

Ards and North Down Borough Council Local Development Plan 2030 – Preferred Options Paper

Response Questionnaire

Overview

Ards and North Down Borough Council is pleased to present the Preferred Options Paper (POP) marking an important initial stage in the development of the Borough's first Local Development Plan (LDP).

The Preferred Options Paper is an opportunity for discussion on the matters which the LDP will deal with through the Plan Strategy and Local Policies Plan. The LDP shall seek to present a sustainable future for our Borough, by providing the land required for homes and jobs needed in a way that respects the unique historic and natural environment of our Borough.

The Preferred Options Paper (POP) is the first formal stage in the preparation of the LDP, and the first of three main public consultation documents that we will issue during the Plan process. The POP is designed to promote focused debate on key issues of strategic significance which are likely to influence the direction of future development within our Borough to 2030.

Public consultation on the Preferred Options Paper (POP) will begin on 17 May 2019, and will be open for a period of 12 weeks, ending on 09 August 2019. Late representations will not be considered.

Why we are consulting

The purpose of this consultation is to encourage feedback from a wide variety of interests and stakeholders so that they may be taken into account during the preparation of the Draft Plan Strategy, which is the next phase of the LDP. The POP therefore offers the opportunity to influence the LDP documents, which will contain the planning policy framework and land use proposals to guide future development decisions within the Borough up to 2030.

All documentation for the POP can be viewed at the Planning pages on www.ardsandnorthdown.gov.uk

The easiest and quickest way to comment is by using the online questionnaire which is available on the Council's website on the pages related to Planning at the www.ardsandnorthdown.gov.uk

Alternatively, please complete and return this questionnaire by email to planning@ardsandnorthdown.gov.uk or download a copy of this form and post to: **Ards and North Down Borough Council, 2 Church Street, Newtownards, BT23 4AP** Responses must be received no later than **4.30pm on Friday 9th August 2019**.

Please note that in order for comments to be considered valid you must include your contact details. We will use these details to confirm receipt of comments and to seek clarification or request further information. Submissions will be reviewed and collated

into a summary report, which will be made publicly available. Responses by or on behalf of private individuals will be anonymised. The Council will hold full copies of submissions for a period of 10 years when they will be reviewed for destruction. Consultation submissions which are contained in the Summary Report will remain in that report until the production of a succeeding Local Development Plan.

You must ensure that the information you submit is accurate and correct. Do not include personal information about third parties (including family members) unless you have told the individual concerned and they agree to it being supplied.

Prior to making your submission, please review the Privacy Notice relating to this process on the Planning pages of the Council's website at www.ardsandnorthdown.gov.uk

Should you have any concerns regarding the holding of such information please contact planning@ardsandnorthdown.gov.uk

Respondent Information

Thank you for taking the time to read and engage with the consultation on the POP. It is not necessary for you to answer every question, please feel free to provide your comments on areas of interest, including areas that you support.

Anonymous comments or comments which do not directly relate to the POP will not be considered as part of the consultation process.

1: Name:

2: Address:

Please provide preferred contact details, organisation or client address.

3: Telephone Number

4: Email

5. Are you responding as an individual, as an organisation or as an agent on behalf of an individual, group or organisation?

Individual Organisation Agent

Ards and North Down Profile, Vision, Aims and Objectives

The following questions are ordered in accordance with the POP chapters. Please read the appropriate chapter which will explain the background and detail behind the options, before answering the associated questions.

6. Do you have any comments on the District Profile and Policy Strategy that should be taken into account when preparing the Plan Strategy?

7. Do you agree with the Proposed Vision? “Ards and North Down is a vibrant, connected, healthy, safe and prosperous place to live.”

8. Do the aims and objectives strike the right balance between social, economic and environmental considerations?

Yes No Don't know

9. Are there any issues that we have missed from our Vision, Aims or Objectives?

Key Issue 1- Developer Contributions

Strategic Aim: To facilitate development through Developer Contributions

A mechanism for developer contributions arises from the principle that developers should be required to bear reasonable or proportionate costs of works required to facilitate their development proposals. Developer contributions are secured through a legally binding agreement between the relevant planning authority (usually Council) and a landowner and/or developer referred to in legislation as those with 'an estate in the land'.

