

Public Consultation for Counter Representations

In accordance with Regulation 17 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, all representations received during the public consultation on the Antrim and Newtownabbey Local Development Plan 2030 - draft Plan Strategy, which ran from 26 July to 20 September 2019, have now been made available for inspection.

Hard copies of the representations received are available for inspection Monday to Friday from 8:30am – 5pm at the Council Offices at Antrim Civic Centre, Antrim and Mossley Mill, Newtownabbey. They can also be viewed online at www.antrimandnewtownabbey.gov.uk/draftplanstrategy.

In accordance with Regulation 18 of the aforementioned Regulations, any person may make representations about a site specific policy representation (referred to as counter representations).

The period of public consultation for counter representations is 8 weeks beginning on Friday 11 October 2019 and closing at 5pm on Friday 6 December 2019. Any submissions received after this time will not be considered.

Soundness Testing

A key feature of Northern Ireland's new Planning System is 'soundness' which requires the draft Plan Strategy document to be tested at Independent Examination (IE) in terms of content, conformity and the process by which it has been prepared. It is considered that 'soundness' testing will provide a more effective basis for examining Local Development Plans and consequently contribute towards a shorter IE process.

The purpose of the IE is to determine if the draft Plan Strategy satisfies statutory requirements and is 'sound'. The presumption will be that the draft Plan Strategy is 'sound' unless it is shown to be otherwise as a result of evidence considered at the IE stage.

As the main purpose of the IE is to determine whether the draft Plan Strategy is 'sound', any person(s) wishing to make a counter representation should do so on the grounds of soundness.

The tests of soundness are based upon three categories which relate to; (a) how the draft Plan Strategy has been produced; (b) the alignment of the document with central government regional plans, policy and guidance; and (c) the coherence, consistency and effectiveness of the content of the draft Plan Strategy. The tests of soundness are set out below:



Procedural Tests	
P1	Has the DPD* 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 DPD been subject to sustainability appraisal including Strategic Environmental Assessment?
P4	Did the Council comply with the regulations on the form and content of its DPD and procedure for preparing the DPD?
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?
C4	Has the Plan had regard to other relevant plans, policies and strategies relating to the Council's district or to any adjoining Council's district?
Coherence and Effectiveness Tests	
CE1	The DPD sets out a coherent strategy from which its policies and allocations logically flow and where cross-boundary issues are relevant it is not in conflict with the DPDs 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	It is reasonably flexible to enable it to deal with changing circumstances.
*Development Plan Document (DPD) – Comprises of the draft Plan Strategy	

Further information on soundness can be found in Development Plan Practice Notes published by the Department for Infrastructure (DfI). Of particular relevance is Practice Note 6 'Soundness' (Version 2) and Practice Note 9 'Submission and Handling of Representations', both are available to view at <https://www.infrastructure-ni.gov.uk/publications/development-plan-practice-notes>.

In addition, the Planning Appeals Commission has also produced guidance entitled 'Procedures for Independent Examination of Local Development Plans' available at <https://www.pacni.gov.uk/procedural-guides>.



What is a Counter Representation?

A counter representation provides an opportunity for interested parties to respond to **'site specific policy representations'** received to the draft Plan Strategy and to respond if they so wish.

A 'site specific policy' means a policy in the draft Plan Strategy which identifies a site for a particular use or development.

A 'site specific policy representation' means any representation which is seeking to change the draft Plan Strategy by:

- (a) adding a site specific policy to the draft Plan Strategy; or
- (b) altering or deleting any site specific policy in the draft Plan Strategy.

A counter representation should therefore be specifically related to and identify the relevant draft Plan Strategy 'site specific representation' and indicate the reasons for doing so in terms of the soundness and sustainability of the draft Plan Strategy.

A counter representation is **not** an opportunity to raise new issues regarding the draft Plan Strategy, rather it allows interested parties to consider and respond to potential changes proposed by representations previously submitted during the public consultation on the draft Plan Strategy which ran from 26 July to 20 September 2019. As a consequence, a counter representation must relate to a previously submitted site specific policy representation and must not propose any further changes to the draft Plan Strategy. A counter representation should indicate the reasons for doing so in terms of soundness and sustainability of the draft Plan Strategy.

