

## How We Are Consulting

The easiest and quickest way to comment is by completing our online response form:

[consult.midandeantrim.gov.uk](http://consult.midandeantrim.gov.uk)

Alternatively, complete this draft Plan Strategy Response Form and either return by email to [planning@midandeantrim.gov.uk](mailto:planning@midandeantrim.gov.uk) or download a copy and post to:

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

The draft Plan Strategy is published for formal public consultation for a period of eight weeks beginning on **Wednesday 16 October and closing at 5pm on Wednesday 11 December 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. Anonymous comments or comments which do not directly relate to the draft Plan Strategy will not be considered as part of the consultation process. For further details of how we handle representations, please refer to our Polices Notice which can be accessed here [https://www.midandeantrim.gov.uk/downloads/privacy\\_notice\\_ldp.pdf](https://www.midandeantrim.gov.uk/downloads/privacy_notice_ldp.pdf).

## Section A. Data Protection

### Local Development Plan Privacy Notice

Mid and East Antrim Borough Council is a registered data controller (ZA076984) with the Information Commissioner's Office and we process your information in accordance with the General Data Protection Regulation and Data Protection Act 2018.

Mid and East Antrim Borough Council collects and processes personal information about you in order to fulfil our statutory obligations, to provide you and service users with services and to improve those services.

Our Privacy Notice relates to the personal information processed to develop the Council's Local Development Plan (LDP) and can be viewed at [https://www.midandeantrim.gov.uk/downloads/privacy\\_notice\\_ldp.pdf](https://www.midandeantrim.gov.uk/downloads/privacy_notice_ldp.pdf). It contains the standards you can expect when we ask for, or hold, your personal information and an explanation of our information management security policy. All representations received will be published on our website and made available at our Local Planning Office, County Hall, 182 Galgorm Road, Ballymena, for public inspection and will be will be forwarded to the Department of Infrastructure in advance of Independent Examination.

If you wish to find out more about how the Council processes personal data and protect your privacy, our corporate privacy notice is available at [www.midandeantrim.gov.uk/privacy-notice](http://www.midandeantrim.gov.uk/privacy-notice).

#### Why are we processing your personal information?

- To enable the preparation of the Council's Local Development Plan;
- To consult your opinion on the Local Development Plan through the public consultation process as well as other section functions;
- To ensure compliance with applicable legislation;
- To update you and/or notify you about changes; and
- To answer your questions.

If you wish to find out more information on how your personal information is being processed, you can contact the Council's Data Protection Officer:

Data Protection Officer  
Mid and East Antrim Borough Council  
The Braid  
1-29 Bridge Street  
Ballymena  
BT43 5EJ

## Section B. Your Details

**Q1. Are you responding as individual, as an organisation or as an agent acting on behalf of individual, group or organisation? (Required)**

**Please only tick one**

Individual *(Please fill in the remaining questions in the section, then proceed to Section F.)*

Organisation *(Please fill in the remaining questions in the section, then proceed to Section D.)*

Agent *(Please fill in the remaining questions in the section, then proceed to Section E.)*

**Q2. What is your name?**

Title

Mr

First Name **(Required)**

Eamonn

Last Name **(Required)**

Loughrey

Email

eamonn@inaltus.com

**Q3. Did you respond to the previous Preferred Options Paper?**

Yes

No

Unsure

## Section C. Individuals

Address Line 1 **(Required)**

Line 2

Line 3

Town **(Required)**

Postcode **(Required)**

## Section D. Organisation

If you have selected that you are responding as an organisation, there are a number of details that we are legally required to obtain from you.

If you are responding on behalf of a group or organisation, please complete this section, then proceed to Section F.

Organisation / Group Name **(Required)**

Your Job Title / Position **(Required)**

Organisation / Group Address (if different from above)

Address Line 1 **(Required)**

Line 2

Line 3

Town **(Required)**

Postcode **(Required)**

## Section E. Agents

If you have selected that you are responding on behalf of another individual, organisation or group there are a number of details that we are legally required to obtain from you.

