



TSA Ref: TS/2837/L0001
 Planning Ref:

11th December 2019

Mid & East Antrim Borough Council
 Local Development Plan Team
 County Hall
 182 Galgorm Road
 Ballymena
 BT42 1QF

Dear Sirs,

RE: REPRESENTATION TO THE MID & EAST ANTRIM LOCAL DEVELOPMENT PLAN 2030 – LANDS AT SLAGHT ROAD, BALLYMENA.

We write on behalf of the [REDACTED] to make representation at Draft Plan Strategy (DPS) stage of the forthcoming Mid & East Antrim Local Development Plan. SGS2 identifies the proposed Settlement Hierarchy, shown below at **TSA 1**. Our client is supportive of Slaght being designated as a 'Small Settlement'. We ask the Council to favourably consider the lands identified at **Annex 1** for inclusion within the Slaght development limit.

Main Towns (3)	Ballymena Carrickfergus Larne			
Small Towns (5)	Ahoghill Broughshane Cullybackey	Greenisland Whitehead		
Villages (11)	Ballycary Ballygalley Ballystrudder	Cargan Carnlough Clough	Glenam Glynn Kells/Connor	Marinstown Portglonone
Small Settlements (17)	Buckna* Carnalbanagh Carncastle Craigyarren* Crosshill	Glarryford* Glenties Grange Corner Magheramore Miltown*	Moorfields* Mounthill Mullaghboy Newtowncrommelin* Raloo	Slaght* Woodgreen*

* New small settlements – considered as being in the open countryside until new settlement limits identified in LPP

TSA 1 – DPS Settlement Hierarchy

Paragraph 3.93 of the Regional Development Strategy (RDS) recognises the important function smaller towns, villages and hamlets perform in rural communities. SFG13 – Sustain rural communities living in smaller settlements and the open countryside; sets out that the aim in rural locations is to support the overall strength of these communities, through facilitating job creation and economic development. Figure No. 22 of the RDS identifies associated uses with each tier of a settlement hierarchy. In order for Slaght to sustainably function as a Small Settlement, provision must be made within the development limit for associated facilities. Paragraph 6.86 of the SPPS and 6.3.31 of the DPS identifies that the specific zoning of land is uncommon within the development limit of villages and small settlements. We are supportive of this flexible approach to ensuring sustainable development. The lands put forward include a variety of locations appropriate for consolidating the boundary of this settlement.

Cognisant this location will continue to be considered as open countryside until a development limit is defined at the Local Policies Plan stage, our clients wish to make the Council aware at that they have significant land holdings immediately adjacent to the current built up area of Slaght. These are presented for consideration when plotting the settlement boundary, for inclusion of some of these lands within the proposed limit of Slaght to ensure that the Small Settlement has sufficient scope and opportunity for sustainable growth.

The subject lands surround the built-up frontage to the western side of Slaght Road. This is formed by primarily residential development, with dwellings varying in style and appearance. A formalised residential cul-de-sac exists to the south of the built frontage at Carmossan Park. This continuous ribbon of development continues north to No. 86 Slaght Road measuring c.670m. We consider there is significant opportunity to naturally define the Settlement Development Limit for Slaght inclusive of a proportion of our clients lands, specifically those opposite this built frontage. This will ensure the aims of both the RDS and SPPS are met, to successfully managing housing growth in a sustainable pattern of development. An indicative boundary for Slaght has been identified at **Annex 2**. This would ensure capacity to accommodate future growth for a complementary range of uses, while maintaining a compact urban form of the settlement.

To conclude, we are overall supportive of the Council position to formally classify Slaght as one of eight Small Settlements within Mid & East Antrim. The [REDACTED] Family land holding provides opportunity for a settlement development limit to be designated, with sufficient scope to accommodate sustainable growth of the small settlement going forward. Given such, we respectfully request at the appropriate stage favourable consideration will be given when defining the Settlement Development Limit for Slaght.

Please confirm receipt of this representation and retain on record for future reference. We reserve the right to make further detailed submissions as the LDP progresses and request this representation is heard by **Oral Hearing** at the Independent Examination stage. In the interim, should you have any queries regarding the above, please do not hesitate to contact our office.