Further information on counter representations, including site specific policy representations, can be found in the Department for Infrastructure's published [Development Plan Practice Note 9 'Submission and Handling of Representations'](#).

How to Make a Counter Representation

Counter representations will be treated as a formal representation and considered at the Independent Examination (IE). The focus at the IE will be on the soundness of the draft Plan Strategy, and counter representations should therefore be based on soundness.

You must clearly state the reference number of the representation to which your counter representation relates so that we, and the Independent Examiner, can ensure that your counter representation is considered as fully as possible.

Counter representations should be made in writing and we would encourage you to use the methods set out below:-

Online

- Via our online consultation hub at:
www.antrimandnewtownabbey.gov.uk/consultations



- Downloading a copy of the response form from our website and forwarding it to the Forward Planning Team; or
- Requesting a copy of our response form to be posted to you or you may collect a hard copy from Mossley Mill or Antrim Civic Centre and return it to the Forward Planning Team.

By Mail

- Email us at planning@antrimandnewtownabbey.gov.uk
- In writing at the following postal address

Forward Planning Team
Mossley Mill
Carnmoney Road North
Newtownabbey
BT36 5QA

Counter representations must be received by 5pm on Friday 6 December 2019. Any submissions received after this time will not be considered.

Points to Remember:

- You must clearly state the reference number of the representation to which your counter representation relates so that we, and the Independent Examiner, can ensure that your counter representation is considered as fully as possible;
- If you wish to submit several counter representations relating to several separate representations, we would encourage you to fill out separate forms, in order to keep your comments clear and concise;
- Counter representations should only be related to site specific representations that were made in response to the draft Plan Strategy;
- Site specific representations are those that seek change to the draft Plan Strategy by adding a site specific policy, or altering or deleting any site specific policy;
- Counter representations must not propose any changes to the draft Plan Strategy;
- There will be no further opportunity to submit information once the public consultation period closes unless the Commissioner requests it.
- Counter representations should be supported, succinctly, by all the evidence thought necessary to justify the proposed change; and
- Counter representations will be made publicly available for inspection after the 8 week formal public consultation period at the Council offices and on the Councils website.



Next Steps

Counter representations received during the statutory 8 week consultation period will in due course be published online and made available for inspection at Mossley Mill and Antrim Civic Centre.

Representations and Counter Representations will be submitted to the Department for Infrastructure in due course, where they will be considered as part of the Independent Examination process. All published data will comply with our Local Development Plan Privacy Notice, which is available on our Council website at:
www.antrimandnewtownabbey.gov.uk/gdpr/planning-gdpr.

Contact Us

For further assistance, please contact the Forward Planning Team :

By Post – Forward Planning Team

Mossley Mill

Carnmoney Road North, Newtownabbey

BT36 5QA

By Email – planning@antrimandnewtownabbey.gov.uk

By Telephone – 0300 123 6677



SECTION A – DATA PROTECTION AND CONSENT

Antrim and Newtownabbey Borough Council complies with the General Data Protection Regulation (GDPR) by producing a specific Local Development Plan Privacy Notice, which lets you know how we manage any personal information we receive from you. 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.

The Local Development Plan Privacy Notice can be found on our website at www.antrimandnewtownabbey.gov.uk/gdpr/planning-gdpr/.

Please note that when you make a counter-representation to the Local Development Plan your personal information (with the exception of personal telephone numbers, signatures, email addresses or sensitive personal data) will be made publicly available on the Council's website.

Copies of all representations will be provided to the DfI and an Independent Examiner (a third party) as part of the submission of the Local Development Plan for Independent Examination. A Programme Officer will also have access to this information during the IE stages of the Plan preparation.

DfI, the Programme Officer and the Independent Examiner(s) will, upon receipt, be responsible for the processing of your data in line with prevailing legislation.

1. Please tick to confirm that you have read and understood the Council's Local Development Plan Privacy Notice.

☒ I confirm that I have read and understood the Local Development Plan privacy notice and I give my consent for Antrim and Newtownabbey Borough Council to hold my personal data for the purposes outlined.

