

Local Development Plan 2030

DRAFT LOCAL POLICIES PLAN

Strategic Employment
Lands Call for Sites
Guidance Notes



Antrim and Newtownabbey Local Development Plan 2030

Strategic Employment Lands: Call for Sites

Guidance Notes

Please read these Guidance Notes before completing the Call for Sites form.

What is a 'Call for Sites'? - Summary

The Council is currently preparing a new Local Development Plan (LDP) for the Borough that will look forward to the year 2030. One of the core objectives of the LDP is to provide a range and quality of land and premises to facilitate business growth and promote economic diversification.

Existing SEL

The Council adopted its Plan Strategy (PS) on 03 July 2025, supported by an Economic Land Evaluation Report (ELER) which: (1) provided a robust analysis of the Borough's employment land portfolio, and (2) supported the identification of a range of existing and proposed strategically located industrial/employment sites (Strategic Employment Locations 'SEL') (generally of 10 hectares or greater in size) focussed on the larger settlements – Metropolitan Newtownabbey, Antrim and Ballyclare, as well as rural locations – Belfast International Airport (BIA) and Nutts Corner.

The ELER is updated yearly as an Employment Monitor and the latest ELER is available on the Council website for viewing at

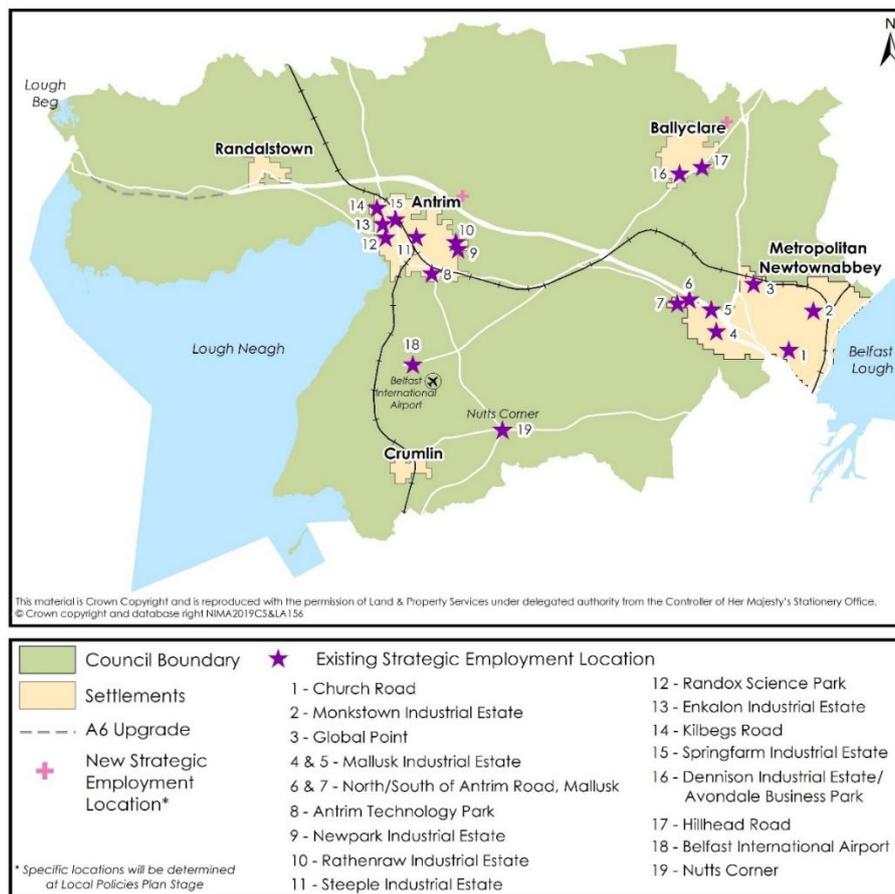
<https://antrimandnewtownabbey.gov.uk/residents/planning/local-development-plans/>

New SEL

The PS supports, in principle, the identification of two additional SELs; one for Antrim and one for Ballyclare, to meet future economic growth and job creation needs. Given their strategic importance, the Council considers all

SELs, both existing and new, will be protected from competing alternative uses.

