



Local Development Plan 2030

Technical Supplement 2 Settlement Hierarchy & Strategic Settlement Evaluation

September 2019

www.midandeastantrim.gov.uk/planning



**Mid & East
Antrim**
Borough Council

Contents

List of Tables

1.0 Introduction	3
Purpose of this document	3
Planning and the Settlement Hierarchy	3
2.0 Policy Context	4
Regional Policy Context	4
Local Policy Context	5
3.0 Survey Work Informing the Evidence Base for the Settlement Hierarchy	8
4.0 Preferred Options Paper	10
5.0 Consultee and Councillor Engagement	11
6.0 Draft Plan Strategy Policy Approach	12
7.0 Soundness	13

Appendices	14
APPENDIX A RDS Settlement Hierarchy Classification	
APPENDIX B RDS Hierarchy of Settlement and Spatial Framework Guidance	
APPENDIX C POP Settlement Hierarchy	
APPENDIX D Draft Plan Strategy Settlement Hierarchy	
APPENDIX E Evolution of relevant draft Plan Strategy policy (SGS2 Settlement Hierarchy)	

List of Tables

Table 2.1 Settlement Hierarchies within existing development plans

Table 2.2 Neighbouring Council's position on Settlement Hierarchy

Table 6.1 Amendments to the POP Settlement Hierarchy Preferred Option

Table 7.1 Consideration of Soundness

1.0 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 updates LDP Position Paper 11 Strategic Settlement Evaluation, which provides baseline information on settlement hierarchy and evaluation 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 how this has influenced the proposed settlement hierarchy for Mid and East Antrim. In addition, it demonstrates how other various strands of the evidence base have been considered in the formulation of strategic spatial proposal SGS2 Settlement Hierarchy in the draft Plan Strategy, including responses to the POP and ongoing consultee and councillor engagement.

Planning and the Settlement Hierarchy

- 1.3 The main reason for establishing a settlement hierarchy is to promote sustainable development and to provide the spatial framework for the delivery of the Spatial Growth Strategy (proposal SGS1 in the draft Plan Strategy). Together, the spatial growth strategy and settlement hierarchy will ensure that the settlements within our Borough are sustainable places to live and work. At the top end of the hierarchy, this means places which integrate housing, employment and essential services such as schools, shops, community and recreational facilities and public transport close together, and readily accessible by local communities. Bringing housing, employment and services closer together in the larger settlements will contribute to their viability by:
- Supporting existing and new services and facilities;
 - Helping to create vibrant and lively places;
 - Improving accessibility for communities, by reducing the need for travel and providing the critical mass to support public transport services.
- 1.4 In the lower tiers of the hierarchy, sustainable development means places which meet the daily needs of rural communities without the need to travel excessive distances. In these smaller settlements growth needs to be carefully managed so as to avoid damaging rural character and environmental quality of the surrounding countryside and also to avoid the unnecessary diversion of growth from the larger centres.
- 1.5 The settlement hierarchy is therefore used as a spatial framework for the location of future development in the Borough. In regards to housing development it has informed the initial step of the housing allocation process which involves distributing housing between the four different tiers. Technical Supplement 3 - Housing illustrates how housing development has been allocated between and within each tier. The settlement hierarchy also provides the spatial framework for the location of economic development (refer to Technical Supplement 5) and for retail development (refer to Technical Supplement 6 noting that the retail hierarchy whilst based on the settlement hierarchy also deviates from it to take account of local circumstances relating to this sector).

2.0 Policy Context

Regional Policy Context

Draft Programme for Government 2016-2021

- 2.1 At the highest level, the NI Executive has set out its priorities in the draft Programme for Government (dPFG) 2016-2021. 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.

