

DPS-S-004

Local Development Plan | 2030

Draft Plan Strategy

Counter Representation Report

March 2021

This document is one of a series of reports prepared to accompany the Council's Draft Plan Strategy Public Consultation Report. All documentation should be read together.

This report sets out a summary of the submissions received during the Draft Plan Strategy Counter Representation Consultation. The Council has reviewed all 26 submissions received during the consultation, with the table overleaf providing a summary of each issue raised. The Council has also given a preliminary view on which responses it considers are counter representations as defined under The Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

Having reviewed the responses, the Council considers that the representations submitted fall under 3 main categories, which are identified below:

Category A: Responses submitted during the counter representation stage which make comment on site specific policy representations received during the formal representation period.

The Council considers that these original representations on site specific matters received during the formal representation period, were premature in their submission to the Draft Plan Strategy (DPS) stage, as they consider issues more appropriate for debate at the Local Policies Plan Stage of the LDP process. These are primarily comprised of representations which advocate and promote the attributes of sites or areas of land for inclusion within, or as, various designations and zonings.

On this basis the Council considers that the status of such representations submitted as counter representations may not be appropriate for debate at IE at DPS stage of the process.

Category B: Responses submitted during the counter representation stage which make comment primarily on representations received during the formal representation period which raised issues on policy matters relating to site specific designations. For example, these may include representations made regarding the approach to development within town centres or Historic Park, Garden and Demesne designations.

On this basis the Council considers such representations may not meet the requirements of The Local Development Plan (Northern Ireland) Regulations 2015 as they make comment on policy matters rather than site specific matters and as such may not be appropriate for debate at IE at DPS stage of the process.

Category C: Responses submitted during the counter representation stage, but which clearly do not meet legislative requirements and therefore are not considered counter representations. Essentially representations raising new issues or providing new comments on the DPS, rather relating to a site-specific policy representation or policy matter.

On this basis the Council considers such representations may not meet the requirements of The Local Development Plan (Northern Ireland) Regulations 2015 as they raise new issues.

Accordingly, it is the view of the Council that none of the 26 submissions are matters to be considered at the DPS stage. However, this is a matter for the Independent Examiner to consider further at the Independent Examination.

Representation Reference No.	Respondent	Summary of representation submitted as a Counter Representation	Associated DPS Representation Reference No.	Consideration of representation submitted as a counter representation	Council categorisation of representation submitted as a counter representation	Council Comment on a valid Counter Representation
LA03/DPS/CR/0123	Dunadry Community Association	Support for housing growth allocation to Dunadry and disagrees with those respondents seeking an increase in the allocation.	Not specified (makes reference to those seeking a change to housing growth allocation figure for Dunadry.	Relates to site specific policy representations (seeking additional lands to be included in Dunadry)	Category A	n/a
LA03/DPS/CR/0124	John Doherty	<p>Contends that BIA has definitively set out its desire that the development exclusively of its own lands at the airport, and its sub-region should specifically protect its own private interest, rather than the gateway to Northern Ireland.</p> <p>Concerns that is BIA seeking to operate a monopoly at the airport and this is clearly not in the public interest.</p>	LA03/DPS/0063	Relates to a policy matter representation in relation to a site specific designation or zoning.	Category B	n/a
LA03/DPS/CR/0125	Historic Environment Division	<p>Disagrees with comment made "that these estates "generally"... have the capacity to absorb..."</p> <p>Considers that each Historic Park, Garden and Demesne will have its own distinctive characteristics, each of which contributes to its setting and significance and therefore capacity to absorb.</p>	LA03/DPS/0094	Relates to a policy matter representation in relation to a site specific designation or zoning.	Category B	n/a
LA03/DPS/CR/0126	Historic Environment Division	<p>Disagrees with contention that listed features within the LLPA are adequately protected by policy and any masterplan will take account of such features. Therefore the LLPA designation is not required.</p> <p>HED recommend that heritage assets are given consideration through landscape character assessment in relation to zoning and potential form of mitigation such as LLPAs or key site requirements.</p>	LA03/DPS/0035	Relates to site specific policy representation.	Category A.	n/a
LA03/DPS/CR/0127	Historic Environment Division	Disagrees with archaeological report which was submitted as part of LA03/DPS/01 10 which included lands to be developed at HydePark Road Mallusk	LA03/DPS/01 10	Relates to site specific policy representation.	Category A.	n/a

