



## Mid Ulster Housing Working Group

Friday 14<sup>th</sup> June 2019 at Mid Ulster Council Offices Dungannon

### Minutes

#### Attendance

Ailbhe Hickey	Northern Ireland Housing Executive
Sinead McEvoy	Mid Ulster District Council - Planning
Michael McGibbon	Mid Ulster District Council - Planning
Patrick Thompson	Northern Ireland Federation of Housing Associations
Ray Forbes	Apex Housing Association
Aidan McGeown	Triangle Housing Association
Mark Graham	Co-Ownership
John Brooks	North Belfast Housing Association
Niall Sheridan	Choice Housing Association
Paul Fox	Rural Housing Association
Cllr Wesley Brown	Mid Ulster District Council Member
Cllr Sean McGuigan	Mid Ulster District Council Member
Cllr Sean McPeake	Mid Ulster District Council Member
Cllr N Dorris	Mid Ulster District Council Member
Cllr C McFlynn	Mid Ulster District Council Member
Claire Linney	Mid Ulster District Council
Helen Gormley	Mid Ulster District Council
Dr Steve Blockwell	NI Water
Julie Ann Dutton	Department for Infrastructure

#### Apologies

James Wright	South Ulster Housing Association
Danny Fowler	Radius Housing
Tim Gilpin	Northern Ireland Housing Executive
Eilish O'Neill	Department for Communities
Ursula Toner	Choice Housing
Chris Boomer	Mid Ulster District Council – Planning
Cllr C Corry	Mid Ulster District Council
Cllr C Elattar	Mid Ulster District Council

#### Minutes of previous meeting

It was noted that the working group is not a formalised decision making structure, however minutes will be taken to capture discussion. It was confirmed no issues with previous minutes.

## **Update of Local Development Plan & Social and Affordable Housing**

Draft Local Development Plan was launched in February 2019, including a series of proposed objectives, spatial planning framework and planning policies. A total of 17 separate objectives are detailed in the plan. Counter representations period opened 14/06/2019 for an 8-week period. The final draft plan will be subjected to a public independent examination and be finalised for adoption by 2020 - 2021. Following this, a local policies plan will be prepared and all settlements will be reviewed in terms of development limits, zonings and other policy designations.

Brief summary provided on comments received to social housing policy 'HOU 2' during the Draft Plan Strategy consultation period – 18 in total. The main issues were definition of affordable housing and need for supplementary policy, number of social housing units in developments and site specific requirements and need for flexibility in the plan to address changing circumstances. Brief summary of representation issues raised to 'CT3' policy – Social and affordable housing in countryside. The main issues relate to suggestion that policy should include provision for small scale purpose built based on need and also welcoming of rural exceptions.

Discussion took place regarding the definition of affordable housing and whether supplementary policy on an affordable definition in planning applications would be required. NIHE and DFC confirmed that they are developing a document on affordable housing definition which they aim to share with councils in the near future. Planning confirmed all will be considered during the LDP review.

The document 'Affordable Housing Commission – Delivering and Measuring Housing Affordability' was referenced, to be issued to all members of the working group.

Discussion on Key Site Requirements took place with some concern raised that developers may lean towards provision of 'affordable' rather than 'social' housing. Again Planning confirmed that not all areas are the same with regard to provision and need, urban and rural and that all would be considered as part of the review of responses and development of the Plan.

The issue of a situation arising where a zone of land may be parcelled into smaller lots to avoid having to provide the threshold for social and affordable housing. Planning is aware that this could happen and are looking at ensuring comprehensive development planning for entire sites.

Discussion on the level of provision of social and affordable housing in developments took place and need to ensure that the threshold takes account of site viability. The current threshold proposed is provision of 50 housing units threshold in scheme before social housing provision at rate of not less than 25%. It was confirmed that any requirements for social and affordable housing on a site will be based on consultation with NIHE regarding need, including rural areas with latent demand testing. In an

event of identifying housing need in an area with no available land, or land that may not be available to access, Planning will consider phase II development land.