Please provide details of the individual, organisation or group that you are representing.

## Client Contact Details

Title

First Name **(Required)**

Last Name **(Required)**

Address Line 1 **(Required)**

Line 2

Line 3

Town **(Required)**

Postcode **(Required)**

**Q4. Would you like us to contact you, your client or both in relation to this response or future consultations on the LDP?**

Please only select one.

Agent     Client     Both

## Section F. Soundness

The draft Plan Strategy will be examined at Independent Examination in regard to its soundness. Accordingly, your responses should be based on soundness and directed at specific strategic policies or proposals that you consider to be unsound, along with your reasons. The tests of soundness are set out below in Section M.

Those wishing to make representations seeking to change the draft Plan Strategy should clearly state why they consider the document to be **unsound** having regard to the **soundness tests** in Section M. It is very important that when you are submitting your representation that your response reflects the most appropriate soundness test(s) which you believe the draft Plan Strategy fails to meet. There will be no further opportunity to submit information once the consultation period has closed unless the Independent Examiner requests it.

Those who make a representation seeking to change the draft Plan Strategy should also state whether they wish to be heard orally.

## Section J. Type of Procedure

**Q5. Please indicate if you would like your representation to be dealt with by:**  
**(Required)**

Please select one item only

- Written (Choose this procedure to have your representation considered in written form only)
- Oral Hearing (Choose this procedure to present your representation orally at the public hearing)

Unless you specifically request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only. Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

## Section K. Is the draft Plan Strategy Sound?

Your comments should be set out in full. This will assist the Independent Examiner understand the issues you raise. You will only be able to submit further additional information if the Independent Examiner invites you to do so.

### Sound

If you consider the Plan Strategy to be Sound and wish to support the Plan Strategy, please set out your comments below.

**(Required)**

## Section L. Unsound

In this section we will be asking you to specify which part(s) of the draft Plan Strategy you consider to be unsound.

**Note:** If you wish to inform us that more than one part of the draft Plan Strategy is unsound each part should be listed separately. Complete this page in relation to one part of the draft Plan Strategy only.

**Q6. If you consider that the draft Plan Strategy is unsound and does not meet one or more of the tests of soundness below, you must indicate which test(s) you consider it does not meet, having regard to Development Plan Practice Note 6 available at:**

[https://www.planningni.gov.uk/index/news/dfi\\_planning\\_news/news\\_releases\\_2015\\_onwards/development\\_plan\\_practice\\_note\\_06\\_soundness\\_version\\_2\\_may\\_2017.pdf](https://www.planningni.gov.uk/index/news/dfi_planning_news/news_releases_2015_onwards/development_plan_practice_note_06_soundness_version_2_may_2017.pdf)

**Please note if you do not identify a test(s) your comments may not be considered by the Independent Examiner.**

Continued on next page.

## Section M. Tests of Soundness (Required)

### Procedural tests

- P1. Has the plan been prepared in accordance with the Council's timetable and the Statement of Community Involvement?
- P2. Has the Council prepared its Preferred Options Paper and taken into account any representations made?
- P3. Has the plan been subject to Sustainability Appraisal including Strategic Environmental Assessment?
- P4. Did the Council comply with the regulations on the form and content of its plan and on the procedure for preparing the plan?

### Consistency tests

- C1. Did the Council take account of the Regional Development Strategy?
- C2. Did the Council take account of its Community Plan?
- C3. Did the Council take account of policy and guidance issued by the Department?

### Coherence and effectiveness tests

- CE1. The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant is it in conflict with the plans of neighbouring Councils.
- CE2. The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.
- CE3. There are clear mechanisms for implementation and monitoring.
- CE4. The plan is reasonably flexible to enable it to deal with changing circumstances.