LA03/DPS/CR/0128	Historic Environment Division	States that the appropriate stage of the plan to bring forward site specific sites is at the Local Policies Plan stage and when these are brought forward they should include a robust assessment of the historic evidence base	Prefixed by LA03/DPS/ 0004, 0005, 0006, 0023, 0024, 0027, 0028, 0031, 0033, 0039, 0040, 0041, 0043, 0044, 0045, 0052, 0065, 0068, 0069, 0071, 0072, 0078, 0079, 0080, 0084, 0085, 0090, 0095, 0097, 0098, 0099, 0100, 0104, 0105, 0109, 0114, 0120, 0121.	Relates to site specific policy representations (seeking additional lands to be included in various settlements)	Category A.	n/a
LA03/DPS/CR/0129	Historic Environment Division	Considers that the relevant representations to the DPS include screen shots of HED historic map view or reference to the viewer. This is an insufficient assessment of how potential zonings for development are deemed to impact heritage assets and their settings. Council must fully assess any future zonings in relation to historic data.	Prefixed by LA03/DPS/ 0038, 0089, 0091, 0092, 0093.	Relates to site specific policy representations (seeking additional lands to be included in various settlements)	Category A.	n/a
LA03/DPS/CR/0130	ScottishPower Renewables	Council must rebut any negative representations in relation to renewables. Suggests a number of amendments to the DPS in relation to policy wording.	None specified but advise that the Council must respond to any negative portrayal of the renewables industry in DPS representations	Does not relate to a site specific policy representation or policy matter.	Category C.	n/a
LA03/DPS/CR/0131	The Hyde Family (RPS)	Disagrees with the representation by BIA in relation to amendment to objectives; amendments to strategic policies; proposal to limit the boundary of the proposed SEL at BIA and positive re: airport car parking.	LA03/DPS/0063	Relates to a policy matter representation in relation to a site specific designation or zoning.	Category B.	n/a
LA03/DPS/CR/0132	Ms Joyce Bill & Ms Hazel Bill (Gravis Planning)	Disagree with the representations (ref: 0015/0103) that states the 9,750 housing allocation figure should be set at a maximum and that the allocation should be increased. Disagree with comments regarding Section 76 Agreements being appropriate to secure affordable housing (ref: 0054) and recommend a planning condition. Disagree that (ref 0008) affordable housing policy is limited and consider that the threshold is too low for affordable housing. It should be raised to 50 units and only be required where there is an established need. Also disagree (ref 0008) with comments in relation to lifetime homes as do not think it is reasonable or realistic to require lifetime homes standards within all developments.	Prefixed by LA03/DPS/ 0015, 0103, 0008, 0054.	Does not relate to a site specific policy representation or policy matter.	Category C.	n/a

LA03/DPS/CR/0133	Ulster University (Gravis Planning)	<p>Disagree with representations (Ref 0015/0103) that states the 9,750 housing allocation figure should be set as a maximum and that the allocation should be increased.</p> <p>Disagree with comments regarding Section 76 agreements being appropriate to secure affordable housing (ref 0054) and recommend a planning condition.</p> <p>Disagree that (ref 0008) affordable housing policy is limited and consider that the threshold is too low for affordable housing. It should be raised to 50 units and only be required where there is an established need.</p> <p>Also disagree (ref 0008) with comments in relation to lifetime homes as do not think it is reasonable or realistic to require lifetime homes standards within all developments.</p>	Prefixed by LA03/DPS/ 0015, 0103, 0008, 0054	Does not relate to a site specific policy representation or policy matter.	Category C.	n/a
LA03/DPS/CR/0134	Eastwood Estate Agents (Gravis Planning)	<p>Disagree with representations (Ref 0015/0103) that states the 9,750 housing allocation figure should be set as a maximum and that the allocation should be increased.</p> <p>Disagree with comments regarding Section 76 agreements being appropriate to secure affordable housing (ref 0054) and recommend a planning condition.</p> <p>Disagree that (ref 0008) affordable housing policy is limited and consider that the threshold is too low for affordable housing. It should be raised to 50 units and only be required where there is an established need.</p> <p>Also disagree (ref 0008) with comments in relation to lifetime homes as do not think it is reasonable or realistic to require lifetime homes standards within all developments.</p>	Prefixed by LA03/DPS/ 0015, 0103, 0008, 0054	Does not relate to a site specific policy representation or policy matter.	Category C.	n/a