Preferred Option

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

10. Do you agree with the aim of Developer Contributions?

Agree Don't know Disagree

11. Do you agree with the Approach outlined in the Preferred Options Paper?

Agree Don't know Disagree

please add any additional comment

Key Issue 2: Spatial Growth Strategy -Settlement Hierarchy

The LDP is required to include a Spatial Growth Strategy which will specify where future growth will be directed for housing, employment and commercial development throughout the Borough over the Plan period.

It will help underpin how the vision and strategic objectives are achieved. In progressing a spatial growth strategy, the distribution of land for development in the Plan Strategy and Local Policies Plan will be decisively informed.

Our 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.**

Preferred Option

Option 2b: Define a new settlement hierarchy allowing for the re-classification of existing settlements and potential introduction of new settlements

12. Do you agree with the preferred option?

Agree

Don't know

Disagree

13. Do you think the existing settlement hierarchy should be maintained or that settlements should be re-classified within the hierarchy and new settlements identified?

please add any additional comment

14. Do you agree with the indicative settlement hierarchy shown in the Preferred Options Paper?

Agree Don't know Disagree

15. Do you have any suggested changes? Are there any new settlements that you think should be considered?

please add any additional comment

16. Do you have any comments on the Spatial Growth Strategy - Economic Development?

The allocation of Employment land is considered within Key Issue 26

Key Issue 3: Housing Allocation

Aim: Allocate Housing to Accommodate Future Growth

Preferred Option

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)

17. Do you agree with the preferred option?

Agree Don't know Disagree

18. Do you have any suggested changes? Are there settlements that you think should receive a higher, lower housing allocation?

please add any additional comment

Key Issue 4- Energy

Facilitate the siting of renewable energy generating facilities in appropriate locations

Preferred Option

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

19. Do you agree with the Council's Preferred Option?

Agree

Don't know

Disagree

20. Do you agree with the Council's approach in relation to wind turbines in sensitive landscapes?

Key Issue 5- Energy

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

Preferred Option

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

21. Do you agree with the preferred option?

Agree Don't know Disagree

22. Do you agree with the Council's approach that all new development proposals should demonstrate how the integration of on-site renewable generation and measures to reduce energy consumption have been considered and incorporated into the design?

Agree Don't know Disagree

Key Issue 6- Urban Rural Housing

Facilitating Sustainable Rural Housing

Preferred Option

Option 6a: Introduce an approach to rural housing in line with existing policies and regional direction, tailored to meet local circumstances

23. Do you agree with the Preferred Option?

Agree Don't know Disagree

Key Issue 7- Urban and Rural Housing

Facilitating Affordable Housing

Preferred Option

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

24. Do you agree with the preferred option?

Agree Don't know Disagree

25. Do you agree with the Council's preferred option for addressing affordable housing need in the Borough?

please add any additional comment

Key Issue 8- Urban and Rural Housing

Facilitating the delivery of Lifetime Homes

Preferred Option

Option 8a: The LDP shall provide a proportion of Lifetime Homes in new developments

26. Do you agree with the preferred option?

Agree Don't know Disagree

27. Do you think the LDP should direct a proportion of Lifetime Homes to be included in new development?

Please add any additional comment

Key Issue 9- Open Space, Sport and Outdoor Recreation

The Protection of Existing Areas of Open Space

Preferred Option

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

28. Do you agree with the preferred option?

Agree Don't know Disagree

29. Do you think that 'exceptional circumstances' should be considered on a case by case basis, or should the LDP specify those instances in which it will apply?

30. Should the existing open space zonings be re-evaluated to allow for possible development as another use?

Key Issue 10- Open Space, Sport and Outdoor Recreation

Community Greenways

The proposed option intends to identify potential greenways and protect the identified greenways in order to provide a network of linkages between open space areas and also allow access from new development.

Given the regional direction and the identification within the Borough of both primary and secondary greenways in the Department for Infrastructure's Strategic Plan for Greenways, no alternative option is proposed.

31. Do agree with the Council's approach to Greenways?

Key Issue 11- Public Services, Health and Wellbeing

Facilitate the needs of the Borough in respect of health, education and other public services and facilities

Preferred Option

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

32. Do you agree with the proposed option?

Agree Don't know Disagree

33. Do you agree with the Council's approach to identify and safeguard lands to meet the anticipated needs of the community, in terms of health, education and other public services and facilities?

