

BY EMAIL

LA03/DPS/0105

19th September 2019

Our Ref:cc1904cd

Planning Office
Antrim & Newtownabbey Borough Council
Newtownabbey
Co Antrim
BT365QA

Dear Sir/Madam

**Re: Antrim and Newtownabbey Council Local Development Plan (LDP)
Response to the Draft Plan Strategy for Lands located at Hightown Road**

This letter relates to the publication of the Antrim and Newtownabbey Borough Council Draft Plan Strategy which was launched by the Council on the 28th June 2019. On behalf of Conway Group, we wish to formally respond to specific strategies that the Council have identified and in addition to this, draw your attention to specific lands in Glengormley that we have identified as being suitable for the inclusion within the settlement limits of Metropolitan Newtownabbey.

Chapter 4 Sustainable Development

The Spatial Growth Strategy states "Focus core growth in Metropolitan Newtownabbey and the major hub town of Antrim... and strengthen their roles as the primary location for future housing and economic growth and investment within our Borough.

Section 4.7 states "Core growth is focused on the largest settlements of Metropolitan Newtownabbey where the infrastructure, population, services and facilities means these places can accommodate further growth in a sustainable fashion".

It is evident that a key aim of the Draft Plan Strategy is to strengthen the role of Metropolitan Newtownabbey which we fully support. In order to do so, suitable sites must be allocated to promote future sustainable growth.

Chapter 5 Employment

Strategic Objective 2 aims to “Establish Antrim and Newtownabbey as a premier business location where both existing and new innovative, cultural and enterprise can prosper”. With large scale economic growth expected in the Newtownabbey Metropolitan area it is vital that the council prepare for the need of additional services and housing that is associated with economic growth.

Chapter 7 Homes

Antrim and Newtownabbey’s draft plan strategy for the total housing growth estimates a growth of 9,750 new housing units will be required for the period 2015 to 2030 across the Borough. This total growth estimate is considerably lower than the preferred option in the Preferred Options Paper (POP) which had stated a growth of 13,000 dwellings was required (including additional 5 year supply). We believe that this current growth rate will not meet the housing needs in the Council district.

Strategic Policy 4 proposes an additional 3900 dwellings for the Metropolitan Newtownabbey Area which is considerably less than the preferred option of 4,400 in the POP. This reduction in dwellings for the area will result in a significant shortfall of dwellings.

An additional housing growth allocation is clearly necessary due to the ambitious economic growth plans of the neighbouring council area of Belfast. Belfast City Councils Draft Plan Strategy seeks to create a further 46,000 jobs over the period 2020-2035, in line with city’s objective to enable it to compete with similar cities elsewhere in the UK in terms of attracting investment, creating jobs and driving the regional economy (Policy 8.1, Belfast City Council Draft Plan Strategy, September 2018 pg 144).

Many settlements within the Antrim and Newtownabbey Council area act as commuter towns for Belfast and it is inevitable that there will be knock-on effects upon Antrim and Newtownabbey settlements due to the ambitious growth plans of Belfast. It is therefore necessary to increase the number of dwellings allocated in these settlements for the Antrim and Newtownabbey Council area to account for Belfast’s planned economic growth.



Such an approach is also necessary and in line with statutory requirements under Section 3 (4) and 3 (5) of The Planning Act 2011, which requires Councils to consider how the plans of neighbouring districts may affect the Councils own plans. It is also consistent with the Regional Development Strategy (RDS) which aims to “strengthen Belfast as the regional economic driver” and identifies that “Belfast drives much of the economic and shares its wealth across the region” (section 2.10). This is echoed in paragraph 6.80 of the Strategic Planning Policy Statement (SPPS). Therefore it is evident that the housing growth figure for the Antrim and Newtownabbey Council Area should be increased to cope with this growth.

Meeting the Growth Allocation with Glengormley

Glengormley is located within the Metropolitan Newtownabbey Area that has a proposed housing growth of 3900 dwellings for the period 2015-2030, which is a shortfall in dwellings for this period.

Glengormley is well positioned in relation to Antrim and Belfast, which is only a 20 minute drive to both areas. These areas are key job providers in Northern Ireland and it is likely that Glengormley will act as a commuter town for the areas, due to the good infrastructure in place which promotes accessibility. Therefore, there will continue be a significant demand for housing in this area due to its suitable strategic location to the surrounding areas.