It was highlighted that Belfast Council is considering Supplementary Planning Guidance on site viability and Mid Ulster may consider this.

### **Sewerage Capacities & Potential Impacts to Delivery of Social Housing**

Dr Steve Blockwell provided a presentation on Infrastructure Capacities and Restrictions across NI. The key challenge for future provision is funding and the need for significant investment for wastewater and water infrastructure. Copy of the presentation attached.

Proposed capital investment for the next investment plan 2020 – 2027 for Mid Ulster is Dungannon (key investment), Cappagh, and Loup, these have been identified based on capacity and need. There are 20 works in Mid Ulster where there are issues, this is to be provided, and will be prioritised along with other schemes across the region.

NI Water recognises the contribution of the main hub towns as recognised in the RDS and is seeking to have a greater understanding of the systems in these areas. A drainage area study has been completed for Cookstown and one is due to be complete for Dungannon, as these areas are presenting with issues re future development.

New housing developments and plans may be threatened by under capacity in the sewerage network. NI Water confirmed developments that have previously been granted planning permission should have no issue with connection to the sewerage system. The specific case in Augher referenced with regard to planning and capacity issues to be followed up with Water Service NI.

NI Water has a traffic light system available to demonstrate WWTW capacities and strongly advocates pre application enquiries. It was noted that developers can proceed with individual sewerage systems; whilst this is not ideal it is the only solution for some areas.

There was discussion with regard to areas of need with regard to NIHE, Area Development Plan priorities and Water Service priorities. It was referenced that whilst everyone is operating under the RDS that there is need for continued engagement and interaction.

NI Water confirmed that pump away solutions were not a viable option and can be costly given the level of impact.

Sustainable solutions such as SUDs needs to be explored as if rain water capture can be offset from the sewerage system this will help with capacity. There are cost effective and innovative solutions that can be explored.

It was agreed that the investment and funding need should be raised by all bodies to NI Water, Regulator, Department for Infrastructure, Stormont, political parties. Council

confirmed that it had been raised at a recent Development Committee regarding the need to lobby for greater provision and investment in Mid Ulster and that it would share any papers with members of the working group.

### **Possible Matters for Discussion at Next Meeting**

Update Planning Service on LDP: 'Affordable Housing Definition, Development unit threshold for social and affordable housing, Supplementary Policy (if required),

NIHE to provide update on social and affordable housing need in Mid Ulster

Site/land availability in areas of housing need – NIHE study/Other agencies

NIHE to provide LHA Review and Rent Review for Mid Ulster

Welfare Reform – Bedroom Tax and implications

### **Any other Business**

None

### **Date of Next Meeting**

Date in October to be agreed.

