

# MBA Planning

Town Planning & Licensing Consultants

1<sup>st</sup> Floor  
4 College House  
Citylink Business Park  
Belfast  
BT12 4HQ

T: 028 9042 1011

E: [planning@mbaplanning.com](mailto:planning@mbaplanning.com)

W: [www.mbaplanning.com](http://www.mbaplanning.com)

20 September 2019

Antrim and Newtownabbey Borough Council  
Forward Planning Team  
Mossley Mill  
Carnmoney Road North  
Newtownabbey  
BT36 5QA

Dear Sir/Madam,

## LOCAL DEVELOPMENT PLAN – DRAFT STRATEGY CONSULTATION DPS TOPIC: LANDSCAPE PROTECTION CARNMONEY HILL

### Introduction

1. This letter is submitted on behalf of Cairnhill NI Ltd who control extensive land interests at Carnmoney Hill, Newtownabbey adjacent to The Brackens and Glebe Road developments.
2. It responds to the Draft Plan Strategy (DPS) and seeks to endorse our 2017 response to the Local Development Plan Preferred Options Paper (POPs) which sought, in broad principle, the support for the policies identified in the quashed Belfast Metropolitan Area Plan 2015 (BMAP) relating to **Policy MNY 04/27 - Glebe Road and Policy MNY 04/29 - The Brackens**.
3. Cairnhill NI Ltd has since presented 4 options to the Council for consideration relating to how Carnmoney Hill can be brought into public ownership which reflects the changes in interested parties from the position which was formally ratified by the Newtownabbey Borough Council in 2008. These four options are appended at **Annex 1**.
4. We would ask the Council to consider these proposals as part of the LDP process. I consider these proposals to be consistent with the policy aims for protecting the landscape identified in the plan and specifically **Policy DM 40.5**, which considers this in the context of Carnmoney Hill.

### DPS Landscape Protection Policy Position

5. **Figure 12 “Natural Asset’s within our Borough”** identifies Carnmoney Hill as a Strategic Landscape Policy Area. The aim of the Landscape Protection policies in the DPS is identified at paragraph 11.37 as:

*“...to ensure that the visual amenity, local character and distinctiveness afforded by our Borough’s landscape resource and its associated features is properly considered in assessing development proposals. It also aims to protect those distinctive landscapes within our Borough, which are particularly sensitive to change due to their quality, features and low capacity to absorb new development. This aim has taken account of and is consistent with the provisions of the SPPS.”*

6. **Policy DM 40.5** specifically relates to Carnmoney Hill Strategic Landscape Policy Area and states:

*“Development within the Carnmoney Hill Strategic Landscape Policy Area will be strictly controlled and limited to the following:*

*(a) The appropriate extension or alteration of existing buildings;*

*(b) Low intensity recreational use or tourism proposals;*

*(c) Uses directly related to agriculture or forestry; and*

*(d) Proposals that facilitate amenity access.”*

7. The four options put in front of the Council at **Annex 1** are consistent with the broad brush policy identified in the DPS for the following reasons:

- They maintain the quashed BMAP position that limited development shall only take place at the identified locations and contour lines (signified by the limits in the options at **Annex 1**) which was required to ensure that visual amenity, local character and distinctiveness of Carnmoney Hill was not marred when read from public viewpoints;
- The potential transfer of a significant proportion of private land into the Council’s ownership which offers vast protection of the distinctive landscape on the upper slopes which is particularly sensitive to change which has been unavailable to date; and
- The proposals are those which facilitate amenity access consistent **with Policy DM 40.5(d)**.

### **Consistency with Wider DPS Policy**

8. I note that the position in the 4 options presented to the Council is also consistent with the following DPS policies and therefore are a sound option for the Council to carry through to the Local Plan Policies document should it consider that appropriate:

