Settlements	Affordable housing provision more than 10% above/below respective targets.

Social Objective (d): To deliver quality residential environments (including associated public open space and linkages to green infrastructure networks)					
7	Public open space provision in new residential development	MEA Planning decisions	OSL 4 OSL 1 SGS 9 General Policy (d)	At least 10% of the site area for housing developments of 25 or more units (or sites greater than 1Ha) is provided as public open space. At least 15% of the site area for housing developments of 10 Ha or more is provided as public open space	More than 10% of housing approvals (falling within the thresholds) in any year does not meet the specified standards.
8	Provision of linkages between new housing development and the green / blue infrastructure network.	MEA Planning decisions	OSL 2 SGS 9 TR 3 -5 General Policy (d)	At least 75% of approvals for housing development of 10 or more units provide linkage to or otherwise contribute to the improvement of the green / blue infrastructure network	Less than 50% of approvals for housing development of 10 or more units provide for linkage to or otherwise contribute to the improvement of the green/blue infrastructure network.
Social Objective (e): To facilitate confirmed needs for the development of new social, educational, recreational and community services at locations accessible to local communities through various modes of transportation					
9	No Indicator at Plan Strategy Stage in absence of identified and confirmed needs	N / A	COM 1 General Policy (e)	No Target. Monitor trend	No Trigger
Social Objective (f): To support and where possible enhance the recreation and leisure offer within Mid and East Antrim, including safeguarding and promoting access to the coast and heritage assets					
10	Creating or maintaining access to the coast, river corridors and heritage assets	MEA Planning decisions	CS 5 CS 8	No Target	No Trigger
Social Objective (g): To promote active travel and increased opportunities for walking and cycling while protecting existing active travel routes and networks					
11	Provision through development proposals of opportunities for increased levels of walking and cycling in local areas	MEA Planning decisions Travel survey for NI (TSNI) (DFI)	TR 5 TR 4 TR 3 OSL 2 SGS 9 General Policy (c)	At least 75% of approvals for housing development of 10 or more units provide linkage to or otherwise contribute to the improvement of the green / blue infrastructure network or the cycle network	Less than 50% of approvals for housing development of 10 or more units provide for linkage to or otherwise contribute to the improvement of the green / blue infrastructure network or the cycle network.
Social Objective (h): To facilitate regeneration initiatives, particularly where they will provide for quality public places and 'shared spaces' that are accessible to and valued by everyone, or where they improve the quality of life for disadvantaged local communities					
12	No indicator at Plan Strategy stage	N/A	SFA 1	No Target	No Trigger

Local Development Plan Economic Objectives and Indicators

Indicator Ref	Indicator	Source	Relevant Policy/Proposal	Target	Review Trigger
<p>Economic Objective (a): To provide a sufficient supply and choice of sites for business and employment uses so as to assist in promoting sustainable economic growth in Mid and East Antrim and in meeting the locational needs of particular sectors, including new and emerging sectors</p>					
13	Quantity of land zoned / allocated for economic development (B1– B4 uses) in the Main Towns	MEA Industrial Monitor MEA Planning decisions	SGS 6 ECD 1 ECD 2	No land zoned for economic development lost to alternative uses (other than suitable sui generis uses)	More than 5% of the site area for a specific zoning for economic development is approved for alternative uses (other than suitable sui generis uses).
<p>Economic Objective (b): To support and sustain vibrant town centres in Ballymena, Larne and Carrickfergus</p>					
14	Promotion of 'Town Centre First' approach through restricting retailing and other town centre uses outside of designated Town Centres	MEA Planning decisions MEA Town Centre Health Checks	SGS 7 RET 1 - 4	At least 75% of net additional retail floorspace by 2030 to be in the 3 Main Towns and at least 90% overall in Town centres	More than 10% of retail floorspace approved in any one year is outside of Town Centres.
<p>Economic Objective (c): To protect strategically important transportation assets and routes (including disused transport routes) and, where possible, to facilitate enhanced connectivity within Mid and East Antrim and between the Borough and other centres</p>					
15	Restriction of new accesses onto Protected Routes	MEA Planning decisions	TR 2 TR 3 TR 4	No new accesses onto Protected Routes, except where justified through policy provisions	More than 1 application permitted in any one year contrary to DfI Roads advice.
16	Restriction of development on protected transport schemes and disused transport routes	MEA Planning decisions	TR3 TR4	No new development on protected transport schemes or disused transport routes, except where justified through policy provisions	More than 1 application permitted in any one year for a use other than prescribed in the policy.
<p>Economic Objective (d): To support tourism as a key growth sector in Mid and East Antrim by facilitating opportunities for sustainable tourism development and by safeguarding key tourism assets from inappropriate development</p>					
17	Number of tourist amenities and tourist accommodation developments	MEA Planning decisions	SGS 8 TOU 2 -8	No Target. Monitor trend	No Trigger