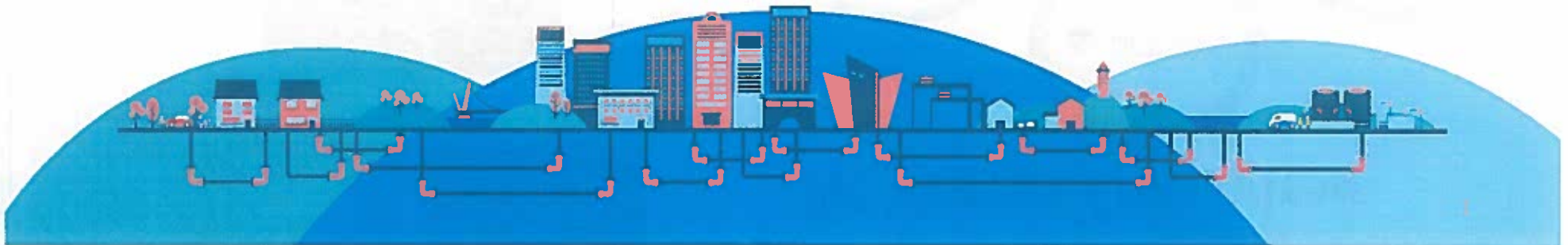


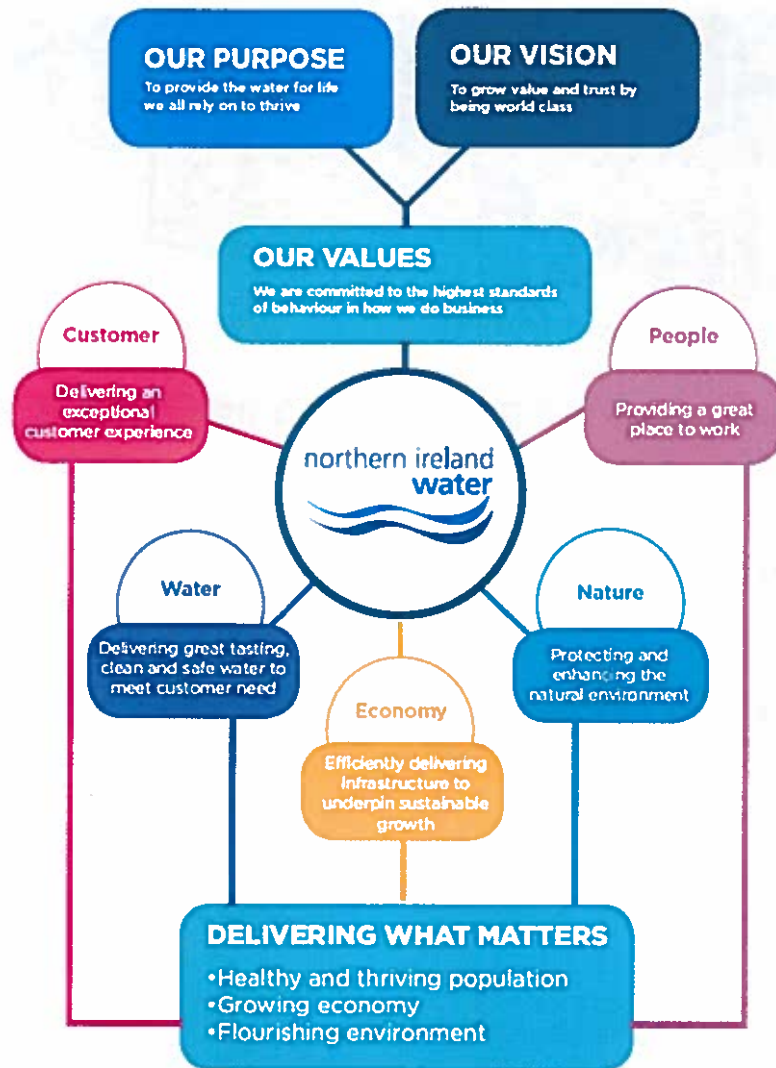
Community  
Planning  
Mid Ulster

# Critical Funding for Vital Infrastructure

**Mid Ulster Housing Forum 14<sup>th</sup> June 2019**

Stephen Blockwell, Head of Investment Management, Asset Delivery directorate