Regional Development Strategy 2035 (RDS)

- 2.2 The RDS is a spatial strategy and provides an overarching strategic planning framework to facilitate and guide the public and private sector development so as to secure sustainable patterns of development. It is of particular relevance to the LDP settlement hierarchy because of the spatial framework guidance it provides.
- 2.3 The RDS Spatial Framework, in providing for the future physical development of the region, identifies a hierarchy of settlements based on main hubs, local hubs and a strong rural community living either in small towns, villages, small settlements or in the open countryside. It illustrates the patterns of service provision that are likely to be appropriate at these different spatial levels and recognises the strong relationship between settlement size and the level of service that can be supported.
- 2.4 The RDS also recognises that:
- settlements often provide either a greater or lesser range of services than the core population may dictate. It is not appropriate therefore to consider 'urban' population alone in classifying settlements within the district – the population of rural hinterlands can also support services in urban centres;
 - service centres tend to be hierarchical, with a large number of centres providing a smaller range of services, and a smaller number of centres providing a wider range. Each class of settlement provides services lower down in the hierarchy; and
 - access to services and facilities is important. Creating a critical mass to support a level of services raises challenges for service providers in meeting the needs of spatially dispersed populations.
- 2.5 Appendix B (column 3) includes text from the RDS Spatial Framework Guidance relevant to Mid and East Antrim. This has had a significant influence in the shaping of the Spatial Growth Strategy and settlement hierarchy.

Strategic Planning Policy Statement (SPPS)

- 2.6 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. In referring to the new two tier LDP process, the SPPS states (paragraph 5.23) that, 'the overarching purpose of the Plan Strategy is to provide the strategic policy framework for the Plan area as a whole and to bring forward a local growth strategy'. Our LDP Spatial Growth Strategy (SGS1) is essentially the 'local growth strategy' for Mid and East Antrim and along with various other supporting strategies for particular sectors, is given spatial expression through the LDP settlement hierarchy.

Planning Policy Statements and Supplementary Guidance

Planning Policy Statement 12: Housing in Settlements (PPS12)

- 2.7 PPS12 highlights that development plans will identify a settlement hierarchy in the plan area and define the level in the hierarchy that each settlement falls into.

Local Policy Context

Legacy Area Plans

- 2.8 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**

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.

- 2.9 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.
- 2.10 In regards to the formulation of the LDP settlement hierarchy, observations from existing development plans have been noted below:

Table 2.1 Settlement Hierarchies within existing development plans

Ballymena Area Plan 1986 – 2001	The Ballymena Area Plan identified Ballymena as the district town and the main focus for growth. The second tier of the settlement hierarchy included seven villages and the third tier included two hamlets.
Larne Area Plan 2010	The Larne Area Plan identified Larne as the main town. Six villages were included within the second tier and 18 small settlements were included within the third tier.
Carrickfergus Area Plan 2001/draft BMAP (2004) in combination with the Planning Appeals Commission Inquiry report	The Carrickfergus Area Plan identified Carrickfergus as the principal town. Greenisland and Whitehead were identified as local towns and two small settlements were identified. No villages were designated. This settlement hierarchy was replicated in draft BMAP.

- 2.11 Table 1.1 highlights that that there are inconsistencies between the settlement hierarchies of the existing development plans in terms of the number and type of tiers and the quantity of settlements included within these tiers. In addition, there is variation in terms of the settlements within the same tier across the existing development plans in terms of their size, form, function and capacity to accommodate growth. The majority of villages in the former Ballymena Borough are larger in terms of population and range of services compared to those in Larne. Also the two existing small settlements in the former Ballymena Borough have a greater population and range of services than those designated in Larne and Carrickfergus.

Mid and East Antrim Borough Council Corporate Plan 2019-2023

- 2.12 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.
- 2.13 The Corporate Plan has had no direct bearing on the formulation of the LDP settlement hierarchy. However, the LDP settlement hierarchy, spatial growth strategy and supporting strategic proposals and policies will together contribute to meeting some of our Corporate Plan objectives.

Mid and East Antrim Borough Council Community Plan

- 2.14 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.
- 2.15 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. However, as with the Corporate Plan, the Community Plan has had no direct bearing on the formulation of the LDP settlement hierarchy.

Cross Boundary Policy Context

- 2.16 In developing our 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.**
- 2.17 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. Because Carrickfergus falls within the Belfast Metropolitan Area, there has also been engagement with Belfast City Council and other councils in the Metropolitan area.