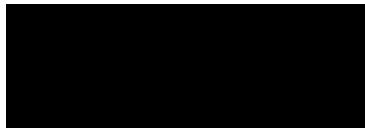
- **Strategic Objective 7** – Promote positive placemaking and ensure that high quality new development respects, enhances and integrates with our historic environment and natural heritage;
- **Strategic Objective 10** – Promote the protection and accessibility of our open spaces;
- **Strategic Objective 11** – Promote biodiversity and conserve the natural assets of our countryside;
- **Strategic Policy 1: Spatial Growth Strategy** – Focus growth in Metropolitan Newtownabbey;
- **Strategic Policy 4.2:** To provide for a sustainable level of housing growth and an adequate choice of housing, the Council will seek to deliver at least 9750 new homes across the plan period;
- **Strategic Policy 5.5** – The Council will expect new development proposals to facilitate and improve linkages and accessibility to local community infrastructure and help maximise opportunities to promote healthy and active lifestyles
- **Policy DM 9.1** – The Council will support proposals that provide new or enhanced tourist amenities or attractions and recreational facilities at easy accessible locations within settlements where these accord with other relevant policies in the LDP;

- **Policy DM 24.1** – The Council will support proposals that provide new or enhanced community facilities or services. New facilities should be located within or adjacent to a town.

