

Local Development Plan

Preferred Options Paper: March 2019

Summary Document



Ards and
North Down
Borough Council



What is a Local Development Plan (LDP)?

- We're making a plan about how the Borough should grow over the next 15 years. It will identify how land is used and what will be built where, whilst protecting our environment;
- The future Local Development Plan will be one of the most important things to consider when deciding planning applications in the future. For example, if an area of land is shown as a housing site in the Local Development Plan, it means the principle of building houses on the land has already been accepted, even before any application for planning permission is made. The same is true for land shown as retail and employment. That is why it is important to get involved now at Preferred Options stage.

What is a Preferred Options Paper 'POP'?

- It is the first consultation document in the preparation of the LDP;
- It aims to encourage public comment and help interested parties to become involved at the earliest stage of plan preparation;
- It identifies key issues in the Borough and outlines options to address these issues, including the Council's preferred options.

Why Should I Get Involved?

The LDP will impact on everyone who lives, works, visits and invests in our Borough.

We want to hear your views on the POP document in terms of where and how development within your local area should take place.



LDP Vision

The LDP is aligned with the Borough's Community Plan - ['The Big Plan'](#) and shares the vision that:

“Ards and North Down is a vibrant, connected, healthy, safe and prosperous place to live”.

Strategic Objectives

The LDP will seek to deliver the above shared vision by:

- Ensuring cohesive and safe communities; and, supporting healthy lifestyles
- Protecting and enhancing the environment
- Promoting economic vitality.

The main objectives are:

1. Ensuring cohesive, safe and healthy communities – for example:
 - Provide land for new housing
 - Improve access to the services you need
 - Improve health and well-being by increasing the amount of places that encourage a healthy lifestyle e.g. sporting facilities, greenways
2. Protecting and enhancing the environment – for example:
 - Manage flood risk and promote sustainable drainage
 - Encourage alternative transport to the private car
 - Safeguard our unique landscapes and the historic built environment
 - Protect and improve open space with the associated benefits to biodiversity and health and well-being

3. Prosperous Economy - for example:
 - Provide land for a range of employment uses such as offices, industrial units, warehouses to create jobs for local people
 - Support a vibrant rural economy
 - Regeneration of town centres
 - Promote tourism and protect our key tourist sites

Overarching Principles

The LDP sets out the following 'Overarching Principles' that all development proposals must have regard to:

- Improving Health and Well-being;
- Creating and Enhancing Shared Space;
- Supporting Sustainable Economic Growth;
- Supporting Good Design and Positive Place Making and
- Preserving and Improving the Built and Natural Environment.

More detail about the objectives of the Local Development Plan can be found in the full Preferred Options document: www.ardsandnorthdown.gov.uk



Spatial Growth Strategy

The POP's Growth Strategy will seek to:

- Guide the majority of development, including local housing and employment opportunities, to locations within those large towns that have the capacity to accommodate new development that can be well integrated with existing infrastructure, and which serve as accessible centres within the larger rural hinterland
- Maintain and protect the diversity and quality of our rural area and encourage local development which supports the population and services of local communities
- Provide opportunities for appropriate diversification of the rural economy.

This Growth Strategy will be supported by:

- A Settlement Hierarchy – to allow existing settlements within the Borough to be re-classified as towns, villages, small settlements
- Housing Allocation – to allocate land to accommodate the need for 8190 new dwellings over the Plan period
- Economic Development – to identify land to support the creation of up to 7,500 jobs in line with the ambitious target set out in the Council's Integrated Tourism, Regeneration and Economic Development Strategy. **Please see Key Issue 26

Strategic Growth Map including proposed settlement hierarchy



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Key Issues and Preferred Options

Developer Contributions

Key Issue 1 – To facilitate development through developer contributions

Preferred Option 1a:

Provide strategic policy on developer contributions through the Local Development Plan and identify sites where developer contributions would be appropriate in the Local Policies Plan.

Spatial Growth Strategy

Key Issue 2 – Settlement Hierarchy

Preferred Option 2b:

Define a new settlement hierarchy allowing for the re-classification of existing settlements and potential introduction of new settlements.

Key Issue 3 – Allocate housing to accommodate future growth

Preferred Option 3b:

Re-evaluate existing housing zonings and allocate additional housing land, if required, to ensure continued modest housing growth [using sequential approach in the Strategic Planning Policy Statement].



PEOPLE

Energy

Key Issue 4 - Facilitate the siting of renewable energy generating facilities in appropriate locations

Preferred Option 4b:

Consider all renewable energy proposals coming forward on a case by case basis whilst adopting the 'cautious approach' within designated landscapes as endorsed by the SPPS.

Key Issue 5 - On-site renewable generation and reduced energy consumption in new development

Preferred Option 5a:

Introduce policy requiring applicants to demonstrate how the integration of on-site renewable generation and measures to reduce energy consumption have been considered and incorporated in all proposals for new development.