Table 2.2 Neighbouring Council's position on Settlement Hierarchy

Neighbouring Council	Position
Antrim and Newtownabbey Borough Council	<p>ANBC published its draft Plan Strategy in June 2019.</p> <p>ANBC relevant policies: Strategic Policy 1 – this includes a six tier settlement hierarchy including: Metropolitan Newtownabbey, Major Hub Town, Large Town, Towns, Villages and Hamlets.</p> <p>It states that growth will be focused in Metropolitan Newtownabbey and the Major Hub Town of Antrim where the infrastructure, population, services and facilities mean these places can accommodate future growth in a sustainable fashion. The large town of Ballyclare has been identified for a consolidated and strengthened growth role, whilst the smaller towns of Crumlin and Randalstown are highlighted for consolidated growth.</p>
Causeway Coast and Glens Borough Council	<p>CCGBC published its POP in June 2018.</p> <p>CCGBC relevant preferred option: Key Issue SG2 The Settlement Hierarchy.</p> <p>The existing Northern Area Plan Settlement Hierarchy included four tiers: hubs, towns, villages and small settlements and the preferred option proposed to review this existing hierarchy to determine whether re-classification of settlements or the de-designation or addition of small settlements was appropriate.</p>
Mid Ulster District Council	<p>Mid Ulster published its draft Plan Strategy in February 2019.</p> <p>Mid Ulster relevant policies: Spatial Planning Framework (SPF 1-5)</p> <p>SPF1 sets out the four tier settlement hierarchy which includes main towns (hubs), local towns, villages and small settlements.</p> <p>SPF2 – 5 indicate that growth will be focused within the three main towns/hubs, to consolidate the role of the local towns as service centres for their hinterlands, to maintain and consolidate the role of villages as local service centres and to provide development opportunities within small settlements appropriate to their size and scale.</p>

- 2.18 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.
- 2.19 Members of the plan team have also met with officials in the three neighbouring councils during preparation of the POP. In preparation for the draft Plan Strategy, members of the plan team met again in July 2019 with officials in the three neighbouring councils to outline the various broad approaches of the draft Plan Strategy and to discuss cross-boundary issues.
- 2.20 During these discussions it was acknowledged that Antrim and Newtownabbey draft Plan Strategy proposes a number of new small settlements located close to our Council boundary, however it is not considered that this would create conflict. No conflicting issues were raised in regards to the settlement hierarchy.
- 2.21 In consideration of neighbouring Council's development plan documents and discussions held with them, it is the opinion of this Council that there is no conflict with our draft Plan Strategy, insofar as it relates to the settlement hierarchy.

3.0 Survey Work Informing the Evidence Base for the Settlement Hierarchy

- 3.1 A settlement hierarchy for Mid and East Antrim was proposed in the POP primarily based on the following evidence:
- The RDS Hierarchy of Settlement and Spatial Framework Guidance (Appendix B);
 - Detailed settlement evaluation which examined the settlement hierarchy in existing areas plans and assessed each settlement below the top tier of the three main towns, to rank its sustainability; and
 - Analysis of built up nodes in the countryside to identify any potential new settlements that have a concentration of buildings displaying an obvious sense of cohesion and place offering one or more community facilities.
- 3.2 For details of the settlement evaluation including the methodology and a report for each settlement refer to Position Paper 11 and associated Appendix A.
- 3.3 The first step in the methodology was to retain the three main towns of Ballymena, Carrickfergus and Larne at the top tier of the hierarchy. All these centres have populations ranging from 18,705 to 29,467 and well in excess of any of the small towns or villages. They are also predominant in regard to the range of services they offer, their transportation links within and beyond the Borough and the strength of their economic base. All of these considerations underlie the regional status of these settlements as main towns, as set out in the RDS.
- 3.4 The second step in the methodology was to focus on the lowest tier in the settlement hierarchy i.e. the small settlements. The settlement evaluations revealed that some of the already designated small settlements lacked any form of service provision and some displayed little form of physical cohesion or sense of place. In order to assess which small settlements should be considered for retention or removal from the hierarchy, it was decided to apply the test that the Planning Appeals Commission applied in the BMAP inquiry, where they accepted that,
- “...in order to constitute a settlement, there should be a concentration of buildings displaying an obvious sense of cohesion and place and offering one or more community facilities”.*
- When this test was applied to the existing small settlements in the Borough it suggested that on this basis there was a rational argument for de-designating twelve of them from the proposed hierarchy.
- 3.5 The third step in the methodology was to consider the status of the remaining 25 settlements, i.e. below the main towns tier, down to and including those small settlements proposed for retention. The Hierarchy of Settlements and Related Infrastructure Wheel in the RDS illustrates the patterns of service provision that are likely to be appropriate at different spatial levels including villages, small towns and regional towns. However, the RDS does not provide any guidance on what distinguishes small towns from villages or villages from small settlements. Therefore, to determine which settlements should be classified as small towns, as villages and as small settlements a detailed Sustainability Assessment of each of these settlements was carried out.
- 3.6 This involved carrying out survey work and desk-top studies in autumn 2015 to provide information on existing provision of education facilities, community facilities, retail provision and accessibility of all settlements, as indicators of their sustainability. Objective analysis of this information included the application of a scoring mechanism based on similar studies that have been done elsewhere in England and Scotland. This exercise enabled the settlements to be ranked on the basis of their sustainability.
- 3.7 Whilst the sustainability ranking was primarily used as the basis for the hierarchy, account was also taken of other relevant factors such as population size and economic development, to refine the overall assessment.