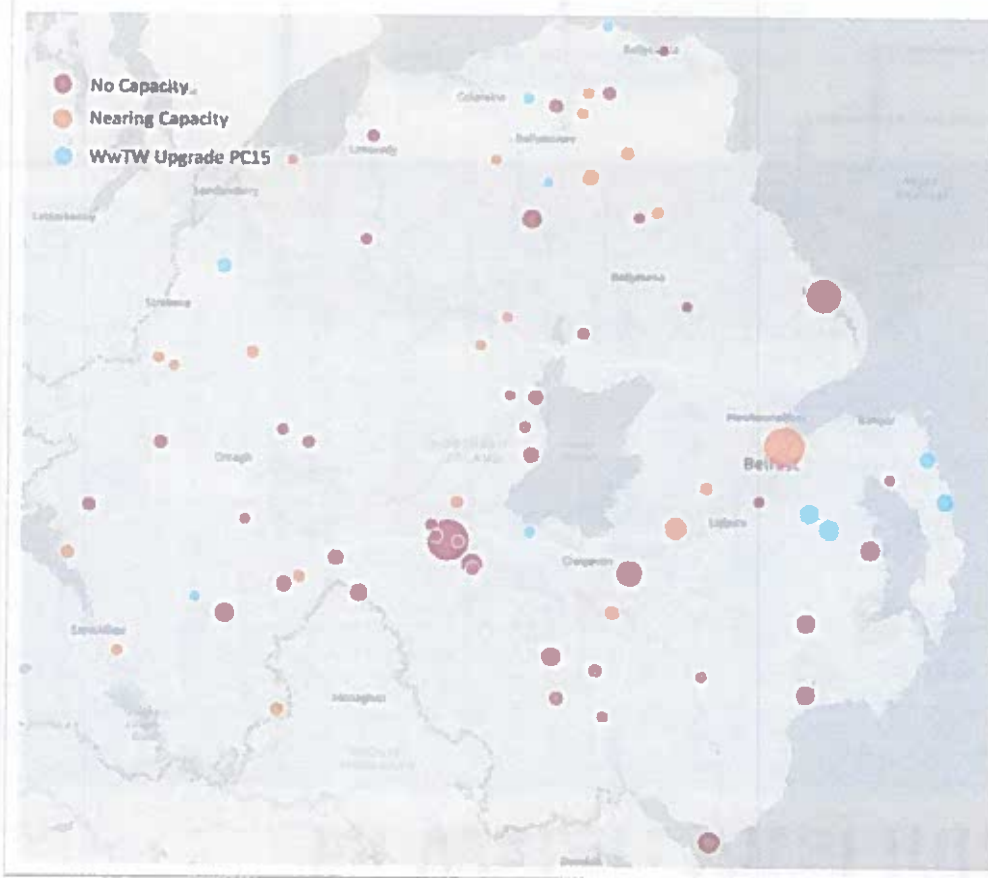


# NI Water Overview





# WwTW Development Constraints



### Constraints (No Growth)

- 55 Towns – Full Development Freeze
- 21 Sites – Partial Development Freeze (Nearing Full Capacity)
- 10 Sites – Still to upgrade in PC15