You can contact the Council's Data Protection Officer via:

Post - Antrim Civic Centre, 50 Styles Way, Antrim BT41 2UB

Email - DPO@antrimandnewtownabbey.gov.uk

Phone - 028 9446 3113



SECTION B – YOUR DETAILS

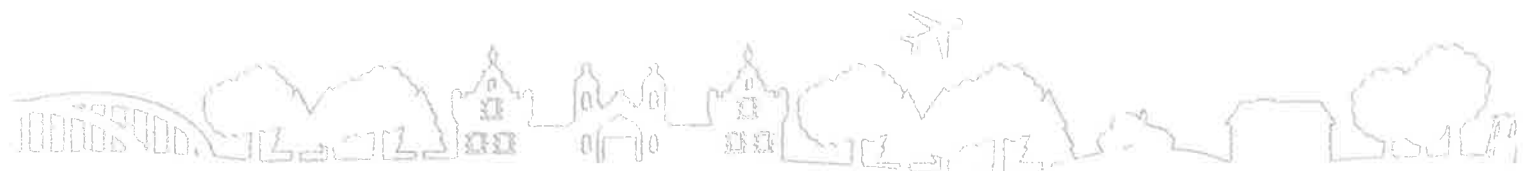
2. Please specify if you are responding as an individual, as an organisation, or as an agent acting on behalf of an individual, group or organisation?

If you are responding as an agent or representing an organisation you will be the main point of contact for your client/organisation.

(Please select only one item)

- ☐ Individual
☐ Organisation
☐ Agent

	Personal Details	Agent Details (If Applicable)
Title		
First Name	Simon	Carrie
Last Name	Hamill	McDonagh
Job Title (where relevant)	Owner	Director
Organisation (where relevant)	Nutts Corner Enterprise Park	One2One Planning
Client Name (where relevant)		Nutts Corner Enterprise Park
Address	50a Moira Road Nutts Corner	1 Larkfield Avenue Upper Lisburn Road Belfast
Post Code		BY10 0LY
Telephone Number		07920 583648
Email Address		carrie@one2one-planning.co.uk



SECTION C – COUNTER REPRESENTATION

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

3. Have you submitted a representation to the Council regarding the draft Plan Strategy?

Yes ☒

No ☐

4. If yes, please provide your reference number and a summary of the main issue(s) raised in your representation below.

Ref LA03/DPS/0075

The identification of Nutts Corner as a SEL is fully supported but under CE2 & CE4 policy of. D.M 1.1 is unsound the as the strategy for the area is not reasonably flexible to deal with changing circumstances. Changes are requested to provide flexibility to attract a variety of operators including business uses & research and development. The lack of inclusion of provision within DM 1.1 for both has the potential to stifle Nutts Corner SEL, blocking future inward investment for perfectly acceptable alternative employment uses that see the strategic advantage of locating at Nutts Corner. The Council have set out no grounds why Nutts Corner should be prejudiced in this way. A strategic policy specifically for Nutts Corner would have assisted in the promotion of a greater range of uses including B1 and B2 use classes.

Policy in DM 1.1 contains no information on how Nutts Corner is to be developed despite Council having undertaken work in assessing what is required to make the SEL deliverable and successful in the evidence paper 3 - Economic Growth. To ensure zonings are robust there should be certainty around their deliverability but without detail on the potential spine road or data connectivity infrastructure it cannot be clear that the zoning can be delivered. If these are to be developer funded it should be set out within the policy.

DM 1.1. was also unsound as it lacked any recognition for their Historic Uses and nature on the land with Area 1 in the DCAN. The passage of time can make demonstration of previous business uses difficult but Area 1 still has obvious characteristics of the airfield remaining: as brownfield land it should be available for employment growth regardless of the specifics of more recent planning history as their reuse is facilitates sustainable development better than greenfield expansion & should be explicit in policy.

(Continue on a separate sheet if necessary)



Any person can make a counter representation in relation to a site specific representation. The purpose of a counter representation is to provide an opportunity to respond to proposed changes to the draft Plan Strategy as a result of representations submitted under the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

5. Please provide the reference number of the representation to which your counter representation relates to:

(if you wish to submit several counter representations relating to several separate representations we would encourage you to fill out separate forms, in order to keep your comments clear and concise.)