LA03/DPS/CR/0135	Corbo Properties (Gravis Planning)	<p>Disagree with representations (Ref 0015/0103) that states the 9,750 housing allocation figure should be set as a maximum and that the allocation should be increased.</p> <p>Disagree with comments regarding Section 76 agreements being appropriate to secure affordable housing (ref 0054) and recommend a planning condition.</p> <p>Disagree that (ref 0008) affordable housing policy is limited and consider that the threshold is too low for affordable housing. It should be raised to 50 units and only be required where there is an established need.</p> <p>Also disagree (ref 0008) with comments in relation to lifetime homes as do not think it is reasonable or realistic to require lifetime homes standards within all developments.</p>	Prefixed by LA03/DPS/ 0015, 0103, 0008, 0054	Does not relate to a site specific policy representation or policy matter.	Category C.	n/a
LA03/DPS/CR/0136	Brian Mc Bride (Gravis Planning)	<p>Disagree with representations (Ref 0015/0103) that states the 9,750 housing allocation figure should be set as a maximum and that the allocation should be increased.</p> <p>Disagree with comments regarding Section 76 agreements being appropriate to secure affordable housing (ref 0054) and recommend a planning condition.</p> <p>Disagree that (ref 0008) affordable housing policy is limited and consider that the threshold is too low for affordable housing. It should be raised to 50 units and only be required where there is an established need.</p> <p>Also disagree (ref 0008) with comments in relation to lifetime homes as do not think it is reasonable or realistic to require lifetime homes standards within all developments.</p>	Prefixed by LA03/DPS/ 0015, 0017, 0103, 0008, 0054	Does not relate to a site specific policy representation or policy matter.	Category C.	n/a

LA03/DPS/CR/0137	NewRiver REIT (One2One Planning)	Refers to the objector stating that there is no evidence to support the Abbey Centre being upgraded to a district centre to a large town centre. States that objector's text recognises that the Abbey Centre is made up largely of comparison units which supports the Councils retail hierarchy and that the Abbey Centre is now more a town centre, clarifies that evidence is in the published nexus report.	LA03/DPS/0081	Relates to a policy matter representation in relation to a site specific designation or zoning.	Category B.	n/a
LA03/DPS/CR/0138	Mr Sloan (One2One Planning)	Mr Sloan has lands beside Mr Bates and therefore supports Mr Bates in relation to the Spatial Growth Strategy and the need for greater housing in Newtownabbey (specifically Hydepark Land/Hydepark Road). Supports Mr Bates in welcoming the settlement hierarchy and classification of Metropolitan Newtownabbey. Supports that growth should be focuses in Metropolitan Newtownabbey. Mr Bates proposed a site for inclusion at Hydepark Lane accessed via Hydepark Road, Mallusk. Mr Sloan would suggest that the extent of land sought does not provide enough flexibility in accordance with CE 4 and that the area should be extended further south west along Hydepark Lane	LA03/DPS/0109	Relates to a site specific policy representation (lands to be included in Metropolitan Newtownabbey)	Category A.	n/a
LA03/DPS/CR/0139	Mr Nigel Herdman (WYG Planning)	Objects to request within representation 075 for DM 1, DM 1.1 and DM 1.2 to be amended to include a specific policy for Nutts Corner SEL ; amendment to the uses deemed appropriate; and suggested change form the application of KSRs to a masterplan approach. Considers that DM 1, DM 1.1 and DM 1.2 and the KSR approach are appropriate while there suggesting that all Class B1 uses should be allowed and the on uses removed.	LA03/DPS/0075	Relates to a policy matter representation in relation to a site specific designation or zoning.	Category B.	n/a
LA03/DPS/CR/0140	Belfast International Airport (TSA Planning)	Objects to the position on SP 3.12 (car parking) and SP 3.15 (BIA operations) in that the policy is at odds with the RDS and SPPS and therefore unsound. Or that the evidence base for the policy is weak and 3rd party operators are disadvantaged. Considers arguments for unsoundness in the plan, points of objection and alternative policy wording is incorrect and misplaced.	LA03/DPS/0101	Relates to a policy matter representation in relation to a site specific designation or zoning.	Category B.	n/a