## Section N. Which part(s) of the draft Plan Strategy are you commenting on?

This should relate to only one section, paragraph or policy of the draft Plan Strategy. If you wish to inform us that you consider more than one part of the draft Plan Strategy is unsound, you can submit further representations by completing and submitting additional copies of this section.

### Relevant Policy number(s)

Strategic Economic Growth objective SGS 6

(and/or)

### Relevant Paragraph number(s)

5.4.9

(and/or)

### District Proposals Map

Please give full details of why you consider the draft Plan Strategy to be unsound having regard to the tests(s) you have identified above. Please be as clear and concise as possible.

A large, empty rounded rectangular box with a thin blue border, intended for the user to provide full details of why they consider the draft Plan Strategy to be unsound. The box is currently blank.



**MEA-DPS-036**

If you consider the draft Plan Strategy to be unsound, please provide details of what changes(s) you consider necessary to make the draft Plan Strategy sound.

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# Mid and East Antrim Borough Council Local Development Plan

## Response to Draft Plan Strategy

Ref: 16/11 (24)(PS)

Client: [REDACTED]

1. We make this submission on behalf of [REDACTED]. Our client owns lands at Woodside Road, Ballymena abutting the southwestern boundary of the industrial lands designated in the Ballymena Area Plan at Woodside Road. Our clients would like these lands (a map of which are outlined on the attached Plan at **Appendix A**) to be included in the MEA Draft Plan Strategy as Land for Economic Development.
2. The lands are suitable for economic development given the close proximity of the site to the existing industrial zoning and the quick and easy access to the M2 motorway and the wider strategic highway network.
3. We have not made a previous representation to the Preferred Options Paper.
4. In summary the case is that:
  - a. there is an objective need for additional industrial land in Ballymena;
  - b. the remaining undeveloped industrial land that is solely focused on Woodside Road is subject to flooding constraints and has lay undeveloped for 30 years despite being zoned for industrial use;
  - c. Woodside Road remains the most suitable location for industrial land given its proximity to the M2 motorway;
  - d. our client's lands are suitable and immediately available for an extension of the industrial zoning.

## Details

Please give full details of why you consider the draft Plan Strategy to be unsound having regard to the test(s) you have identified above. Please be as clear and concise as possible.

5. The Plan is unsound because:-

- CE1 The Council has not set out a Strategy from which all policies logically flow as the Strategy does not set out clearly where future industrial land will be accommodated;
- CE4 The Plan Strategy is not reasonably flexible to deal with changing circumstances. The Plan Strategy does not reflect the potential that Woodside Road industrial land as zoned is not available and additional land in the immediate area is needed.

6. In reviewing the draft Plan Strategy we have noted the following material points:

7. Technical Supplement (T/S) 5 Economic Development notes that Ballymena needs to increase its industrial land provision. This is set out at T/S 5 paragraph 4.7 reproduced below.

4.7 The SPPS also states that LDPs should zone sufficient land for economic development which offer a range and choice of sites in terms of size and location to promote flexibility and provide for the varying needs of different types of economic activity. From this monitor, it is concluded that both Carrickfergus and Larne have the required range and choice of sites. However it is considered that Ballymena which only has undeveloped zoned land remaining in the north-eastern sector of the town, will require further land to be zoned in order to fulfil the SPPS requirement to offer a range and choice of sites. This is reflected in the Strategic Allocation of Land for Economic Development contained in the draft Plan Strategy.

### Extract of Technical Supplement 5 Economic Development

8. Also in T/S 5 (page 38) (extract below) the Council have noted under SGS 6 that under the Preferred Option Paper there is a need to 'make provision for additional land in Ballymena where there is currently limited choice and range of zoned sites'. It also noted under the spatial proposal policy SGS6: Strategic Allocation for Economic Development, that 'This strategic spatial proposal allocates approx. 167ha of land across the Borough, distributed amongst the 3 main towns as detailed'. The Councillor & PMT Comments are that 'Councillors agreed that there is sufficient economic development land zoned in Larne and Carrickfergus with additional land required to be zoned in Ballymena to offer the required range and choice of sites'.