Economic Objective (e): To facilitate sustainable economic development in the countryside, provided it is sustainable, suitably located and is of an appropriate nature and scale for the rural context					
18	Number of planning approvals for farm diversification schemes	MEA Planning decisions	ECD 4	No Target. Monitor trend	No Trigger
Economic Objective (f): To facilitate the provision or upgrading of public utilities infrastructure (including water, sewerage, energy and telecommunications) to meet economic and community needs					
19	No Indicator at Plan Strategy stage	N/A	RE 1 TOC 1 WSI 1 WM1 -5 General Policy (e)	No Target. Monitor trend	No Trigger
Economic Objective (g): To support the generation of energy, particularly from renewable sources, in a balanced way that takes due account of environmental impacts and on sensitive or vulnerable landscapes					
20	The number and height of wind turbines approved / operational outside Special Countryside Areas (SCAs) and Areas of Constraint on High Structures (ACHS)	MEA Planning decisions	CS 2 CS 3 RE 1 General Policy (e)	No Target. Monitor trend	No Trigger
21	The number and height of wind turbines approved / operational within SCAs and ACHS	MEA Planning decisions	CS 2 CS 3 RE 1 General Policy (a)	No new wind turbines in SCAs and none above 15 metres height within ACHS (except where justified through policy provisions)	Any wind turbine proposal approved in an SCA. Within an individual ACHS, more than 1 application above 15 metres, but less than 25 metres in height approved in any one year. Within all ACHS, more than 1 application above 25 metres in height approved in any one year.

Local Development Plan Environmental Objectives and Indicators

Indicator Ref	Indicator	Source	Relevant Policy/Proposal	Target	Review Trigger
Environmental Objective (a): To protect, conserve, enhance environmental quality, biodiversity and the natural processes underpinning the delivery of ecosystem services in Mid and East Antrim					
22	No Indicator	N/A	NAT 1-5 CS 8 General Policy (e)	No Target	No Trigger
Environmental Objective (b): To protect areas of high landscape quality within the Borough, particularly those which are designated as an Area of Outstanding Natural Beauty designated for their landscape quality					
23	New development within the AONB, SCAs, ACHS and Rural Landscape Wedges.	MEA Planning decisions	CS 2-5 General Policy (a)	No inappropriate development contrary to policy provisions	<p>For wind turbines in SCAs and ACHS – refer to Indicator 21.</p> <p>For single dwellings in all SCAs and in all Rural Landscape Wedges – more than 1 application approved in any one year.</p> <p>Single dwellings in AONB and ACHS – no trigger but monitor trends.</p>
Environmental Objective (c): To protect sites designated for their nature conservation or scientific importance and to avoid harm to protected species					
24	New development within designated sites of nature conservation importance (International / European, National and Local)	MEA Planning decisions	NAT 1 NAT 3 NAT 4 General Policy (a)	No inappropriate development contrary to policy provisions	<p>For International Sites – more than 1 application approved under exceptional circumstances in any one year (all sites)</p> <p>For National and Local Sites – more than 2 applications approved in any one year (all sites).</p>
Environmental Objective (d): To safeguard the unique character and amenity of our coastline (particularly the undeveloped coast), loughs and main river corridors					
25	New development within the Larne Coast Special Countryside Area (SCA)	MEA Planning decisions	CS 2 General Policy (a)	No development contrary to policy provisions	<p>More than one application not constituting an exception to the policy approved in any one year.</p> <p>More than one application approved under exceptions (a) or (f) in any one year.</p> <p>More than three applications approved under exceptions (b), (c), (d) or (e) in any one year</p>