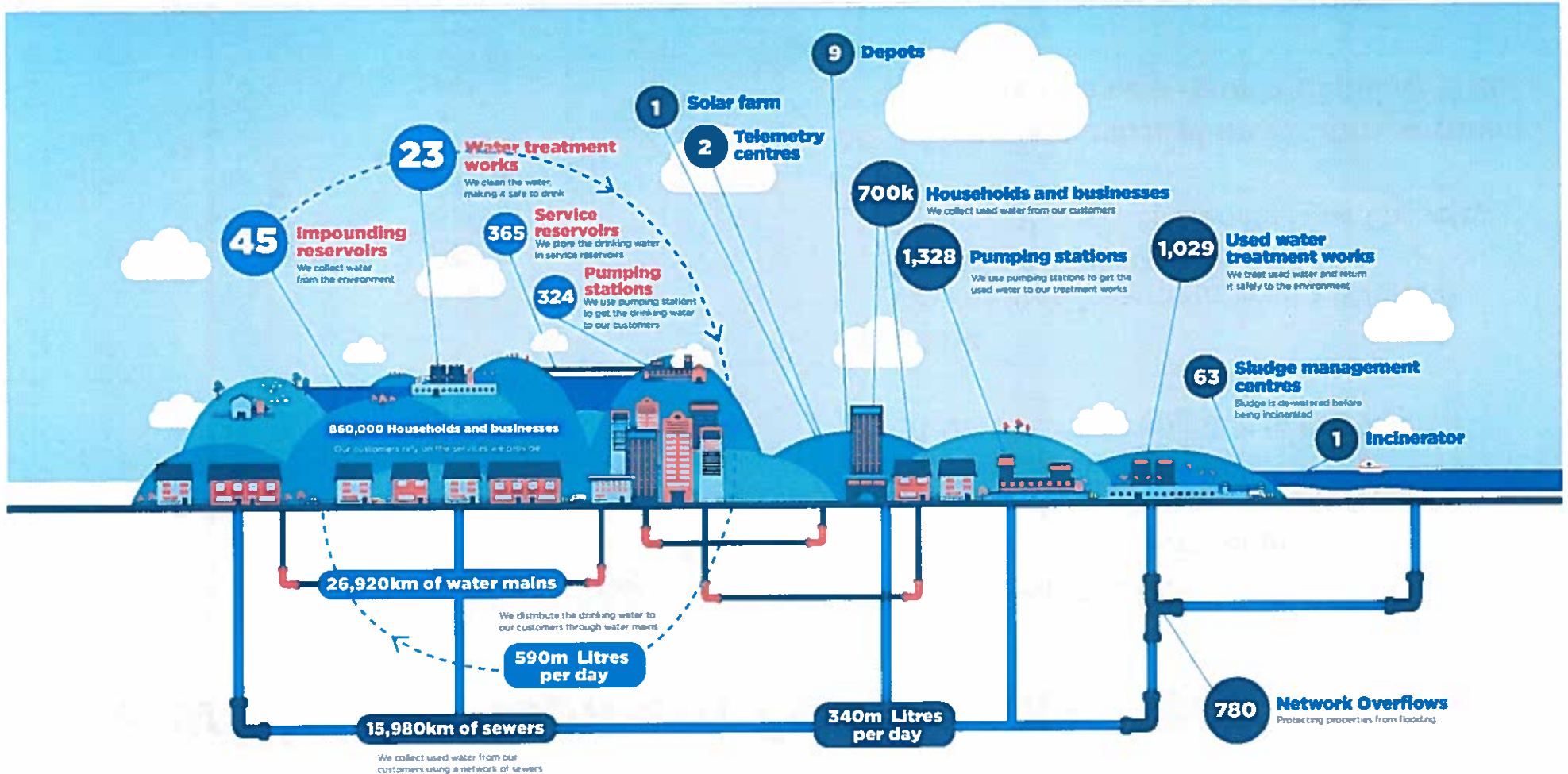
## Asset Risk

- Wastewater Treatment Works (WwTW) Exceeding Capacity
- Sewer Networks Exceeding Flow Capacity

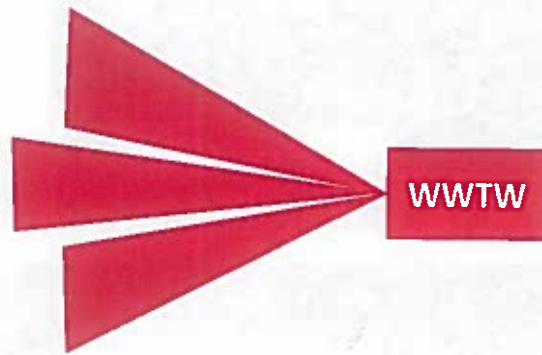
**We expect the number of areas with constraints to increase before next round of funding in 2021**



# NI Water: Vital Infrastructure Scope



# Development Freeze



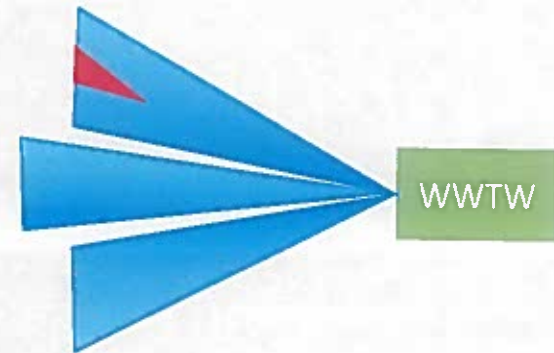
## Scenario 1

Constraints affect the whole catchment  
(eg. WWTW capacity or  
Sewer flooding (UID/DG5)  
at Boundary)