## **Conclusion**

9. We would be grateful if the Council could consider the position outlined in the above statement.

Yours sincerely,



Jennifer Mawhinney  
**MBA Planning**

## **Annex 1**



Milligan's Lane - leading from The Brackens



Existing pathway from The Brackens



Views towards Knockagh & Carrickfergus



Views over Mossley Mill towards Slemish

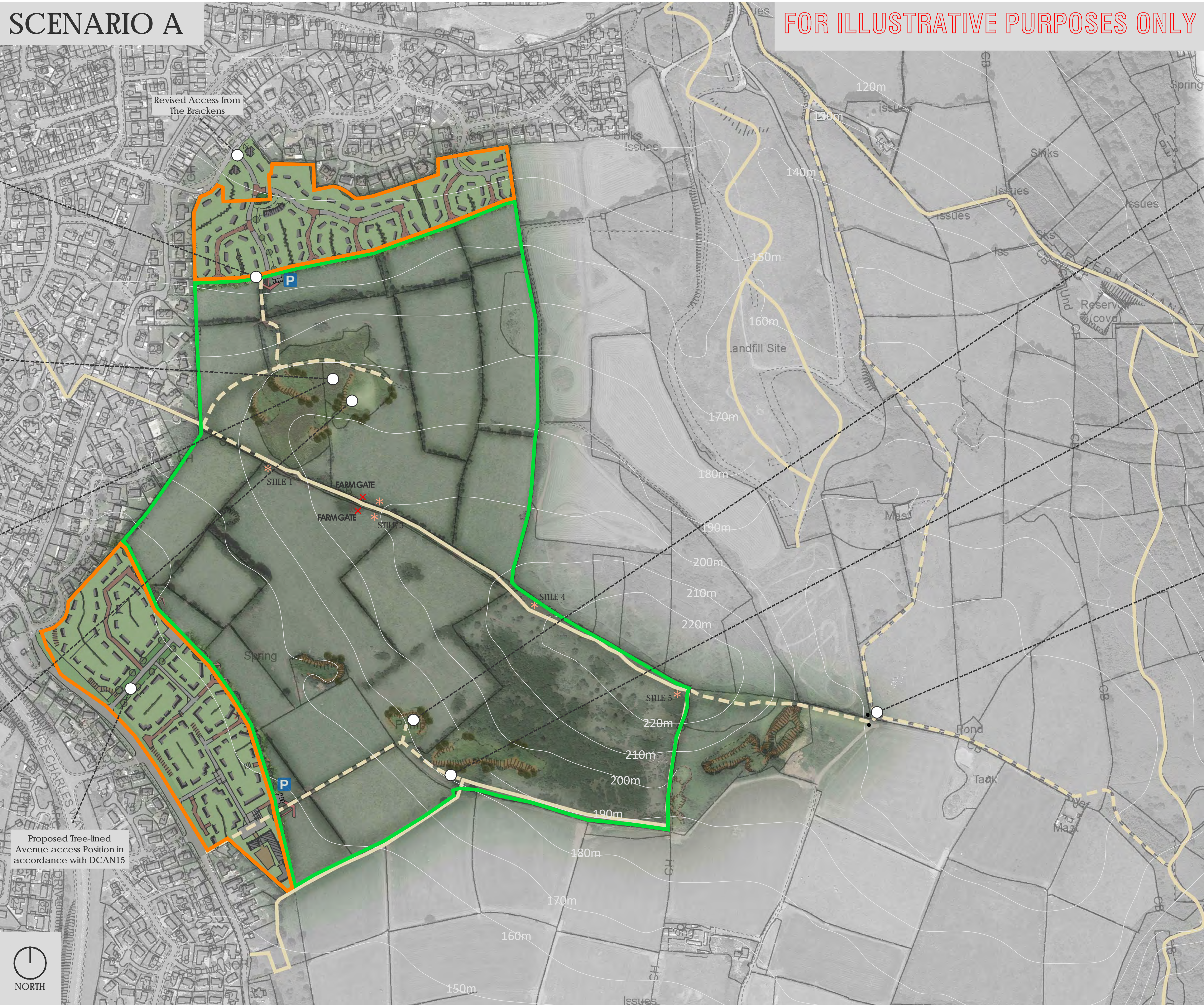


Opportunity to create carefully landscaped features from existing disused quarry areas

Key - Scenario A

- 8.10ha Housing Land
- 31.49ha Land to be Transferred

SCENARIO A



FOR ILLUSTRATIVE PURPOSES ONLY

Price's Lane - leading from Glebe Road



Opportunity to create carefully landscaped features from disused quarry areas



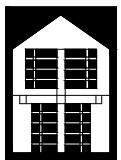
Views across Newtownabbey towards Belfast City, Belfast Lough and Cave Hill



Opportunity for gateway from existing woodland walks to echo entrance to Dunnaney farmhouse (as pictured above)

KEY - Illustrative Masterplan

- Existing RoW and pathways
- Proposed pathway linkages
- Proposed parking 4no. spaces, including 1no. accessible space
- Stone Pillar entrance feature Gateway to Hill summit from established woodland walk
- Opportunity for landscaped features created from disused quarry areas
- Existing Stiles
- Existing Farm Gate
- Illustrative Layouts proposed Housing Zonings