Environmental Objective (e): To protect, conserve and where possible enhance our historic environment, including the full suite of heritage assets which are associated with the historical evolution of Mid and East Antrim

26	Demolition of Listed Buildings	MEA Planning decisions PAC decisions Built Heritage at Risk NI (UAH / HED)	HE 4 General Policy (a)	Less than 10% of Listed Buildings at Risk removed from the BHARNI Register due to demolition over a 5 year period	More than 10% of Listed Buildings at Risk demolished over a 5 year period
27	Demolition of buildings within Conservation Areas and Areas of Townscape Character	MEA Planning decisions PAC decisions Built Heritage at Risk NI (UAH / HED)	HE 6 HE 7 General Policy (a)	Less than 10% of applications for demolition in Conservation Areas and ATCs approved over a 5 year period	More than 10% of applications for demolition in Conservation Areas and ATCs approved over a 5 year period
28	New development within the Area of Significant Archaeological Interest (ASAI)	MEA Planning decisions	HE 1 General Policy (a)	No inappropriate development contrary to policy provisions	More than one application approved in any one year contrary to HED advice, unless justified by being of overriding regional importance

Environmental Objective (f): To avoid new development in areas known to be at significant risk from flooding, coastal change or land instability, taking account of increased vulnerability associated with climate change

29	Development in Flood Plains	MEA Planning decisions Strategic Flood Map (DfI Rivers)	FRD 1 General Policy (d)	No development contrary to policy provisions	More than one application approved in any one year contrary to DfI Rivers advice, unless justified by being of overriding regional/sub regional economic importance.
30	Development at risk from coastal erosion and/or land instability	MEA Planning applications GSNI Map Viewer	CS 9 General Policy (d)	No Target. Monitor trend	No Trigger

Environmental Objective (g): To contribute towards climate change mitigation and adaptation measures, where practicable through the planning system

31	No Indicator	N / A	General Policy (e)	No Target	No Trigger
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Environmental Objective (h): To promote and facilitate the use of energy, water and drainage, and mineral resources in an efficient and sustainable manner and to support incentives for the reduction and recycling of waste					
32	The number of planning permissions granted to incorporate sustainable drainage (SuDS) measures in development proposals	MEA Planning decisions	FRD 4 TR 7 General Policy (e)	More than 75% of qualifying applications incorporating sustainable drainage approved over a 5 year period	Less than 50% of qualifying applications providing for SuDS measures approved over a 5 year period.
33	Development of waste management facilities in line with Council's Waste Management Plan	MEA Planning decisions NI Waste Management Statistics (DAERA)	WM 2 WM 3 General Policy (e)	No target. Meet development needs for new or extended waste management facilities, where identified through Council's Waste Management Plan	Unmet need for new or extended facilities identified through Council's Waste Management Plan.
Environmental Objective (i): To promote high quality design standards in all development so as to reflect local distinctiveness and further positive place-making					
34	No Indicator	N / A	General Policy (a) and (f) SFA 1	No Target	No Trigger
Environmental Objective (j): To focus significant new development in accessible locations particularly for public transport services and to promote integration between transportation and new development so as to reduce the need for travel and to reduce dependency upon travel by private car generally					
35	Accessibility (through walking) to public transport services	MEA Planning decisions Travel survey for NI (TSNI) (DFI)	TR 5 TR 4 TR 3 OSL 2 SGS 9 General Policy (c)	At least 75% of approvals for housing development of 10 or more units are within 400 metres walking distance of a public transport service (bus/rail station/stop/halt)	Less than 50% of approvals for housing development of 10 or more units are within 400 metres walking distance of a public transport service (bus or rail station/stop/halt).



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