To this end, we draw your attention to our lands located to the South of the Hightown Road, which are outlined in red on the map enclosed. The subject site comprises of 4 acres and is located to the South East of housing lands with approved planning permission for a housing development of 348 dwellings (Planning Ref: U/2003/0753/O, U/2008/0155/RM and LA03/2016/0670/F). Phase one of this development is due to commence in October 2019, with a proposed completion of all proposed housing within the next 5 years. The inclusion of this subject site will act as an natural infill site and will be required for future housing by the end of this plan period (2030) to meet the continued demand for housing in this area.

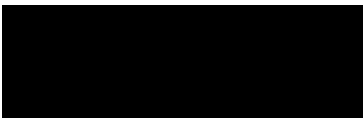


Most significantly the current settlement limit does not reflect the true development boundary at this location; with existing developments located outside the settlement limit. This includes the significant development on St Endas GAA lands, which includes 3 new football pitches, clubrooms, car parking, a primary school and a new community centre. The settlement limit should be extended to match the extent of development that currently exists, and create a new defensible settlement limit.

We therefore would respectfully request that the inclusion of these lands is considered during the forthcoming stages of Local Development Plan preparation. Finally we look forward to receiving an acknowledgment of receipt of this submission and engaging further with the Council as the LDP progresses.

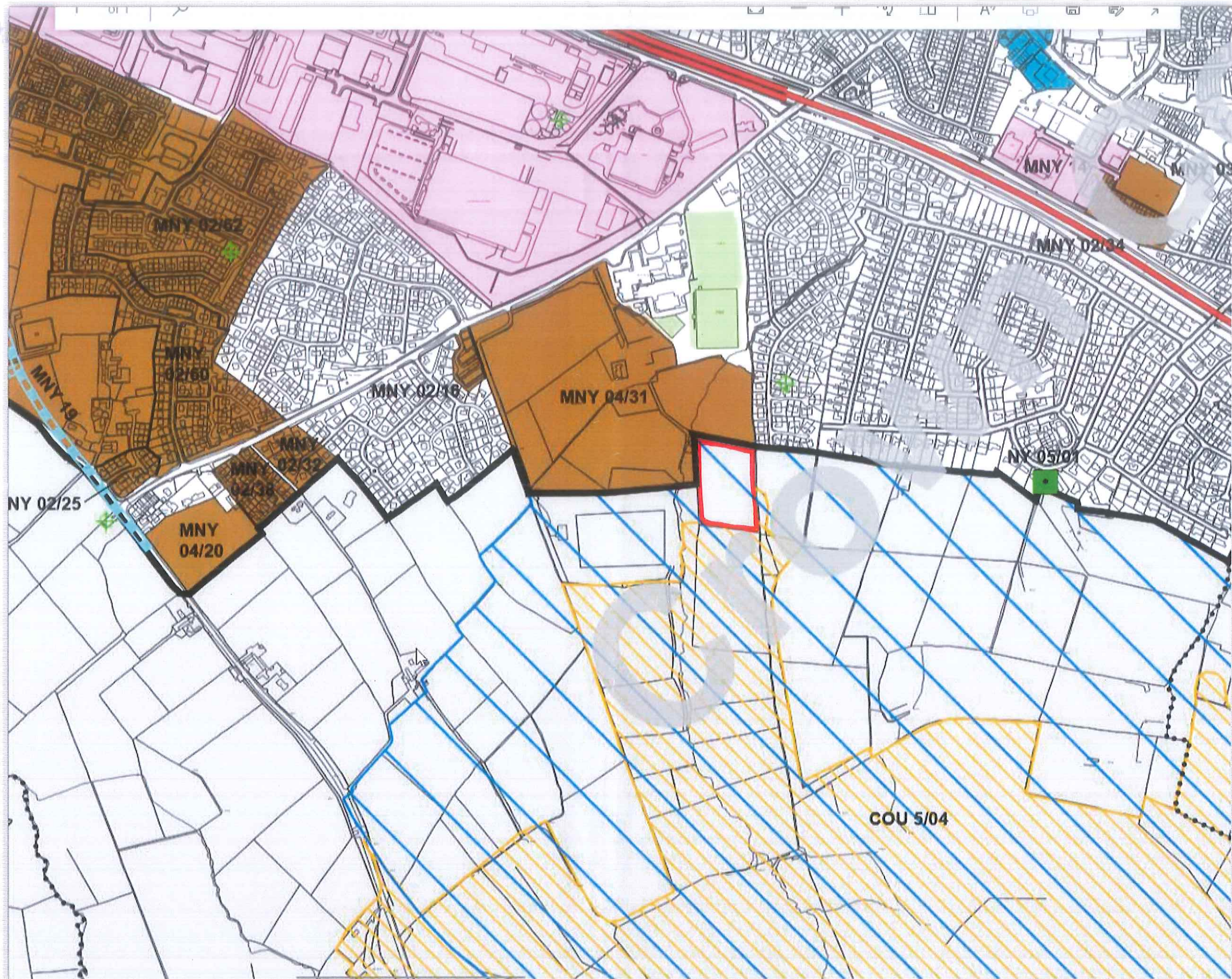
Yours Sincerely

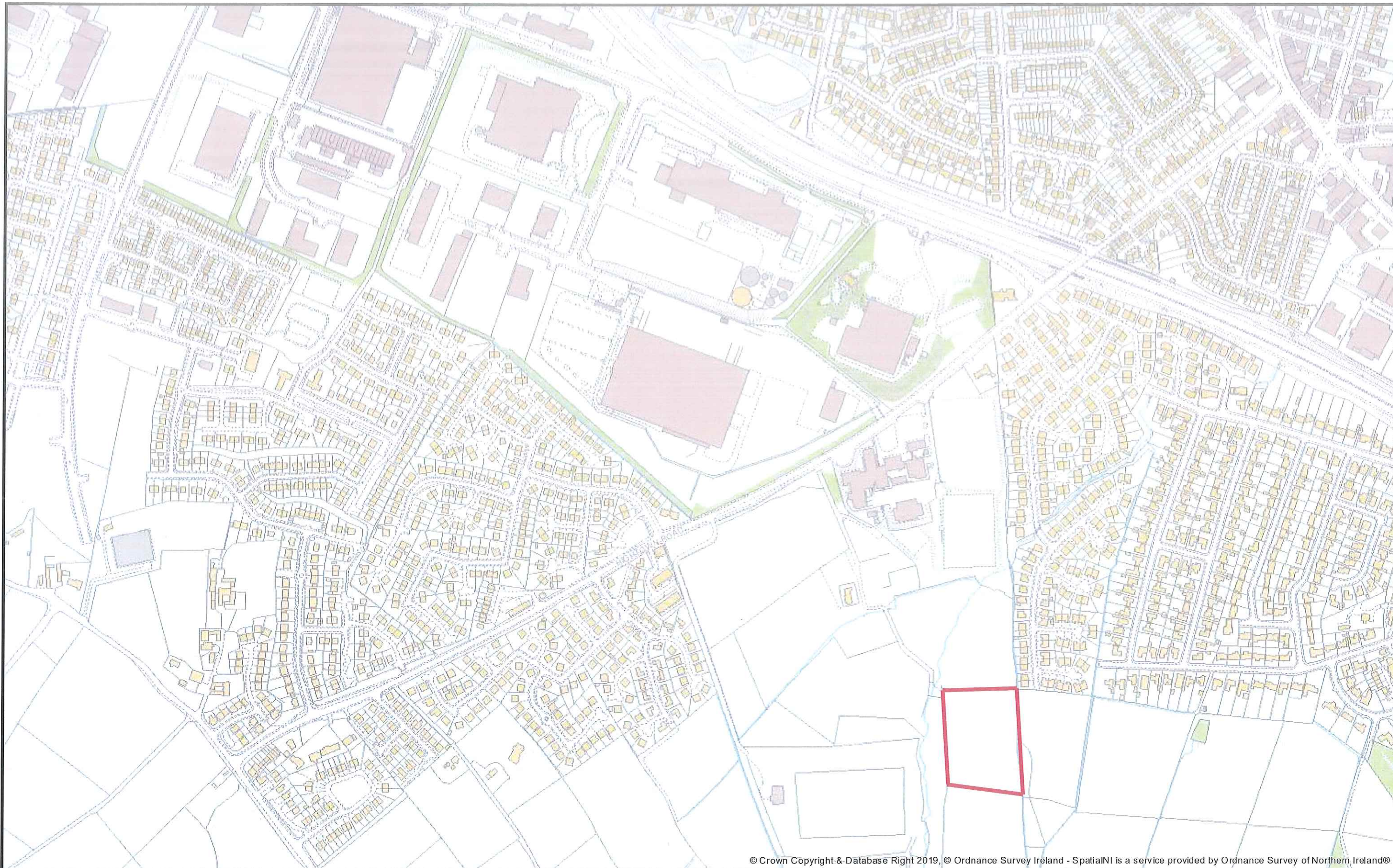
Conway Group



Clare Cuskeran

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ArcGIS Web Map

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