Agree Don't know Disagree

please add any additional comment

Key Issue 12- Public Services, Health and Wellbeing

Improving health and well-being in the Borough

Preferred Option

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

34. Do you agree with the preferred option?

Agree Don't know Disagree

35. Do you consider the preferred Option is appropriate?

please add any additional comment

36. Are there any other ways the LDP can help contribute to improving the health and wellbeing of our residents?

please add any additional comment

Key Issue 13- Public Services, Health and Wellbeing

To facilitate development of utilities and telecommunications without compromising the natural environment of the Borough

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

As utilities and telecommunications development are an essential element of everyday life and inextricably linked with social and economic wellbeing, no alternative option is suggested.

37. Do you agree with our proposed approach to encourage mitigation measures to be included with any public utility planning applications?

Agree Don't know Disagree

please add any additional comment

Key Issue 14- Public Utilities

Cemetery Provision

Preferred Option

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

38. Do you agree with the preferred option?

Agree Don't know Disagree

39. Do you agree with our proposed approach to safeguard specific locations for end of life development within the Borough?

please add any additional comment

Key Issue 15- Public Utilities

Facilitating sustainable waste management

Preferred Option

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.

40. Do you agree with the preferred option?

Agree Don't know Disagree

41. Do you agree with our proposed approach in line with the Waste Management Strategy?

please add any additional comment

Key Issue 16- Coastal Management

The Undeveloped Coast

Preferred Option

Option 16a: Designate an Ards and North Down Coastal Area within which development will be restricted

42. Do you agree with the preferred option?

Agree Don't know Disagree

Key Issue 17- Coastal Management

The Developed Coast

Preferred Option

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

43. Do you agree with the preferred option?

Agree Don't know Disagree

44. Are there any settlements in AND in addition to Bangor which should have a designated Urban Waterfront? If so, which settlements?

please add any additional comment

Key Issue 18- Coastal Change

Coastal Change

Preferred Option

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

45. Do you agree with the preferred option?

Agree Don't know Disagree

Key Issue 19- Flooding and Drainage

Developing within areas of flood risk

Preferred Option

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

46. Do you agree with the preferred option?

Agree Don't know Disagree

Key Issue 20- Flooding and Drainage

Sustainable Urban Drainage Schemes (SuDS)

SuDS is an approach to managing rainwater falling on roads, paving and other hard surfaces through a sequence of actions that mimic natural drainage processes. The key objectives are to manage the flow rate and volume of surface runoff to reduce the risk of flooding and water pollution. In addition to protecting against flood risk and pollution, SuDS can also bring social, economic and environmental benefits such as providing valuable habitat for wildlife and creating green spaces within urban areas. Examples of SuDS techniques may include green roofs, purpose built ponds and wetlands or the use of permeable surfaces.

Preferred Option

Option 20a: Bring forward policy to require the use of Sustainable Drainage Systems (SuDS) in new developments

47. Do you agree with the preferred option?

Agree Don't know Disagree

Key Issue 21- Historic Environment

Protecting and enhancing the built environment of our Borough

Preferred Option

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

48. Do you agree with the preferred option?

Agree Don't know Disagree

49. Do you agree with this approach to the preservation of our historic environment?

please add any additional comment

Key Issue 22- Historic Environment

Safeguarding Non-Designated Heritage Assets

Preferred Option

Option 22a: Bring forward specific measures to safeguard against the potential loss of non-designated heritage assets

50. Do you agree with the preferred option?

Agree Don't know Disagree

51. Are there any local buildings or landscape features that you think should be recognised in a Local Heritage List?

Yes No

52. If so what are they and why should they be included?

please add any additional comment

Key Issue 23- Natural Environment

Protecting international and national nature conservation interests (designated outside of LDP process)

Preferred Option

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

The regional direction set out in the SPPS is clear with respect to international and national designations in that they should be afforded the highest level of statutory protection from inappropriate development proposals. Only those developments that are proven to not have a significant effect upon the natural heritage asset(s) in question will be permitted. The first option is the only way forward in terms of acknowledging the essential role that the natural environment has in maintaining and enhancing biodiversity.