## Scenario 2

Constraints affect the whole sewerage network sub-catchment  
(eg. Sewer flooding (UID/DG5) on  
trunk sewer or large pumping  
station)

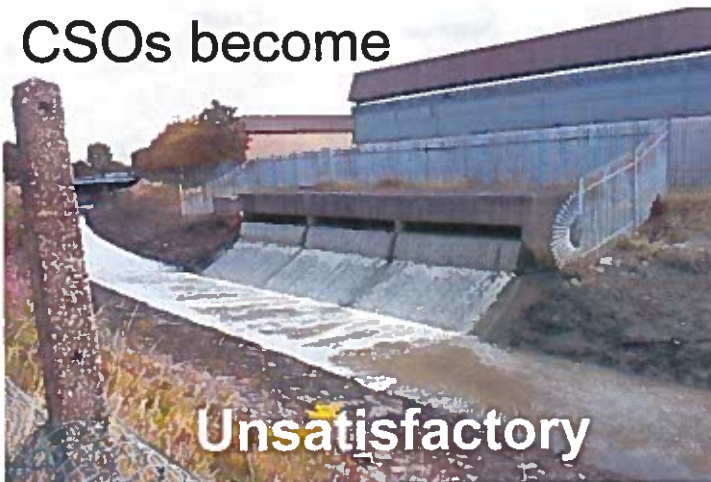


## Scenario 3

Constraints in one part  
of a sewerage network  
sub-catchment  
(eg. Sewer flooding  
(UID/DG5) in Network)