Yours faithfully,



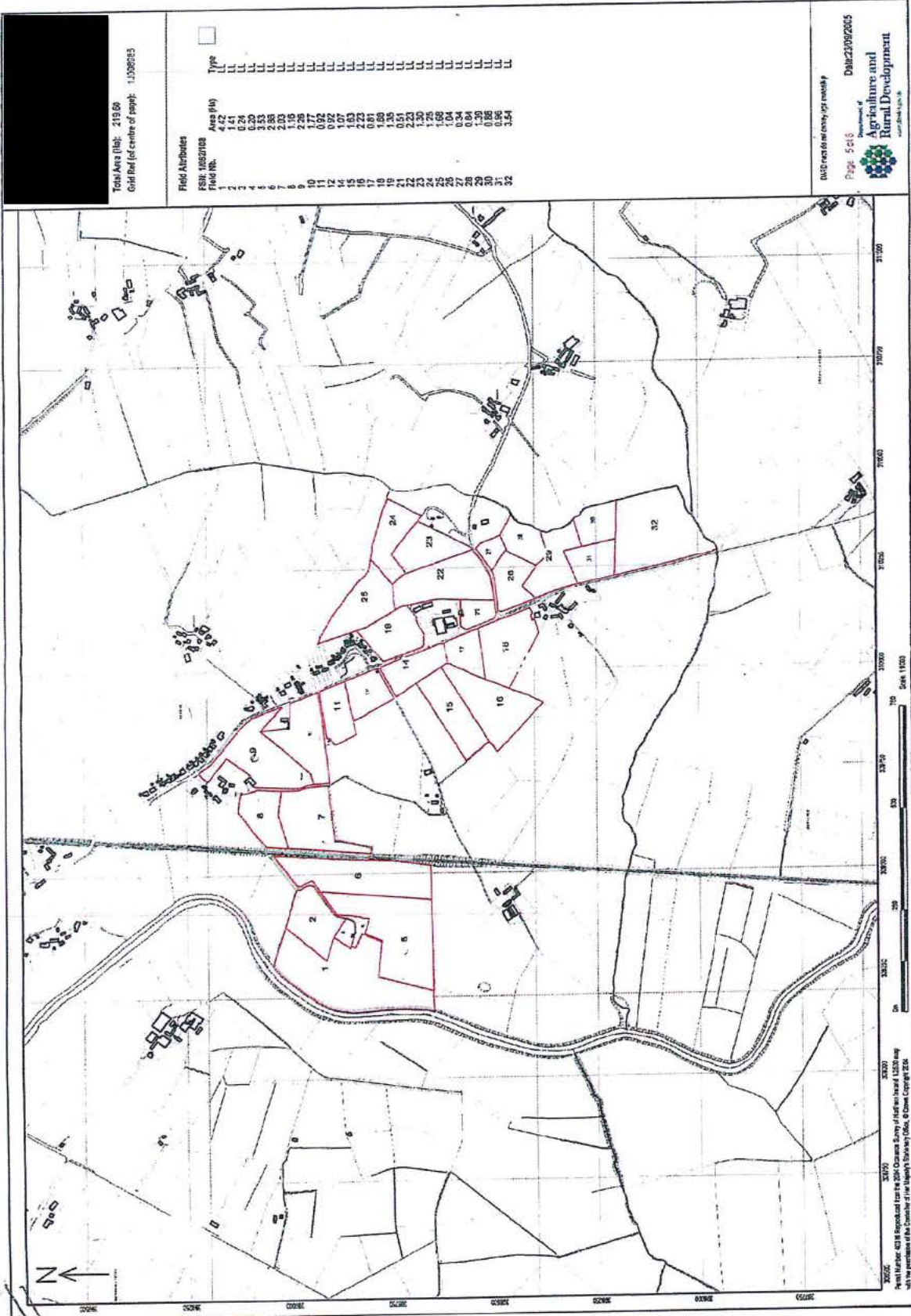
[REDACTED]
Tom Stokes MRTPI IoD
Director
TSA Planning

Enc

Annex 1

Client Lands Location

SLAUGHT RD



Total Area (Hect): 219.89
Grid Ref (at centre of page): 1308293

DAE - Department of Agriculture and Rural Development
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Date: 23/09/2015

Date: December 2019
Revision:

Drawing Title: Client Land Holding
Drawing No: TSA 2837-001

Project: Slaight - Draft Plan Strategy (Mid & East Antrim)
Client:



20 May Street,
Belfast,
BT1 4NL
T: 028 9043 4333
E: info@tsaplanning.co.uk
W: www.tsaplanning.co.uk

Annex 2

Indicative Development Limit