This final step in the methodology was deemed necessary as a check and balance, particularly at the higher levels of the settlement hierarchy. For example, a village scoring highly on sustainability in terms of the services on offer may still lack the population or economic base to justify its upgrading to a small town.

3.8 A settlement workshop with members was carried out on 18 February 2016 to discuss the proposed changes to the settlement hierarchies from the existing area plans. For full details of this workshop refer to Position Paper 11, but in summary:

- There was strong support for the four existing villages of Broughshane, Cullybackey, Ahoghill and Portglenone having potential to become upgraded to small towns, with unanimous support for Portglenone.
- There was unanimous support for the promotion of Martinstown from a small settlement to a village.
- Discussion also centred on the de-designation of a number of existing small settlements and there was broad agreement from those who attended the workshop to support the rationale for de-designating 12 existing small settlements from the proposed hierarchy.
- Members did not disagree with the recommendation to designate eight new small settlements, but did query whether Newtowncrommelin had sufficient facilities to justify it being designated as a small settlement. Members also made a number of additional suggestions for potential new small settlements.

4.0 Preferred Options Paper

- 4.1 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.
- 4.2 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 Department for Infrastructure (DfI), also taking account of the Strategic Planning Policy Statement (SPPS).
- 4.3 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.
- 4.4 Key Issue 2 of the POP put forward a preferred option of a four tier settlement hierarchy (see Appendix C), including the following elements:
- re-classification of existing settlements;
 - addition of new small settlements; and
 - de-designation of selected small settlements.
- 4.5 The POP also provided two alternative options as follows:
- Alternative option b) (Table 5.4 in POP) proposed to retain the existing settlement hierarchy within the existing areas plans; and
 - Alternative option c) (Table 5.5 in POP) proposed to amend the existing settlement hierarchy within the existing area plans through the reclassification of existing settlements and the addition of new settlements.
- 4.6 The majority (58%) of public responses supported the settlement hierarchy preferred option and most of the statutory consultees welcomed the commitment to align the new hierarchy with the RDS and to address the inconsistencies across the existing area plans. DfI Strategic Planning Division raised concerns in regards to:
- The proposed re-classification of the four former villages of Ahoghill, Broughshane, Cullybackey and Portglenone as small towns because their populations fall short of the NISRA definition of a small town (i.e. a population of 5,000 – 10,000). Portglenone was of particular concern.
 - DfI also raised concerns in regards to the proposed designation of eight new small settlements, in that they may not support the RDS objective to grow the main hubs.
- 4.7 For full details of the main issues raised by respondents to the POP consultation and Council's consideration, refer to the POP Public Consultation Report November 2017, available at:
https://www.midandeantrim.gov.uk/downloads/POP_Public_Consultation_Report.pdf

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.

5.0 Consultee and Councillor Engagement

- 5.1 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 DfI 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.
- 5.2 The Planning Act requires the Plan Strategy to be adopted by resolution of the Council, following approval by the DfI. Accordingly, elected members have also been engaged in the development of the 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.
- 5.3 The draft Plan Strategy Settlement Hierarchy was presented at the Councillor workshop held on 31 January 2019 and the project management team meeting held on 27 March 2019. No further concerns were expressed at these meetings.