LA03/DPS/CR/0141	Belfast International Airport (TSA Planning)	<p>Objects to Karl Property Investment's reasons for the plan being unsound, points of objections (including lands to be brought forward within the Airport SEL) and promotion of alternative policy as incorrect (DM 13.1 and DM 13.2 BIA operations) and misplaced.</p> <p>View that boundary of BIA as an SEL should align with the current operational area of the airport.</p>	LA03/DPS/0117	<p>Relates to a site specific policy (lands to be included).</p> <p>Relates to a policy matter representation in relation to a site specific designation or zoning.</p>	Category A and B.	n/a
LA03/DPS/CR/0142	Belfast International Airport	<p>Objects to PUDSI's reasons for the plan being unsound, points of objection and promotion, which it considers incorrect and misplaced. This includes commentary that town centre uses should not be permitted within SEL, as town centres are more appropriate and preferred location for office and call centre development.</p> <p>TSA advise that there is a planning history for the BIA site for a varied mix of uses (SP 2.8 and DM1).</p>	LA03/DPS/0118	<p>Relates to a policy matter representation in relation to a site specific designation or zoning.</p>	Category B.	n/a
LA03/DPS/CR/0143	Belfast International Airport (TSA Planning)	<p>Objects to the reasons put forward for the unsoundness of the plan, points of objection and promotion of alternative policy, which it considers incorrect and misplaced. This includes that the SEL should not be restricted to lands under BIA control or slavishly follow the Airport Master Plan 2030.</p>	LA03/DPS/0021	<p>Relates to a site specific policy (lands to be included).</p> <p>Relates to a policy matter representation in relation to a site specific designation or zoning.</p>	Category A and B.	n/a
LA03/DPS/CR/0144	Belfast International Airport (TSA Planning)	<p>Objects to Donaldson Planning's reasons for the plan being unsound, points of objection and promotion of alternative policy, which it considers incorrect and misplaced. This includes SP 3.12 Car Parks and the inclusion of McCausland Car Parks to be allocated for airport related uses. Also request for sequential test to apply to car parks. TSA advise lands should be identified at next stage of the plan and that BIA operational area is adequate to meet any future car parking need for the airport.</p>	LA03/DPS/0026	<p>Relates to a site specific policy (lands to be included).</p> <p>Relates to a policy matter representation in relation to a site specific designation or zoning.</p>	Category A and B.	n/a

LA03/DPS/CR/0145	Mr Lindsay Martin (O'Callaghan Planning)	<p>Welcome support from others re SEL at Nutts Corner but where respondents have expressed views re the development limits to the SEL, further comment is required only where their clients' lands have not been included.</p> <p>Support Mr Erwin apart from its exclusion of certain lands that we have identified in an earlier submission (site specific map enclosed).</p> <p>Objection to LCCC as there is a need to designate a generous amount of employment land.</p>	<p>State that they have noted a number of site specific policy representations in general, where respondents have expressed support for the designation of an SEL at Nutts Corner, as well as specific reference to LA03/DPS/0095 & LA03/DPS/0096</p>	<p>Relates to site specific policy representations (seeking additional lands to be included in Nutts Corner SEL)</p>	Category A.	n/a
LA03/DPS/CR/0146	CHL (WPB Development Planning)	<p>CHL endorse duly made representations that suggest Crumlin should be allowed to fulfil its role in maintaining a strategic network of service centres sustaining rural communities in the local area and acknowledge respondents on Crumlin that suggesting higher levels of residential and employment growth.</p> <p>Note responses made in relation to Nutts Corner.</p> <p>In relation to reps 0044, 0120 and 0078 note additional dwelling allocations and the availability of land for development. CHL suggest that based on duly made representations, the strengthening of Crumlin beyond current allocations could be accommodated but must be in a sustainable way.</p>	<p>Prefixed by LA03/DPS/0033, 0035, 0039, 0040, 0041, 0044, 0067, 0078, 0107, 0120. (various, Doagh, Templepatrick, Metro Newtownabbey & Crumlin)</p> <p>Prefixed by 0004, 0005, 0019, 0023, 0043, 0050, 0053, 0056, 0075, 0085, 0095, 0096, 0100, 0106/7, 0108, 0120. (various Nutts Corner)</p>	<p>Relates to a site specific policy (lands to be included.</p>	Category A.	n/a
LA03/DPS/CR/0147	Nutts Corner Circuit Ltd (MBA Planning)	<p>Disagree with the suggested boundary under LA03/DPS/0100 for the SEL at Nutts Corner and consider this to be a matter for the local plan policies stage.</p> <p>Consider Nutts Corner Circuit is an established use which should be included with the SEL boundary.</p>	LA03/DPS/0100	<p>Relates to a site specific policy representation (lands to be included in SEL designation Nutts Corner</p>	Category A.	n/a
LA03/DPS/CR/0148	Nutts Corner Enterprise Park (One2One Planning)	<p>Agrees with Rep LA03/DPS/0100 in that (1) policy DM 2.8 be amended; and (2) supportive of Council's identification of Nutts Corner as an SEL.</p> <p>Disagrees with boundary (as proposed in Appendix 2 of Rep LA03/DPS/0100) and considers it unsound.</p>	LA03/DPS/0100	<p>Relates to a site specific policy representation (lands to be included in SEL designation Nutts Corner)</p>	Category A.	n/a



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