No alternatives are being put forward for this issue as they are outside the LDP process.

53. Do you have any comments on this Issue?

please add any additional comment

Key Issue 24- Natural Environment

Protecting and enhancing local nature conservation sites and scenic landscapes.

Examples of these are, Sites of Local Nature Conservation Importance (SLNCI) Landscape Wedges, Local Landscape Policy Areas (LLPAs).

Preferred Option

Option 24a: Review local nature conservation sites and scenic landscapes and formulate appropriate accompanying policy for their protection and enhancement

54. Do you agree with the preferred option?

Agree Don't know Disagree

Key Issue 25- Natural Environment

Areas of Outstanding Natural Beauty (AONBs)

Preferred Option

Option 25a: Bring forward bespoke policies to guide future development and protection of Strangford and Lecale Area of Outstanding Natural Beauty

55. Do agree with the proposed option?

Agree Don't know Disagree

56. Are there certain areas within the AONB that are particularly sensitive to certain types of development?

please add any additional comment

57. How should the LDP respond?

please add any additional comment

Key Issue 26- Employment and Industry

Provision of a generous supply of land for economic development within settlements

Preferred Option

Option 26a: Evaluate existing zonings for economic/employment land and identify new sites to meet local employment and economic development needs

58. Do you agree with the preferred option?

Agree Don't know Disagree

59. Do you agree with the approach to evaluate existing zonings for economic/employment land and identify new sites?

please add any additional comment

60. Where should new sites be located?

please add any additional comment

Key Issue 27- Employment and Industry

Identification of land to accommodate business start-ups and flexible co-working spaces

Preferred Option

Option 27a: Identify specific sites within economic/ employment zonings suitable for business start-ups and flexible co-working spaces

61. Do you agree with the preferred option?

Agree Don't know Disagree

62. Do you agree that the LDP should identify sites particularly suitable for business start-ups and flexible co-working spaces?

please add any additional comment

63. Where should these be located?

please add any additional comment

Key Issue 28- Employment and Industry

Sustaining a vibrant rural economy

Preferred Option

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

64. Do you agree with the preferred option?

Agree Don't know Disagree

please add any additional comment

Key Issue 29- Employment and Industry

Location of Class B1 business uses

Preferred Option

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

65. Do you agree with the preferred option?

Agree Don't know Disagree

66. Do you agree with a more flexible approach to allow B1 Business uses within certain district centres and economic/employment zonings?

please add any additional comment

Key Issue 30- Employment and Industry

Safeguarding existing employment land

Preferred Option

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

67. Do you agree with the preferred option?

Agree Don't know Disagree

68. Do you agree with the proposed approach to safeguard against the loss of economic/ employment land but permit alternative employment uses where these are compatible with existing uses within the area?

please add any additional comment

Key Issue 31- Minerals

Safeguarding Minerals

Preferred Option

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

69. Do you agree with the preferred option?

Agree Don't know Disagree

Key Issue 32- Town Centres and Retailing

Hierarchy of Centres

Preferred Option

Option 32a: Define a hierarchy of centres based on the preferred settlement hierarchy and the relevant roles and functions of our centres

70. Do you agree with the preferred option?

Agree Don't know Disagree

71. Do you agree with the proposed approach to define a hierarchy of centres?

please add any additional comment

72. Are there any retail areas serving local need which should be designated as local centres?

please add any additional comment

Key Issue 33- Town Centres and Retailing

Spatial extent of town centres and retail cores

Preferred Option

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

73. Do you agree with the preferred option?

Agree Don't know Disagree

74. Do you agree with the proposed approach to define the spatial extent of Town Centre boundaries and Primary Retail Cores?

please add any additional comment

75. Should the LDP reduce or increase the extent of any town centre or primary retail core boundaries?

please add any additional comment

Key Issue 34- Town Centres and Retailing

Protecting and enhancing diversity of use- Designated Primary Retail Cores

Preferred Option

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

76. Do you agree with the preferred option?

Agree Don't know Disagree

77. Do you agree with the proposed town specific approach to policy within Primary Retail Cores to reflect the locally distinct character of each town within the Borough?

please add any additional comment

Key Issue 35- Town Centres and Retailing

Protecting and enhancing diversity of use – Protection of existing areas of housing within town centres