LA03/DPS/100- Mr Nigel Herdman via WYG

6. Please give reasons for your counter representation. You are advised that your counter representation should be based on the soundness test(s) identified in the above-referenced representation and the sustainability of the draft Plan Strategy.

Please note: Your counter representation must not propose any new changes of the draft Plan Strategy. Your counter representation should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission. This representation will be considered during the Independent Examination and there will be no further opportunity to submit information unless the Commissioner requests it.

Mr Herdman asks that Policy DM 2.8 should be amended to provide wider guidance and options for redevelopment of established economic development uses similar to current operational planning policy in order to provide a greater degree of flexibility and choice, considering such an amendment to provide greater consistency and coherence to the DPSD and to bring it in line with soundness tests C3 (Consistency) and CE4 (Coherence and Effectiveness). He is also very supportive of Council's identification of Nutts Corner as a SEL as per Table 3 of Page 77 of the DPSD.

My client is in agreement with Mr Herdman in regard to both aspects.

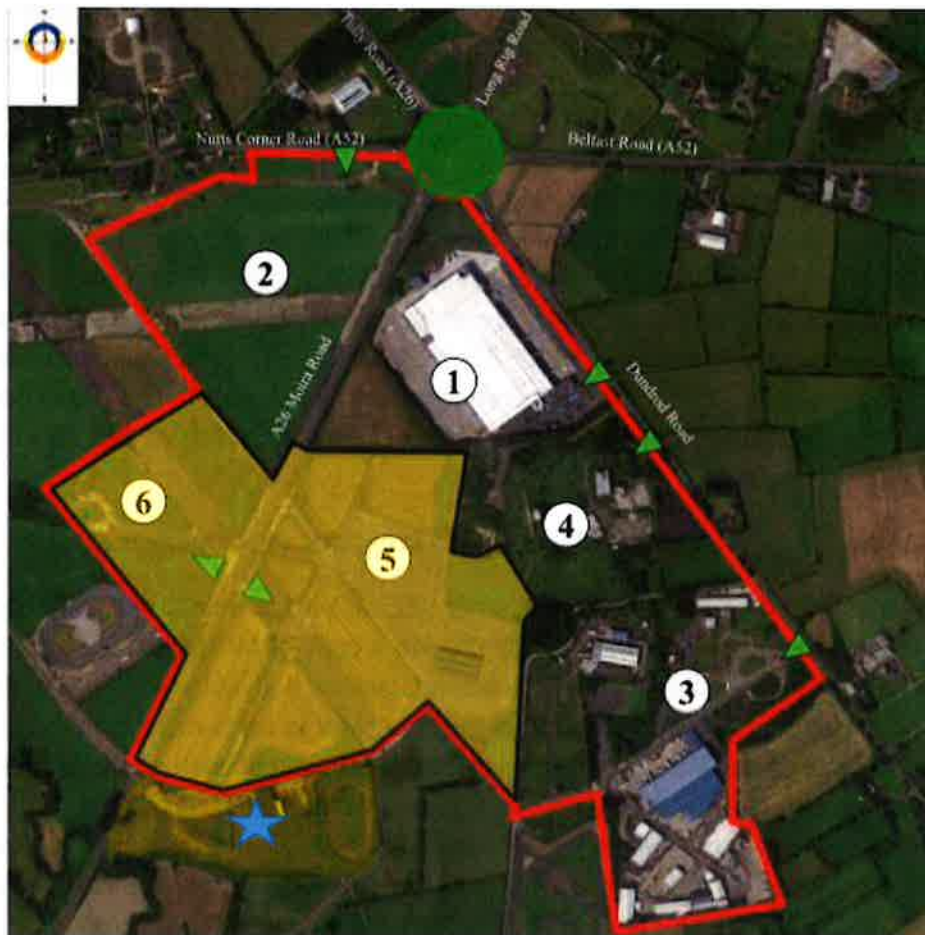
They note that the size of the Nutts Corner SEL will be determined at Local Policies Plan stage but notwithstanding they provide a copy of Mr Herdman's extensive land ownership at Appendix 1 which extends across both sides of the A26 Moira Road. At Appendix 2 they show what they consider to be 'a more logical SEL at Nutts Corner' and at Para 4.30 they state that 'it is vital that such a unique location on Northern Ireland's road network is utilised to deliver future employment and set out the distinct set of advantages of Nutts Corner SEL including excellent access to key transport links being situated between the M1 and M2 motorways, at a strategic location along the A26, at the intersections of the following roads:



