

## Appendix 6.2: Policy Summary update

### Strategic Planning Policy Statement, 2015

- 6.2.0 **6.70** All development in the countryside must integrate into its setting, respect rural character, and be appropriately designed.
- 6.2.1 **6.71** Development in the countryside must not mar the distinction between a settlement and the surrounding countryside, or result in urban sprawl.
- 6.2.2 **6.77** In all circumstances proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings, must not have an adverse impact on the rural character of the area, and meet other planning and environmental considerations including those for drainage, sewerage, access and road safety.
- 6.2.3 **6.222** Particular care should be taken when considering the potential impact of all renewable proposals on the landscape. For example, some landscapes may be able to accommodate wind farms or solar farms more easily than others, on account of their topography, landform and ability to limit visibility.
- 6.2.4 **6.224** Development that generates energy from renewable resources will be permitted where the proposal and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on the following planning considerations:
- public safety, human health, or residential amenity;
  - visual amenity and landscape character;
  - biodiversity, nature conservation or built heritage interests;
  - local natural resources, such as air quality, water quality or quantity; and,
  - public access to the countryside.
- 6.2.5 **6.313** Sites and proposals for waste collection and treatment facilities must meet one or more of the following locational criteria:
- it is located within an industrial or port area of a character appropriate to the development;
  - it is suitably located within an active or worked out hard rock quarry or on the site of an existing former waste management facilities including a land fill site;
  - it brings previously developed, derelict or contaminated land back into productive use or where existing or redundant buildings can be utilised;
  - in the case of civic amenity facilities, the site is conveniently located in terms of

access to service a neighbourhood or settlement whilst avoiding unacceptable adverse impact on the character, environmental quality and amenities of the local area; or

- it is suitably located in the countryside, it involves the reuse of existing buildings or is on land within or adjacent to existing building groups. Alternatively where it is demonstrated that new buildings/plant are needed these must have an acceptable visual and environmental impact.

### **National Planning Policy**

6.2.6 Regional Development Strategy for Northern Ireland (2010) includes Strategic Guidance RG11, which requires the conservation, protection and, where possible, enhancement of built heritage and the natural environment. The supporting text to this policy includes emphasis on the protection of landscape quality, character and local identity and the protection of designated areas.

6.2.7 The policy required that development:

*“Recognise and promote the conservation of local identity and distinctive landscape character. Landscape character is what makes an area unique. It is defined as “a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another, rather than better or worse”. We can only make informed and responsible decisions on the management and planning of sustainable future landscapes if we pay proper regard to their existing character. By understanding how places differ we can also ensure that future development is well situated, sensitive to its location, and contributes to environmental, social and economic objectives. The Northern Ireland Landscape Character Assessment 2000 provides valuable guidance on local landscape character and scenic quality.”*

### **Local Planning Policy**

6.2.8 The Site now lies within the administrative boundary of Antrim and Newtonabbey Borough Council who are preparing a new Local Development Plan for the Borough to the year 2030. A Preferred Options Paper was published for consultation on 18th January 2017 followed by an Interim Consultation Report. The Local Policies Plan is not expected to be adopted until 2023/2024. Until the new plan is adopted the current development plans for the Borough are the Antrim Area Plan 1984-2001 and the draft Belfast Metropolitan Area Plan 2015.

## Draft Belfast Metropolitan Area Plan 2015

6.2.9 **Policy ENV 1** relates to Local Landscape Policy Areas. The application site does not lie within an LLPA however nearby LLPAs include Ballycraigy (Sentry Hill), which includes views south to the Belfast Hills. It states that:

*"In designated Local Landscape Policy Areas (LLPAs) planning permission will not be granted for development that would be likely to have a significant adverse effect on those features, or combination of features, that contribute to the environmental quality, integrity or character.*

*Where riverbanks are included within LLPAs, access may be required to the river corridor as part of the development proposals. Any access should not have an unacceptable adverse impact on the flora and fauna of the river corridor. Where proposals are within and/or adjoining a designated LLPA, a landscape buffer may be required to protect the environmental quality of the LLPA."*