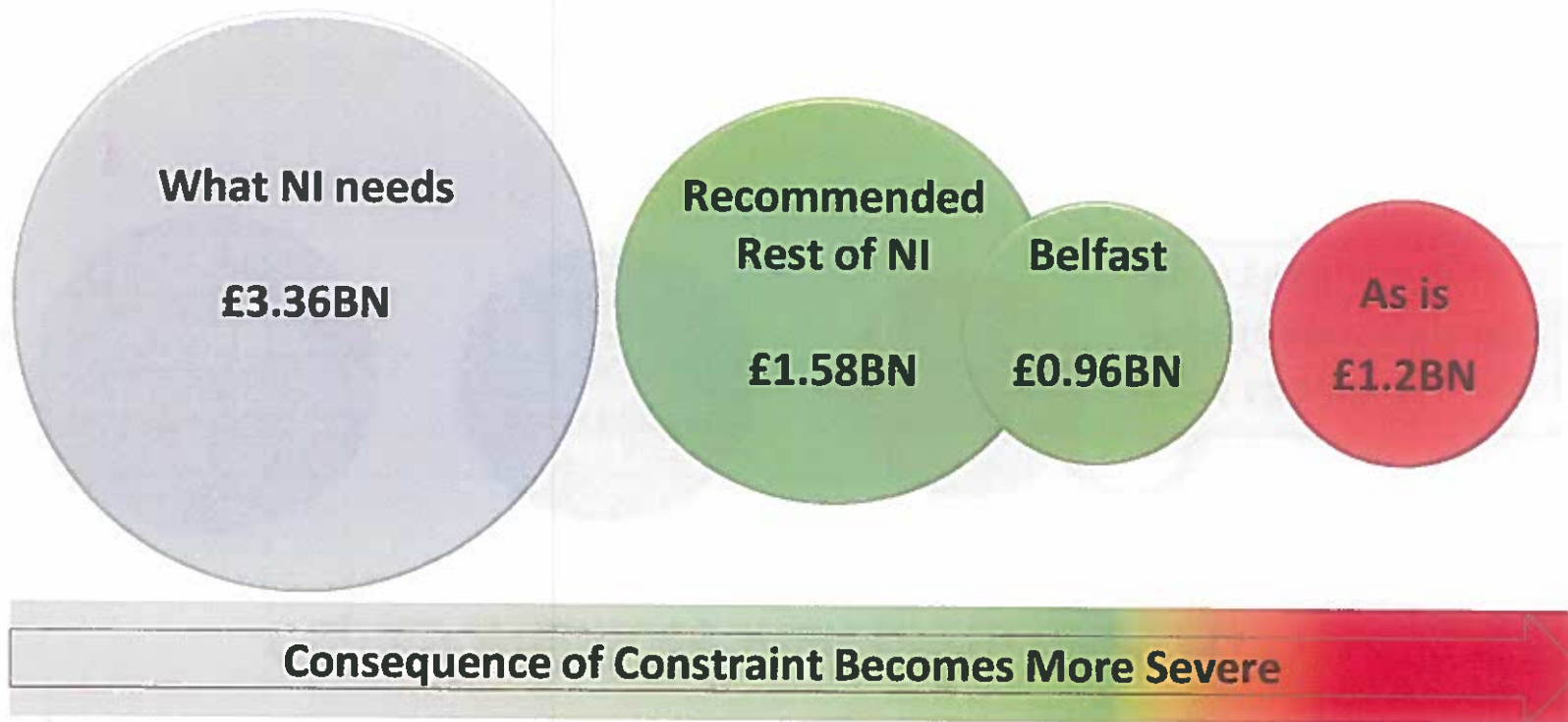


# Consequences of New Connections to Overloaded Sewers



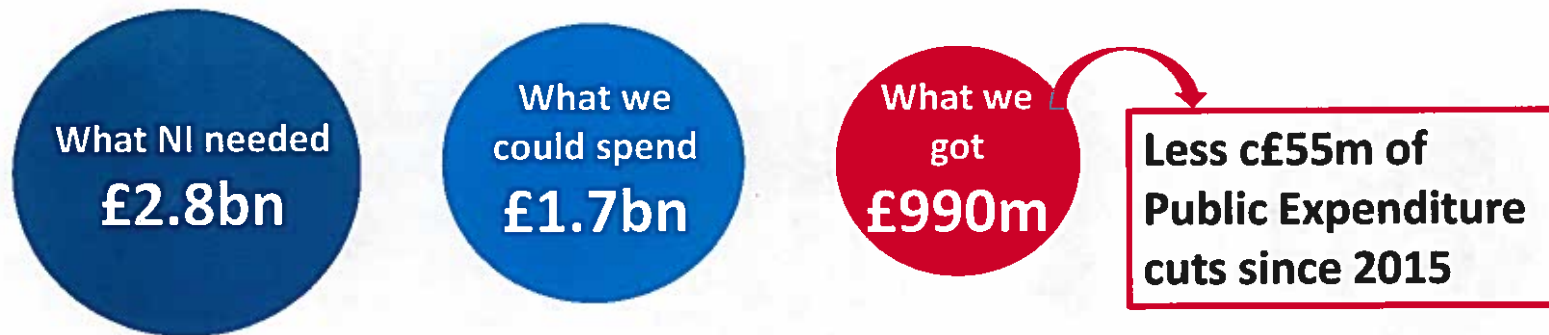


# The Funding Challenge (in 2019)



# The Funding Challenge (in 2013)

## Capital Business Plan (2015 to 2021)



# Supporting Future Economic Development

- Across NI significant investment is needed for wastewater and water infrastructure
- Current governance model is broken, it will not deliver the investment needed
- If 'As is' funding continues there will be significant impact on economic and environment damage

northern ireland  
**water**



**Delivering what matters**