Preferred Option

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

78. Do you agree with the preferred option?

Agree Don't know Disagree

79. Do you agree with the proposed approach to protect existing areas of housing within town centres?

please add any additional comment

Key Issue 36- Town Centres and Retailing

Protecting and enhancing diversity of use – Development Opportunity Sites (DOSs)

Preferred Option

Option 36a: Define Development Opportunity Sites for mixed use and encourage 'meanwhile' uses until development is commenced

80. Do you agree with the preferred option?

Agree Don't know Disagree

81. Do you agree with our proposed approach to Development Opportunity Sites?

please add any additional comment

Key Issue 37- Tourism

Tourism

Preferred Option

Option 37b: Support appropriate sustainable tourism developments throughout the Borough

82. Do you agree with the proposed option?

Agree Don't know Disagree

Key Issue 38- Transportation

Promotion of sustainable transport and active travel

Preferred Option

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.

83. Do you agree with the preferred proposal?

Agree Don't know Disagree

84. Do you agree with the proposed approach to place the onus on applicants to demonstrate that sustainable transport and active travel has been considered in all new development proposals?

please add any additional comment

Key Issue 39- Transportation

Promotion of sustainable transport

Preferred Option

Option 39a: Identify sites suitable for Park and Ride / Park and Share facilities

85. Do you agree with the preferred option?

Agree Don't know Disagree

86. Do you agree with the proposed approach to identify sites suitable for Park and Ride / Park and Share facilities?

please add any additional comment

Key Issue 40- Transportation

Reducing reliance on the private car

Preferred Option

Option 40a: Introduce areas of parking restraint in our town centres and other areas, where appropriate to local circumstances

87. Do you agree with the preferred option?

Agree Don't know Disagree

88. Do you agree that areas of parking restraint should be introduced within town centres and, if not, why?

please add any additional comment

Key Issue 41- Transportation

Protection of proposed routes for transport schemes

Option 41: Continue to protect proposed routes for future transport schemes as identified within the extant area plans

No alternative option is proposed as it is a regional strategic objective to protect routes required for new transport schemes.

The preferred option is aligned with the SPPS which directs the Council to address the protection of proposed routes for future transport schemes and safeguard the lands identified to protect them from development which may jeopardise their delivery.

89. Do you agree with continuing to protect proposed routes for future transport schemes that are identified in extant Development Plans?

Please select only one item

Agree Don't know Disagree

Please add any additional comment

Key Issue 42- Transportation

Disused Transport Routes

Preferred Option

Option 42: Identify and safeguard disused former transport routes for future use for transport or recreational, nature conservation or tourism related uses

The preferred option will provide the opportunity to identify and safeguard disused transport routes from development that would prejudice their future re-use for transportation purposes or for recreation, nature conservation or tourism related uses.

This will be in line with the regional strategic objectives of the SPPS with regards to the protection of disused transport routes and promotion of active travel as in cases where there is no reasonable prospect of disused transport routes being re-used for future transport purposes, consideration will be given to alternative purposes such as recreational, nature conservation or tourism related use.

No alternative option is proposed as it is set out in the SPPS that disused transport routes should be identified and safeguarded where there is a reasonable prospect of re-use for future transport purposes or where this is not the case, consideration should be given to alternative purposes such as recreation, nature conservation or tourism.

90. Do you agree that disused transport routes should be identified and safeguarded for future use for transport or recreational, nature conservation or tourism related uses?

please add any additional comment

Sustainability Appraisal -Interim Report and Scoping (incorporating Strategic Environmental Assessment)

91. Do you have any comments on the content or findings of the Sustainability Appraisal Interim or Scoping Reports? Please quote the Issue number or Topic in your response

please add any additional comment

Preliminary Review of Operational Planning Policy

92. Do you have any comment to make on the Planning Policy Review document?

Other Ards and North Down Borough Council Documents

93. Did you respond to the Council's engagement on:

Please select all that apply

Community Plan – ‘The Big Plan for Ards and North Down – 2017-2032’

The Integrated Strategy for Tourism, Regeneration and Economic Development 2018 – 2030

- The Food Destination Development Plan 2018-2030
- The Integrated Arts and Heritage Development Strategy
- Town and Village Masterplans

Additional Comments in relation to any supporting documents