Following the adoption of the PS, the Council is working towards the evidence base of the Draft Local Policies Plan (DLPP), and consideration of Strategic Employment land. To ensure an adequate and available supply of suitable employment land is identified by the DLPP and that strategically important employment locations (as detailed above) are safeguarded, the Council wishes to invite submissions to suggest strategic sites within our Borough. Such sites should be able to accommodate strategic economic development to a scale akin to a SEL. The areas of focus to include, (1) Metropolitan Newtownabbey, (2) Antrim, (3) Ballyclare, (4) Belfast International Airport (BIA), and (5) Nutts Corner.



This process is an opportunity for individuals, landowners and developers to suggest sites that they think may be suitable for use as SELs. It will help the Council's Planning Section identify a potential 'pool' of sites for further consideration through a range of technical assessments to determine if any are suitable for designation as a SEL.

Please be advised this 'Call for Sites':

- **does not determine how much land the Council needs to include in its new LDP, nor whether a site should be allocated for development/guarantee that a site will be brought forward in the LDP. It is simply an opportunity for interested persons to submit sites that they would like to see considered as part of the preparation of the new Local Development Plan; and**
- **is not a decision-making exercise. It does not allocate sites or identify broad locations for development or pre-empt future plan-making or related decisions by the Council. Neither does it mean that planning permission will be granted on sites that are found to have development potential.**

Potential CFS Queries:

Q1 - What is a Strategic Employment Location?

SELs are strategically located industrial / employment sites that are of 10 hectares or greater in size¹. Proposals for large scale industrial development, business uses (including offices), call centres, research and development facilities, logistics, and storage and distribution development will be directed to SELs, as indicated in policy DM 1.1 of the PS.

In addition to these existing SELs², the Council is also considering two new SELs, one in Antrim and one in Ballyclare. It is anticipated that these two new SELs are required to meet the long-term industrial and business needs of these two settlements and the rural area surrounding them. The Council is now considering the precise boundaries of the two SELs in Antrim and Ballyclare, and also if there is opportunity to expand existing SELs in Metropolitan Newtownabbey, Antrim and Ballyclare.

The PS recognises the two existing SELs at Nutts Corner and BIA, which are both important economic hubs, at strategically important transport interchanges, supporting rural employment opportunities. Acceptable uses at Nutts Corner will be limited to industrial development, transport and logistics, and storage and distribution proposals, see policy DM1.1 of the PS. The Council is therefore keen to invite the suggestion of sites located at Nutts Corner and BIA that may be available and suitable for SEL development.

¹ A reduced area of less than 10ha may be considered where, it is in addition to an existing SEL and may benefit the overall employment site. Or it can be combined with adjacent sites to make up 10ha.

² Table 3 - Existing Strategic Employment Locations, Plan Strategy, Page 77.

Q2 - Which sites can I suggest?

Sites suggested for use as SELs should abut, or be in proximity, to the built-up form of Metropolitan Newtownabbey, Antrim, Ballyclare, Nutts Corner, or BIA. Suggested sites may be green field (undeveloped) or brownfield (previously developed). Suggested sites may even be previously zoned lands, where a change of use to strategic employment use is proposed. All suggested sites should be available for development, with no identified restrictions on land ownership.

Whilst submissions are encouraged to have a total area of 10ha or more, a reduced area of less than 10ha may be considered where, it is an addition to an existing SEL and may benefit the overall employment site or it can be combined with adjacent sites to make up 10ha or more.

The information you provide will be used by the Council to assist and inform the production of the new LDP. Further information on the Plan's progress to date can be found on the Council website at, <https://antrimandnewtownabbey.gov.uk/ldp/>.