Urban/Rural Housing

Key Issue 6 - Facilitating Sustainable Rural Housing

Preferred Option 6a:

Introduce an approach to rural housing in line with existing policies and regional direction, tailored to meet local circumstances.

Key Issue 7 - Facilitating Affordable Housing

Preferred Option 7d:

The LDP will provide affordable housing through the use of the proportional approach, Key Site Requirements or zoning of entire sites, dependent on a number of factors, including identified need.

Key Issue 8 - Facilitating the delivery of Lifetime Homes

Preferred Option 8a:

The LDP shall provide a proportion of Lifetime Homes in new developments.

Open Space, Sport and Outdoor Recreation

Key Issue 9 - The Protection of Existing Areas of Open Space

Preferred Option 9b: Protect existing open space, re-evaluate existing open space zonings and provide new areas of open space.

Key Issue 10 - Community Greenways

Preferred Option 10: Identify and facilitate the development of Community Greenways.

Public Services, Health and Wellbeing

Key Issue 11 - Facilitate the needs of the Borough in respect of health, education and other public services and facilities

Preferred Option 11c:

Identify and safeguard lands to meet the anticipated needs of the community, in terms of health, education and other public services and facilities. Complementary policy in relation to proposals on un-zoned sites and in relation to developer contributions will also be introduced.

Key Issue 12 - Improving health and well-being in the Borough

Preferred Option 12a:

Introduce policy to address a proliferation of hot food takeaway uses within centres and to prohibit hot food takeaways within 400 metres of school boundaries.

Public Utilities

Key Issue 13 - To facilitate development of utilities and telecommunications without compromising the natural environment of the Borough

Preferred Option 13:

Adopt approach to utilities and telecommunication development in line with regional policy - ensuring the applicant provides detailed information on mitigation measures to ensure the visual and environmental impact of development are minimised.

Key Issue 14 - Cemetery Provision

Preferred Option 14a:

Identify and safeguard specific locations in the Borough for new or extended cemetery and other end of life development based on projected need and capacity over the Plan period with a complementary policy in relation to proposals on un-zoned sites.

Key Issue 15 - Facilitating sustainable waste management

Preferred Option 15a:

Identify and safeguard appropriate lands to meet the anticipated needs of the Borough in relation to waste management facilities (including recycling and WWTWs). Complementary policy in relation to waste management proposals on un-zoned sites will be introduced.

PLACE

Coastal Management

Key Issue 16 – The Undeveloped Coast

Preferred Option 16a:

Designate an Ards and North Down Coastal Area within which development will be restricted.

Key Issue 17 – The Developed Coast

Preferred Option 17a:

Designate urban waterfronts throughout key coastal settlements in the Borough in order to promote their regeneration and enhancement for tourism and recreation purposes.

Key Issue 18 – Coastal Change

Preferred Option 18c:

Identify areas of existing and potential coastal erosion and land instability (subject to data being available) where there will be a presumption against development except in exceptional circumstances.

Flooding and Drainage

Key Issue 19 – Developing within areas of flood risk

Preferred Option 19a:

Adopt a precautionary approach to development – only permit certain suitable types of development in flood prone areas, in line with the SPPS/PPS and with appropriate mitigation.

Key Issue 20 – Sustainable Drainage Systems (SuDS)

Preferred Option 20a:

Bring forward policy to require the use of Sustainable Drainage Systems (SuDS) in new developments.

Historic Environment

Key Issue 21 – Protecting and enhancing the historic environment of our Borough

Preferred Option 21a:

Maintain the existing approach for protecting and enhancing the historic environment of the Borough, whilst reviewing existing designations and identifying new areas for designation as appropriate.

Key Issue 22 – Safeguarding Non-Designated Heritage Assets

Preferred Option 22a:

Bring forward specific measures to safeguard against the potential loss of non-designated heritage assets.

Natural Environment

Key Issue 23 – Protecting international and national nature conservation interests (designated outside of LDP process)

Preferred Option 23:

Adopt an approach in line with existing regional policy with regards to protecting and enhancing international and national conservation sites that are not LDP designations.

Key Issue 24 – Protecting and enhancing local nature conservation sites and scenic landscapes

Preferred Option 24a:

Review local nature conservation sites and scenic landscapes and formulate appropriate accompanying policy for their protection and enhancement.

Key Issue 25 – Areas of Outstanding Natural Beauty (AONBs)

Preferred Option 25a:

Bring forward bespoke policies to guide future development and protection of Strangford and Lecale Area of Outstanding Natural Beauty.