6.0 Draft Plan Strategy Policy Approach

- 6.1 As indicated above, the POP included a preferred option in regards to adopting a new settlement hierarchy for the Borough which amended the settlement hierarchy within existing area plans through re-classification of existing settlements, addition of new small settlements and de-designation of selected existing small settlements. The POP proposed a new four-tier settlement hierarchy (see Appendix C). This approach was aimed at ensuring a sustainable approach to future growth and development and to remove inconsistencies between the settlement hierarchies of the three legacy councils.
- 6.2 The approach in the draft Plan Strategy (see Appendix D) is to bring forward the POP preferred option with minor amendments as follows:

Table 6.1 Amendments to the POP Settlement Hierarchy Preferred Option

Tier	Changes from POP Preferred Option
Main Towns	No change from POP
Small Towns	Removal of Portglenone – to be retained as a village
Villages	No change from POP other than relating to Portglenone (see above)
Small Settlements	No change from POP

- 6.3 Appendix E illustrates how the settlement hierarchy proposal (SGS2) has evolved through the outworking of the LDP process to date, including Sustainability Appraisal. It illustrates that it has taken account of issues raised in consultee and councillor engagement. In particular, the comments of DfI Strategic Planning to the POP have been given the following consideration:

- Accepted that Portglenone should be retained as a village on account of its population (1,174) falling well below the 5,000 – 10,000 NISRA definition of a small town. However, given the disproportionately high level of service provision, the continued status of Portglenone as a village will need to be considered at Plan Review stage.
- Considered that Ahoghill, Broughshane and Cullybackey should be upgraded from villages tier to small towns tier for two reasons. Firstly, on account of their high sustainability scores which are significantly higher than the scores attributed to the two existing small towns of Whitehead and Greenisland. Secondly, on account of similar population levels as the existing small towns, particularly Whitehead (population 3,786).
- Considered that eight new small settlements should be designated and 12 existing settlements de-designated, as proposed in the POP. In both cases, the draft Plan Strategy approach is based on the level of service provision and the coherence of the built form (the PAC test used at the BMAP Inquiry previously referred to). DfI concerns in regards to the designation of eight new small settlements were centred around the potential impact on the growth of the main hubs. However, Council considers that the following two factors need to be taken into account. Firstly, because only limited opportunities for development will be provided in small settlements (in accordance with the LDP Spatial Growth Strategy), there will be no significant impact on the growth of the main hubs. Secondly, the designation of the eight new small settlements will be offset by the de-designation of the 12 existing small settlements.
- At the next stage of the LDP, the Local Policies Plan, Council will set development limits for all of the settlements identified within the Settlement Hierarchy. The main objectives of these development limits will be to promote and accommodate new development, and also to contain development within the limits in order to maintain a clear distinction between the built-up area and the surrounding countryside.

7.0 Soundness

- 7.1 The draft Plan Strategy has been prepared so as to take due regard to meeting the tests of soundness as set out in the DfI Development Plan Practice Note 6: Soundness (Version 2, May 2017). The draft Plan Strategy insofar as it relates to the designation of the settlement hierarchy is regarded as sound, because it meets the various tests of soundness as summarised below:

Table 7.1 Consideration of Soundness

Procedural Tests	
P2	The settlement hierarchy as proposed in SGS2 has evolved from the POP as described in section 4.0 this document and has taken account of responses to it.
P3	The settlement hierarchy has been subject to Sustainability Appraisal. Further detail is included in the Sustainability Appraisal Report.
Consistency Test	
C1	The settlement hierarchy has taken account of the RDS including the Hierarchy of Settlement and Spatial Framework Guidance. Refer to paragraphs 2.2 – 2.5 of this document.
C2	Not directly relevant.
C3	The settlement hierarchy has taken account of the SPPS and existing regional planning policies. Refer to paragraphs 2.6 – 2.7 of this document.
C4	The settlement hierarchy has had regard to the existing development plans in Mid and East Antrim and the emerging proposals of neighbouring councils. Refer to paragraphs 2.8 – 2.21 of this document.
Coherence and the effectiveness tests	
CE1	The settlement hierarchy 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 2.16 – 2.21 of this document. It will provide a coherent spatial framework for the LDP Spatial Growth Strategy and the strategic proposals and policies that support it.
CE2	The settlement hierarchy is founded on a robust evidence base including a detailed settlement evaluation and workshop, and has taken account of comments from the POP consultation.
CE3	The Monitoring Framework (indicators 1 and 2) within Technical Supplement 1 illustrates how SGS2 will be monitored.
CE4	The settlement hierarchy can be reviewed at Plan Review stage with potential for settlements to be re-classified to take account of changing circumstances (for example population and levels of service provision).