Q3 - Can I submit more than one site?

Yes, the Council is keen to receive and consider information on a *range of sites* that may be suitable and available for use as a new SEL or sites that could form an extension to an existing SEL. However, we request that a separate form is completed for each site suggested.

Q4 - I have already suggested a site in my Representation to the Draft Plan Strategy; do I need to re-submit information?

The Council is already aware of a number of sites which have been formally submitted during the Plan making process so far. However, we recommend that you complete the CFS form to ensure we are aware of any updated details. It is also an opportunity for you to outline why you consider the site suggested is suitable as a SEL.

Q5 - What happens after I submit a site suggestion?

Submitting a suggested site as part of the CFS does not in itself guarantee that it will be included as a designation. Only those sites that are needed to

meet development requirements and which meet relevant criteria in terms of size, location, suitability and availability are likely to be allocated in the DLPP.

In addition, the DLPP as a whole will be assessed for 'soundness' at Independent Examination. This is a legal requirement under the Planning Act (Northern Ireland) 2011 and involves testing the principles, content and preparation process of the plan against a list of key criteria. Further information in relation to soundness is contained within [Development Plan Practice Note 6](#) published by the Department for Infrastructure.

Q6 - Is my site more likely to get planning permission if I suggest it through the Call for Sites?

No. Submitting a SEL CFS form does not, in itself, determine whether a site should be allocated or granted planning permission.

Q7 - What is the timeframe for my suggested site to be considered?

The assessment of suggested sites can be a lengthy process as there are many factors to consider. The Council publishes a LDP Timetable to outline the steps, progress, and anticipated timeframes involved in the production of the new LDP. This Timetable is subject to periodic review and is available to view online at, <https://antrimandnewtownabbey.gov.uk/ldp/>. Hard copies are available on request.

Q8 - What will happen to my personal information?

Information collected in this CFS will be processed in accordance with the General Data Protection Regulations. The Council's LDP Privacy Notice can be viewed on the Council website at, <https://antrimandnewtownabbey.gov.uk/ldp/>. Hard copies are available on request.

Information on your suggested site may be publicly available as part of the DLPP process, although personal contact details will not be published. Please note that the publication of sites does not indicate that they will be allocated or will successfully obtain planning permission for development.

Q9 – I previously sent a request for my lands to be included in the Council's LDP process (between April 2015 and September 2025).

Please be advised, in compliance with Council's General Data Protection Regulations, the Forward Planning Section has now RETURNED any public representation received from 01 April 2015 made to the Council OUTSIDE OF FORMAL PUBLIC CONSULTATION PROCESS (which is the Preferred Options Plan, and/or the Draft Plan Strategy). Therefore, those persons who have had their previous submission returned, are encouraged to resubmit their request for land to be included, through the CFS process.

Q10 - How do I submit my completed Call for Sites form?

Complete the online form, making sure to answer Strategic Employment Location CFS for question 1 – please provide the site address and clearly indicate the boundary of the site through the provided map.

Alternatively, where you would like to make your submission to either CFS in hardcopy, please download the [CFS Response Form](#).

Hardcopy responses can be submitted via post to, Forward Planning Section, Antrim and Newtownabbey Borough Council, Mossley Mill, Carnmoney Road North, Newtownabbey, BT36 5QA, or alternatively by email to:

forwardplanningteam@antrimandnewtownabbey.gov.uk

In addition, any relevant supplementary evidence can be submitted to the email or postal address above.

Q11 - What happens if I miss the CFS response period?

To ensure there is sufficient time for the Council to consider the sustainability, suitability and deliverability of your suggested site, all submissions should be received by the closing date of 19 February 2026. Late submissions will not generally be accepted.

If you have any further questions on the Strategic Employment Lands Call for Sites, or would like further information, please contact the Forward Planning Team by email, forwardplanningteam@antrimandnewtownabbey.gov.uk, or telephone, 0300 123 6677.