Milligan's Lane - leading from The Brackens



Existing pathway from The Brackens



Views towards Knockagh & Carrickfergus



Views over Mossley Mill towards Slemish

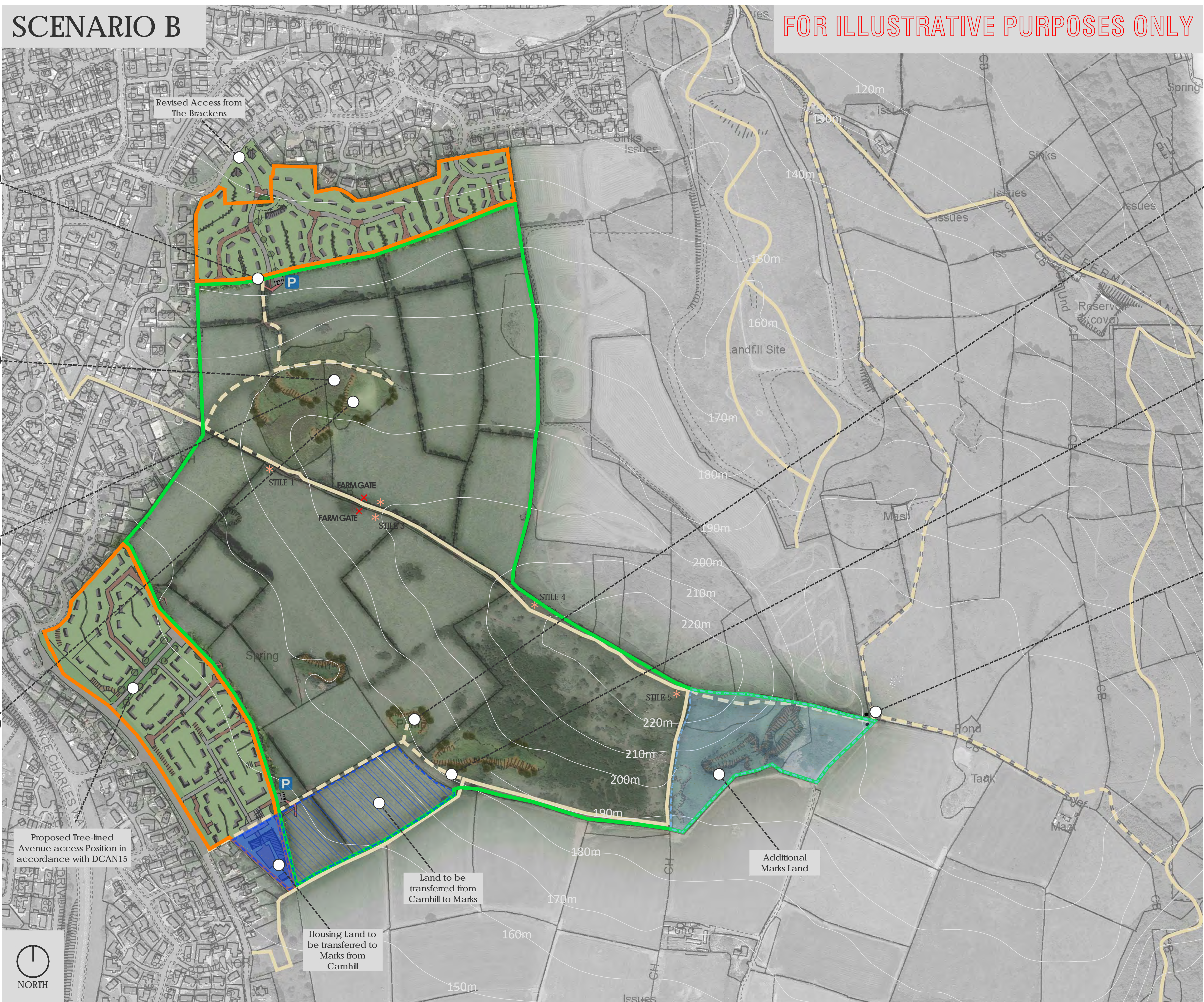


Opportunity to create carefully landscaped features from existing disused quarry areas

Key - Scenario B

- 8.10ha Housing Land
- 33.74ha Land to be Transferred

SCENARIO B



Price's Lane - leading from Glebe Road



Opportunity to create carefully landscaped features from disused quarry areas



Views across Newtownabbey towards Belfast City, Belfast Lough and Cave Hill



Opportunity for gateway from existing woodland walks to echo entrance to Dunnaney farmhouse (as pictured above)

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- Existing RoW and pathways
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- Illustrative Layouts proposed Housing Zonings