APPENDICES

APPENDIX A RDS Settlement Hierarchy Classification

Infrastructure	Principal City	Regional Town	Smaller Towns	Villages
Skills	University	Further Education, Special Schools	Library, Post Primary	Nursery, Primary School
Health	Acute Hospital, A&E, Maternity	A&E Hospital, Children's Home, Minor Injuries, Outpatients	Pharmacy, Health Centres, Social Services, Day Care Centres	Doctor, Ambulance, Outreach Services
Social	Museums/Galleries, Conference/ Concert Arena	Leisure Centre (pool), Visitor Centre, Advice Centres, Arts & Culture Centre	Community Centre, Sports Facility, Welfare Services	Local Hall, Play Areas
Environment	Power Generation, AONB/ASSI	Water & Sewage Treatment Plants, Waste-landfill, Waste-recycle	Recycling, Renewables, Water & Sewers Supply	Access to clean water, Sewage disposal
Commercial	Department Stores, Specialist Shops, Arts & Cultural Facilities	Shopping Centres, Retail Warehousing, Range of Restaurants	Supermarket, Restaurants, Mix of Retail Facilities	Shop, Pub, Post Office, Petrol Station
Justice	Police HQ, High Court, Prison, Forensic Science	Police District, County Court, Probation Service	Police Station	Neighbourhood Watch
Productive	Tourism Signature Projects, Science Centre, Major Industrial parks, Strategic Development Zones	Industrial Park, Tourism Office	Enterprise Centre, Information Office	Workshop/ Business Unit
Networks	Ports & Airports, Key Transport Nodes, Energy Generation Interconnector	Major Roads, Bus/Rail, Park & Ride, Cycle Network	Link Corridors/ Trunk Roads, Bus/Rail to larger centres	Local Roads, Broadband, Urban Street Lighting, Local Bus, Cycle

Source Extracted from RDS 2035 Diagram No. 2.2: The Hierarchy of Settlements and Related Infrastructure Wheel Pg. 24

APPENDIX B RDS Hierarchy of Settlement and Spatial Framework Guidance

RDS Hierarchy	Spatial Framework Guidance (SFG)	SFG detailed comments relevant to Mid & East Antrim
Belfast Metropolitan Urban Area (BMUA) <i>includes Carrickfergus</i>	<p>SFG1: Promote urban economic development At key locations throughout the BMUA and ensure sufficient land is available for jobs.</p> <p>SFG4: Manage the movement of people and goods within the BMUA.</p> <p>SFG5: Protect and enhance the quality of the setting of the BMUA and its environmental assets.</p>	<p>Promote the regeneration of Carrickfergus town centre.</p> <p>Protect areas of high scenic value, undeveloped coastline, Belfast Lough and the hills around the BMUA from development.</p> <p>Protect and enhance the network of open spaces in BMUA.</p> <p>Make use of green space to help manage access to important wildlife sites and minimise the potential for damage due to visitor pressure.</p>
Hubs and Clusters of Hubs <i>includes Ballymena and Larne</i>	<p>SFG10: Identify and consolidate the roles and functions of settlements within the clusters.</p> <p>SFG11: Promote economic development opportunities at Hubs.</p> <p>SFG12: Grow the population in the Hubs.</p>	<p>Ballymena benefits from an excellent location on the edge of the BMUA with easy access to the International and City airports and Ports of Larne and Belfast. It has a significant retail centre which is complimented by nearby tourism attractions, including the Causeway Coast and Glens.</p> <p>Larne is situated in a strategic coastal location. It provides strong linkages between NI and Scotland. Its road and rail links form part of the Trans-European Networks. Its position on the Causeway Coastal Route has potential to create a centre for tourism</p> <p>The towns of Ballymena, Larne and Antrim, in our neighbouring council, have the potential to cluster.</p>
Rural Area <i>includes: Small towns Villages Small settlements Open countryside in Mid and East Antrim</i>	<p>SFG13: Sustain rural communities living in smaller settlements and the open countryside.</p> <p>SFG14: Improve accessibility for rural communities.</p>	<p>Establish the role of multi-functional town centres as the prime location for business, housing, administration, leisure and cultural facilities for both urban and rural communities.</p> <p>Revitalise small towns and villages.</p> <p>Facilitate the development of rural industries, businesses and enterprises in appropriate locations.</p> <p>Encourage sustainable and sensitive development.</p>
Gateways and Corridors <i>includes Larne, A8 and A26</i>	<p>SFG15: Strengthen the Gateways for regional competitiveness.</p>	<p>Larne has the second largest sea port in NI and is also an important location for power generation and for gas and electricity interconnectors with Scotland.</p> <p>Key transport corridors (A8 Larne-Belfast and A26 Ballymena-Antrim) are essential for providing access to the gateways.</p>