- Tully Road (A26) towards Belfast International Airport, Antrim and the M2
- Belfast Road (A52) towards North and West Belfast;
- Nutts Corner: Moira Road (A26) towards M1;
- Nutts Corner Road (A52) towards Crumlin;
- Dundrod Road (B101) towards Lisburn and West Belfast and M1; and
- Long Rig Road towards Newtownabbey, Mallusk and the M2.

They also refer to how businesses have always sought locational advantage, so that they can better respond to customers; have ready access to raw materials/goods; distribute their goods quickly; avail of existing infrastructure; position themselves to maximise workforce catchment areas; and benefit from fast transport connection. They note how reasonably flat sites, as is the case at Nutts Corner, are inexpensive to develop, due to less earth works and retaining structures; hence, making them more likely to be delivered.

My clients agree with Mr Herdman in the above matters but do not consider the boundary he proposes at Appendix 2 to be sound. As set out below it excludes the Nutts Corner Enterprise Park site (annotated in yellow with a blue star below).



This land is also part of the old airfield and was previously used for the Sunday Market, with subsequent uses as a LPG gas storage and cylinder filling station, a metal import and recycling business (McConnell Engineering) and Recycling Engineering, which imported, reconditioned, stored and distributed railway sleepers. More recently it has been used as a salvage yard and as auction yard and as Nutts Corner Enterprise Park.

My clients site (as highlighted in yellow below Area 5 on Mr Herdmans suggested boundary) has been previously determined acceptable for storage, warehousing and distribution uses including offices under T/2000/0752/O and T/2007/0243/RM. It was also included within the previous boundary in the Nutts Corner DCAN and given a key landuse has previously been determined acceptable it's exclusion from the boundary of the SEL is unsound. The inclusion of the lands at Nutts Corner Enterprise Park would make the plan more sustainable by reusing brownfield land and it should be included within the SEL boundary.

My client also notes the map included at Appendix 3 in respect of the potential roundabout location to facilitate access to the A26 from the lands between Moira Road and Dundrod Road. It is noted that Council in the DPS had advised that this was a local policies plan matter and as such no detailed commentary is provided other than to advise that an access via my clients land to the A26 would also be available and would be as sustainable an access as via Mr Herdmans land.

Signature:

Carrie McDonagh on behalf of Nutts Corner Enterprise Park

Date:

5th December 2019

Thank you for your response.





Local Development Plan Team
Planning Department
Antrim & Newtownabbey BC
Mossley Mill
Newtownabbey
BT36 5QA



2nd March 2021

Dear/Sir Madam

RE: Nutts Corner Enterprise Park, Antrim and Newtownabbey Council LDP Submission Ref LA03/DPS/0075 and Counter Objection to LA03-DPS-0100 by Nigel Herdman (Counter Objection Ref LA03/DPS/CR/0148)

Further to the above, I write to advise of change of contact details for the representation made to the Local Development Plan Draft Plan Strategy (DPS). The reference number for that representation is as set out above.

One2One Planning were the party that made the submission on behalf of :

Simon Hamill, Nutts Corner Enterprise Park, 50A Moira Road, Crumlin, BT29 4JL
Email: sh@nuttscorner.co.uk

One2One Planning will no longer be acting as agent on this representation and, to ensure all correspondence in relation to the local development plan reaches the above party in a timely manner, I would ask that the above details are held as the only contact details for this representation and your contact list updated accordingly. The correspondence email address is also provided for electronic communications in respect to this representation.

I look forward to acknowledgement of the requested change and, should you require any further detail, please do not hesitate to contact me at the address below.

Regards



Carrie McDonagh

C.C Nutts Corner Enterprise Park