PROSPERITY

Employment and Industry

Key Issue 26 – Provision of a generous supply of land for economic development within settlements

Preferred Option 26a:

Evaluate existing zonings for economic/employment land and identify new sites to meet local employment and economic development needs

Key Issue 27 – Identification of land to accommodate business start-ups and flexible co-working spaces

Preferred Option 27a:

Identify specific sites within economic/ employment zonings suitable for business start-ups and flexible co-working spaces.

Key Issue 28 – Sustaining a vibrant rural economy

Preferred Option 28a:

Support and facilitate rural economic development of an appropriate nature and scale which contributes to a sustainable rural economy and supports rural communities.

Key Issue 29 – Location of Class B1* business uses

Preferred Option 29a:

Permit B1 business uses in town centres and other suitable locations that may be specified in the LDP such as certain district centres and economic/employment zonings.

Key Issue 30 – Safeguarding existing employment land

Preferred Option 30a:

Safeguard against the loss of economic/ employment land but permit alternative employment uses which fall outside Part B of the Planning (Use Classes) Order (NI) 2015 within economic/employment zonings where these are compatible with existing uses in the area.

Minerals

Key Issue 31 – Safeguarding Minerals

Preferred Option 31c:

Adopt a policy led approach to deal with applications for Minerals Development based on their merits, with the identification of protection areas for existing quarries to allow appropriate expansion.



* From the Schedule to The Planning (Use Classes) Order (Northern Ireland) 2015
Class B1: Business Use – (a) as an office other than a use within Class A2 (Financial, professional and other services); (b) as a call centre; or (c) for research and development which can be carried out without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Town Centres and Retailing

Key Issue 32 - Hierarchy of Centres

Preferred Option 32a:

Define a hierarchy of centres based on the preferred settlement hierarchy and the relevant roles and functions of our centres.

Key Issue 33 - Spatial extent of town centres and retail cores

Preferred Option 33a:

Define the spatial extent of Town Centre boundaries and Primary Retail Cores to accommodate the projected need for retail and other main town centre uses.

Key Issue 34 - Protecting and enhancing diversity of use - Designated Primary Retail Cores

Preferred Option 34c:

Designated Primary Retail Cores to be accompanied by policy to allow differing provision of retail and town centre uses based upon locally distinct character.

Key Issue 35 - Protecting and enhancing diversity of use - Protection of existing areas of housing within town centres

Preferred Option 35a:

Identify areas of existing housing to be protected and promote new housing development, if appropriate to the character of the area, within Town Centres.

Key Issue 36 - Protecting and enhancing diversity of use - Development Opportunity Sites (DOSs)

Preferred Option 36a:

Define Development Opportunity Sites for mixed use and encourage 'meanwhile' uses until development is commenced.

Tourism

Key Issue 37 - Tourism

Preferred Option 37b:

Promote appropriate sustainable tourism developments throughout the Borough.

Transportation

Key Issue 38 - Promotion of sustainable transport and active travel

Preferred Option 38a:

Introduce a policy requiring applicants to demonstrate how the promotion of sustainable transport and active travel has been considered in all new development proposals. Where appropriate, specific measures will be detailed for zoned sites in key site requirements.

Key Issue 39 - Promotion of sustainable transport

Preferred Option 39a:

Identify sites suitable for Park and Ride / Park and Share facilities.

Key Issue 40 - Reducing reliance on the private car

Preferred Option 40a:

Introduce areas of parking restraint in our Town Centres and other areas, where appropriate to local circumstances.

Key Issue 41 - Protection of proposed routes for transport schemes

Preferred Option 41:

Continue to protect proposed routes for future transport schemes as identified within the extant area plans.

Key Issue 42 - Disused transport routes

Preferred Option 42:

Identify and safeguard disused former transport routes for future use for transport or recreational, nature conservation or tourism related uses.



Have Your Say

Public Consultation and Next Steps

Public consultation on the Preferred Options Paper (POP) will begin on 28 March 2019, and will be open for a period of 12 weeks, ending at 5pm on 20 June 2019.

We are holding a series of public engagement events throughout the Borough.

Full details are available on the Council's website or by contacting the Local Development Plan Team.

Availability of Preferred Options Paper

The POP document and supporting information, including the Sustainability Appraisal (SA) Interim Report, are available on the Council's website www.ardsandnorthdown.gov.uk

The POP document is also available in hard copy to view during office hours at the following locations:

Planning Office – 2 Church St, Newtownards, BT23 4AP

Bangor Town Hall, The Castle, Bangor, BT20 4BT

Send Us Your Comments

Your comments on the POP Document and supporting information can be submitted by the various means below:

By e-mail: planning@ardsandnorthdown.gov.uk

By post: LDP Team

Ards and North Down Borough Council
2 Church Street
Newtownards
BT23 4AP

By web: www.ardsandnorthdown.gov.uk

This document can be made available upon request in other formats, and alternative languages where possible, by contacting the Council's Planning Office using the email or postal address above or by telephone – 028 91 824006.



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