APPENDIX C POP Settlement Hierarchy

Settlement Hierarchy		
Main Towns (3)	Ballymena Carrickfergus Larne	
Small Towns (6)	Greenisland Whitehead Ahoghill Broughshane Cullybackey Portglenone	
Villages (10)	Cargan Clough Kells/Connor Martinstown	Ballycarry Ballygalley Ballystrudder Carnlough Glenarm Glynn
Small Settlements (17)	Grange Corner Newtowncrommelin* Moorfields* Buckna* Glarryford* Woodgreen* Milltown* Slaght* Craigwarren*	Carnalbanagh Carncastle Crosshill Glenoe Magheramorne Mounthill Mullaghboy Raloo

*Proposed new small settlements

APPENDIX D Draft Plan Strategy Settlement Hierarchy

Settlement Hierarchy		
Main Towns (3)	Ballymena Carrickfergus Larne	
Small Towns (5)	Ahoghill Broughshane Cullybackey Greenisland Whitehead	
Villages (11)	Ballycarry Ballygalley Ballystrudder Cargan Carnlough Clough	Glenarm Glynn Kells/Connor Martinstown Portglenone
Small Settlements (17)	Buckna* Carnalbanagh Carncastle Craigywarren* Crosshill Glarryford* Glenoe Grange Corner Magheramorne	Milltown* Moorfields* Mounthill Mullaghboy Newtowncrommelin* Raloo Slaght* Woodgreen*

**New small settlements – considered as being in the open countryside until new settlement limits identified in Local Policies Plan*

APPENDIX E Evolution of relevant draft Plan Strategy policy (SGS2 Settlement Hierarchy)

Strategic Policy/Proposal in existing plans	SPPS	POP Recommendation/Comment	POP Responses and Post Consultation Consideration	Final Wording for Draft Plan Strategy
<p>Settlement Hierarchy</p> <p>The existing Settlement Hierarchy is set out in the three existing area plans and includes the following tiers:</p> <ul style="list-style-type: none"> • Main Towns • Local Towns • Villages • Small Settlements/Hamlets 		<p>POP Key Issue 2 preferred option was to adopt a new settlement hierarchy for the Borough, which includes amending the settlement hierarchy within existing areas plans through re-classification of existing settlements, addition of new settlements and de-designation of selected small settlements.</p>	<p>The majority of respondents supported the POP. Comments focused on the methodology used, individual settlements as well as some concern over de-designating small settlements.</p> <p>Post consultation consideration Discuss methodology with DfI particularly in relation to small towns, villages and small settlements prior to bringing forward.</p>	<p>SGS2: Settlement Hierarchy</p> <p>In response to comments received in relation to the preferred option the proposed approach has been revised. The methodology has been reviewed and is considered to be sound. The review has result in one change to the preferred option, Portglenone will remain classified as a village rather than a small town due to its low population.</p> <p>Councillor & PMT Comments No further comments or changes subject to above consultations.</p>



**Mid & East
Antrim**
Borough Council

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

Tel: 0300 124 5000
planning@midandeantrim.gov.uk

www.midandeantrim.gov.uk/planning