|  |  |  |  |   |
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| <p><b>New</b> <b>SG56: Strategic Allocation of Land for Economic Development</b></p> <p>The existing Larne, Carrickfergus and Ballymena Area Plans zoned approximately 290ha of Economic Development/Industrial Land in the 3 main towns. It is estimated that approx. 150ha of this zoned land remains undeveloped.</p> | <p>The SPPS (para. 6.92) requires LDPs to ensure there is an ample supply of suitable land to meet economic development needs within the plan area. It also states LDPs should offer a range and choice of sites in terms of size and location to promote flexibility and provide for the varying needs of different types of economic activity.</p> | <p>The POP set out our suggested approach to developing the LDP Economic Development Strategy.</p> <p>It is recommended we carry out further assessment to inform the retention of the existing supply of undeveloped zoned land. Also, make provision for additional land in Ballymena where there is currently limited choice and range of zoned sites, as well as making provision for sites for SMEs. Recommended facilitating economic development needs in villages, small settlements and in the countryside.</p> | <p>In general there was strong support for our approach from both statutory consultees and the public. Some points for consideration were raised by DfI in relation to the element of the EDS relating to villages, small settlements and the countryside.</p> <p><b>Post consultation consideration</b><br/>Consider issues raised before bringing forward LDP EDS.</p> | <p><b>SG56: Strategic Allocation of Land for Economic Development</b></p> <p>This strategic spatial proposal allocates approx. 167ha of land across the Borough, distributed amongst the 3 main towns as detailed.</p> <p><b>Councillor &amp; PMT Comments</b><br/>Councillors agreed that there is sufficient economic development land zoned in Larne and Carrickfergus, with additional land required to be zoned in Ballymena to offer the required range and choice of sites. No other changes further to above consultations.</p> |
|--|--|--|--|---|

## Extract of Technical Supplement 5 Economic Development

- We have also reviewed the Council's Industrial and Economic Land Monitor and note in respect of Ballymena it finds that Ballymena has 73.06ha of land identified for industrial use, 30.75 ha developed for industrial use and 35.24 ha of land undeveloped but available for economic development use. The monitor notes (page 19) that at Woodside Road of the 64.71ha of land zoned, 15ha in the southwest of the site are undeveloped and are susceptible to flooding and of 24ha of land in the northern section only a part of this has been developed but again *'this area has experienced varying levels of historical flooding in the past'* (extract below).

|   |
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| <p><b>Woodside Road (&amp; including Raceview Road)</b></p> <p><b>Introduction</b><br/>Woodside Road is located between Ballymena and Broughshane, within the development limits of Ballymena. The 64.71ha site was zoned as Industrial Land in the Ballymena Area Plan 1986–2001, and straddles both sides of the Woodside Road. The zoning is split into several distinct areas on either side of Woodside Road.</p> <p>The south-west portion of the zoning is approx. 22ha, which includes Woodside Industrial Estate West - a 15ha (approx.) site owned by Invest NI. Although this site has been fully serviced for approx. 30 years, the entire 15ha remains undeveloped. This particular part of the zoning is susceptible to historical and surface water flooding. The rest of the zoning on this side of the road is developed by Moore's Concrete, and also contains several residential properties.</p> <p>The two areas of the zoning on the north-east side of Woodside Road are separated by a small burn which meanders through the middle of the zoning. This area has experienced varying levels of historical flooding in the past, particularly around the site currently occupied by E.A Bell Country Stores Ltd, adjacent to the Ballymena Livestock Market. This northern section of the zoning (approx. 24ha) is fully serviced, but has only been partially developed to date. This side of the zoning also contains Woodside Road Industrial Estate East, a more established industrial estate (approx. 18.5ha in size) containing a mix of use classes (more detail below).</p> <p>Overall, there is approx. 35ha of undeveloped land within the zoning. Also, 7.07ha of the zoning is comprised of service roads and communal landscaping.</p> |
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## Extract of Council's Industrial and Economic Land Monitor

10. The flooding areas are highlighted below where it can be clearly seen the industrial zoning west of Woodside Road is subjected to both river and surface water flooding. It is therefore unsuitable for industrial development under PPS 15 terms and would also conflict with the draft Plan Strategy Policy FRD 1 Development within Floodplains.