Milligan's Lane - leading from The Brackens



Existing pathway from The Brackens



Views towards Knockagh & Carrickfergus



Views over Mossley Mill towards Slemish

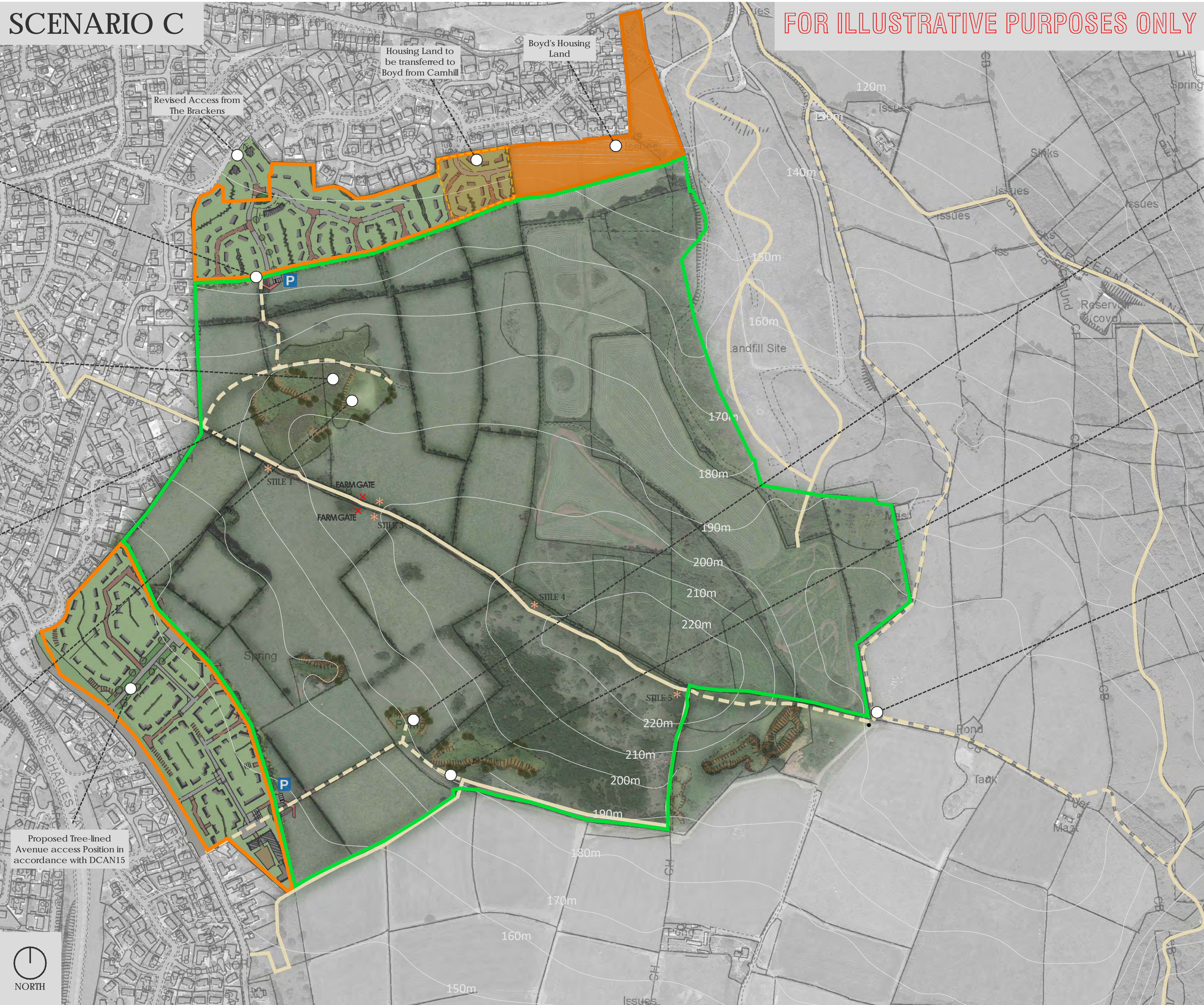


Opportunity to create carefully landscaped features from existing disused quarry areas

Key - Scenario C

- 9.71ha Housing Land
- 49.03ha Land to be Transferred

SCENARIO C



FOR ILLUSTRATIVE PURPOSES ONLY

Price's Lane - leading from Glebe Road



Opportunity to create carefully landscaped features from disused quarry areas



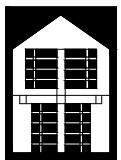
Views across Newtownabbey towards Belfast City, Belfast Lough and Cave Hill



Opportunity for gateway from existing woodland walks to echo entrance to Dunnaney farmhouse (as pictured above)

KEY - Illustrative Masterplan

- Existing RoW and pathways
- Proposed pathway linkages
- Proposed parking 4no. spaces, including 1no. accessible space
- Stone Pillar entrance feature Gateway to Hill summit from established woodland walk
- Opportunity for landscaped features created from disused quarry areas
- Existing Stiles
- Existing Farm Gate
- Illustrative Layouts proposed Housing Zonings