Copy of Flood Map for Woodside Industrial Estate

11. As such, of the majority of lands that remain in Ballymena for industrial development (circa 35.4ha), 35.24ha of this is at Woodside Road, but this land is susceptible to flooding. Therefore, even though the draft Plan Strategy designates a requirement for 51ha of industrial land in Ballymena, the obvious location to provide this is the 35ha at Woodside which floods. As such there is a clear need for additional and substantial zoning of lands.
12. Given the immediate proximity of our client's land, which is wholly unconstrained from flooding, we request that these lands be provided for industrial use.
13. In light of the above we consider the draft Plan Strategy supporting text at paragraph 5.4.9 to be somewhat inaccurate. It states that "*Evidence relating to the uptake of zoned industry and business land suggests that there is a generous supply remaining which would be sufficient to provide the anticipated amount of employment floorspace over the Plan period*". The technical evidence set out above clearly contradicts this paragraph.
14. Consequently this paragraph and policy SGS 6 should clearly set out that additional industrial land of 51ha will be provided in Ballymena, and paragraph 5.4.9 be amended to note that the evidence shows that Ballymena does not have sufficient industrial land to

provide a generous supply of suitable land for economic development and that additional lands will be required. Below is suggested text:

*“Evidence relating to the uptake of zoned industry and business land suggests that there is a generous supply remaining which would be sufficient to provide the anticipated amount of employment floorspace over the Plan period for Larne and Carrickfergus. Given the shortage of industrial land in Ballymena additional industrial lands will be allocated in close proximity to the established industrial areas, particularly those lands with strategic access to the M2 at Woodside Road”.*

15. We further note that the draft Plan Strategy paragraph 5.4.15 Proposal Aims of the Economic Development Strategy includes the need to ‘*ensure a generous supply of suitable land to meet economic development needs within the Borough*’. The Economic Objectives of the Plan (page 44 section 4.2 a) seeks to provide a ‘*sufficient supply and choice of sites for business and employment uses*’.

16. A sufficient supply is markedly different to a generous supply. The SPPS Regional Objectives require a generous supply as shown below.

## Regional Strategic Objectives

**6.82** The regional strategic objectives<sup>28</sup> for facilitating economic development through the planning system are to:

- promote sustainable economic development in an environmentally sensitive manner;
- tackle disadvantage and facilitate job creation by ensuring the provision of a **generous** supply of land suitable for economic development and a choice and range in terms of quality;
- sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale;

### Extract of Strategic Planning Policy Statement

17. As such the Strategic Objective of the draft Plan Strategy should be amended to provide a generous supply of land suitable for economic development, consistent with the SPPS and paragraph 5.415 of the draft Plan Strategy itself.

18. Again in doing so our clients land is ideally placed to be allocated for economic development and industrial use to contribute to this generous supply.

## **Changes**

19. If you consider the draft Plan Strategy to be unsound, please provide details of what change(s) you consider necessary to make the draft Plan Strategy sound.

20. As set out above the following changes should be made to the Draft Plan Strategy:

- a. supporting Sustainable Economic Growth Objective should provide for a 'generous' supply and choice of sites for business and employment uses;
- b. policy SGS 6 should clearly note that Ballymena requires 51ha of additional land for economic development;
- c. paragraph 5.4.9 should set out that Ballymena does not have a generous supply of land for economic development use and that additional lands will be allocated;
- d. our client's lands south of the existing Woodside Industrial zoning should be allocated as an extension to the industrial land in Ballymena.

## **Appendices**

A. Map of Site



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