Milligan's Lane - leading from The Brackens



Existing pathway from The Brackens



Views towards Knockagh & Carrickfergus



Views over Mossley Mill towards Slemish

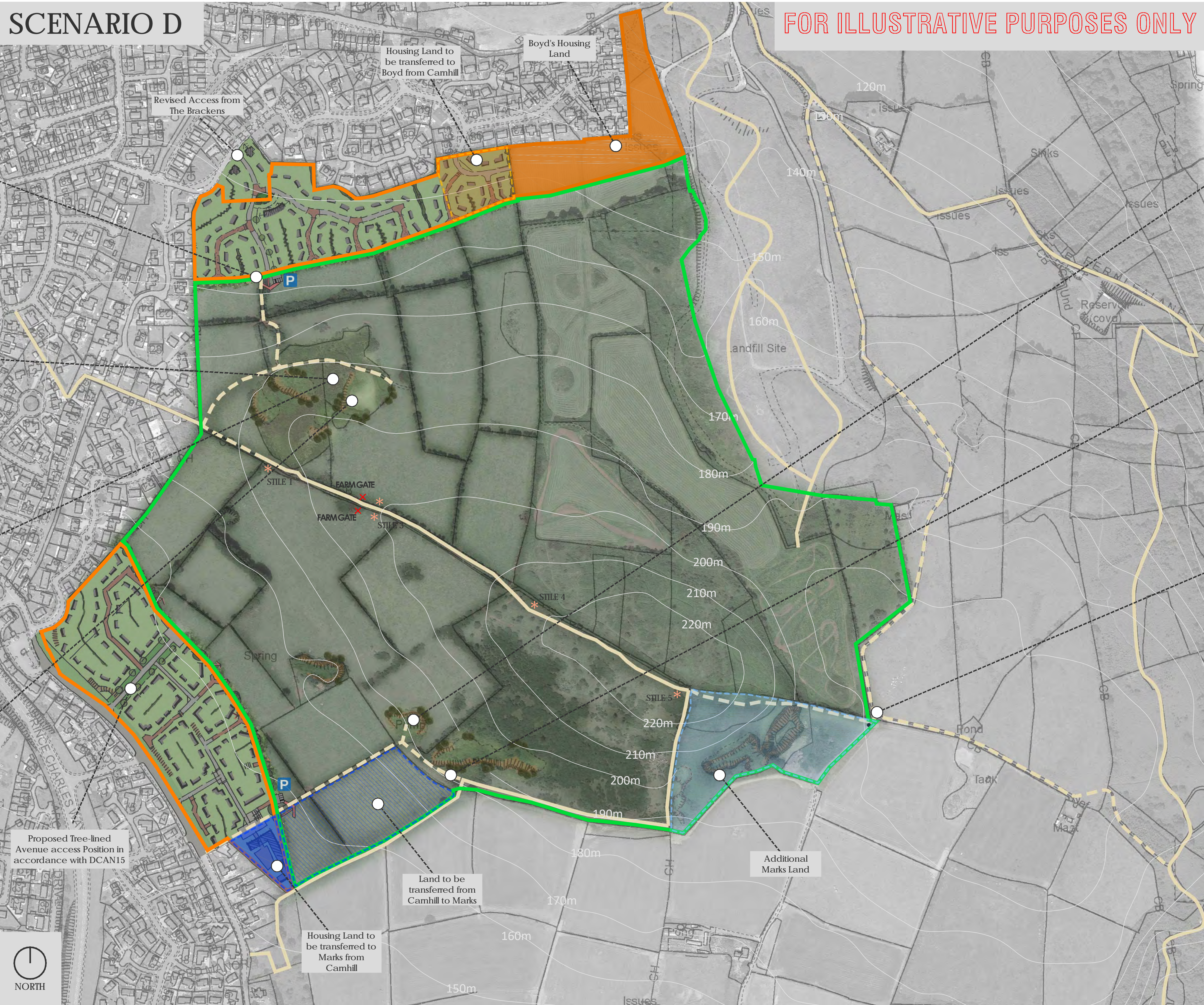


Opportunity to create carefully landscaped features from existing disused quarry areas

Key - Scenario D

- 9.71ha Housing Land
- 51.28ha Land to be Transferred

SCENARIO D



FOR ILLUSTRATIVE PURPOSES ONLY

Price's Lane - leading from Glebe Road



Opportunity to create carefully landscaped features from disused quarry areas



Views across Newtownabbey towards Belfast City, Belfast Lough and Cave Hill



Opportunity for gateway from existing woodland walks to echo entrance to Dunnaney farmhouse (as pictured above)

KEY - Illustrative Masterplan

- Existing RoW and pathways
- Proposed pathway linkages
- Proposed parking  
4no. spaces, including 1no. accessible space
- Stone Pillar entrance feature  
Gateway to Hill summit from established woodland walk
- Opportunity for landscaped features created from disused quarry areas
- Existing Stiles
- Existing Farm Gate
- Illustrative Layouts proposed  
Housing Zonings



	Land owners	Housing Land (ha)	Land to be Transferred (ha)	Developer funded infrastructure
A	Carnhill Ltd Dr McClean	8.1	33.73	2 no car parks 3 no gravel paths
B	Carnhill Ltd Dr McClean Marks	8.1	$(33.73-1.76)+2.25=34.22^*$	2 no car parks 3 no gravel paths path over summit
C	Carnhill Ltd Dr McClean Boyd	$8.1+1.6=9.7^{**}$	$33.73+15.8=49.53$	2 no car parks 3 no gravel paths
D	Carnhill Ltd Dr McClean Marks Boyd	$8.1+1.6=9.7$	$(33.73-1.76)+15.8+2.25=50.02$	2 no car parks 3 no gravel paths path over summit

\* Carnhill to provide Marks the value of 0.33hectares of development land and 1.76 ha of agricultural land

\*\* Carnhill to transfer 0.62ha of its 8.1ha of housing land to Mr Boyd