

# TSA

## PLANNING

TSA Reference: TS/2112Vaughan/L001

20<sup>th</sup> September 2019

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

Dear Sirs,

**RE: REPRESENTATION TO THE ANTRIM & NEWTOWNABBEY BOROUGH COUNCIL DRAFT PLAN STRATEGY – LANDS SITUATED ADJACENT AND NORTH EAST OF RASHEE ROAD, BALLYCLARE**

This representation has been prepared by TSA Planning on behalf of our client **Vaughan Homes** in respect of Antrim and Newtownabbey Borough Council's published Draft Plan Strategy (DPS) for their Local Development Plan 2030. Vaughan Homes is the owner of a parcel of agricultural lands measuring c.5.74 hectares located adjacent and north east of Rashee Road, Ballyclare (see **Annex 1**). The lands are situated adjacent and north of the adopted Settlement Development Limit of Ballyclare as set out with Draft BMAP.

As the Council will be aware, the Local Development Plan 2030 process is of critical importance to ensure the future housing growth of the Borough can be accommodated and delivered in the most sustainable and efficient manner during the Plan period, and our client seeks to promote these lands for housing through the Local Development Plan 2030 process accordingly. The DPS has incorporated a Spatial Growth Strategy at SP 1.6 which sets out how future growth of housing and employment will be accommodated in the Borough. As set out Part (b), the DPS seeks to consolidate and strengthen the role of the large town of Ballyclare.

We consider the characteristics of subject lands render them as being suitable for inclusion within the future Settlement Development Limit of Ballyclare for a number of reasons. Firstly, the parcel of lands are ideally placed immediately adjacent to the existing Settlement Development Limit and The Priory housing development, and therefore would form a natural and logical extension to Ballyclare for the purposes of a new housing zoning, please refer to **Annex 2** that illustrates the incorporation of the lands within a future Settlement Development for Ballyclare. Secondly, the subject lands have a flat topography that would be very beneficial in terms of the physical delivery of new housing on the site. Thirdly, the lands are easily accessible from Rashee Road. Fourthly, the site is situated in close proximity to the Ballyclare Relief Road that would be extremely advantageous for new housing from a transportation perspective.

Whilst we acknowledge there is an issue of over-zoning within Ballyclare, we feel that the Council must carefully consider the over reliance of 'one' major zoning to deliver the projected housing need of this important large town. To ensure a monopoly is not created, we would respectfully suggest favourable consideration is given to zoning a small extension for an alternative house builder to create competition and choice for home purchasers.

We trust this representation will be given favourable consideration by the Council in respect of the adoption of the Plan Strategy, which in turn will positively inform the Local Policies Plan, and that the identified lands are accommodated within the future Settlement Development Limit of Ballyclare. We respectfully reserve the right to make further representations throughout the course of the Local Development Plan 2030 process.

PP  
[Redacted Signature]  
Director

**TSA Planning**

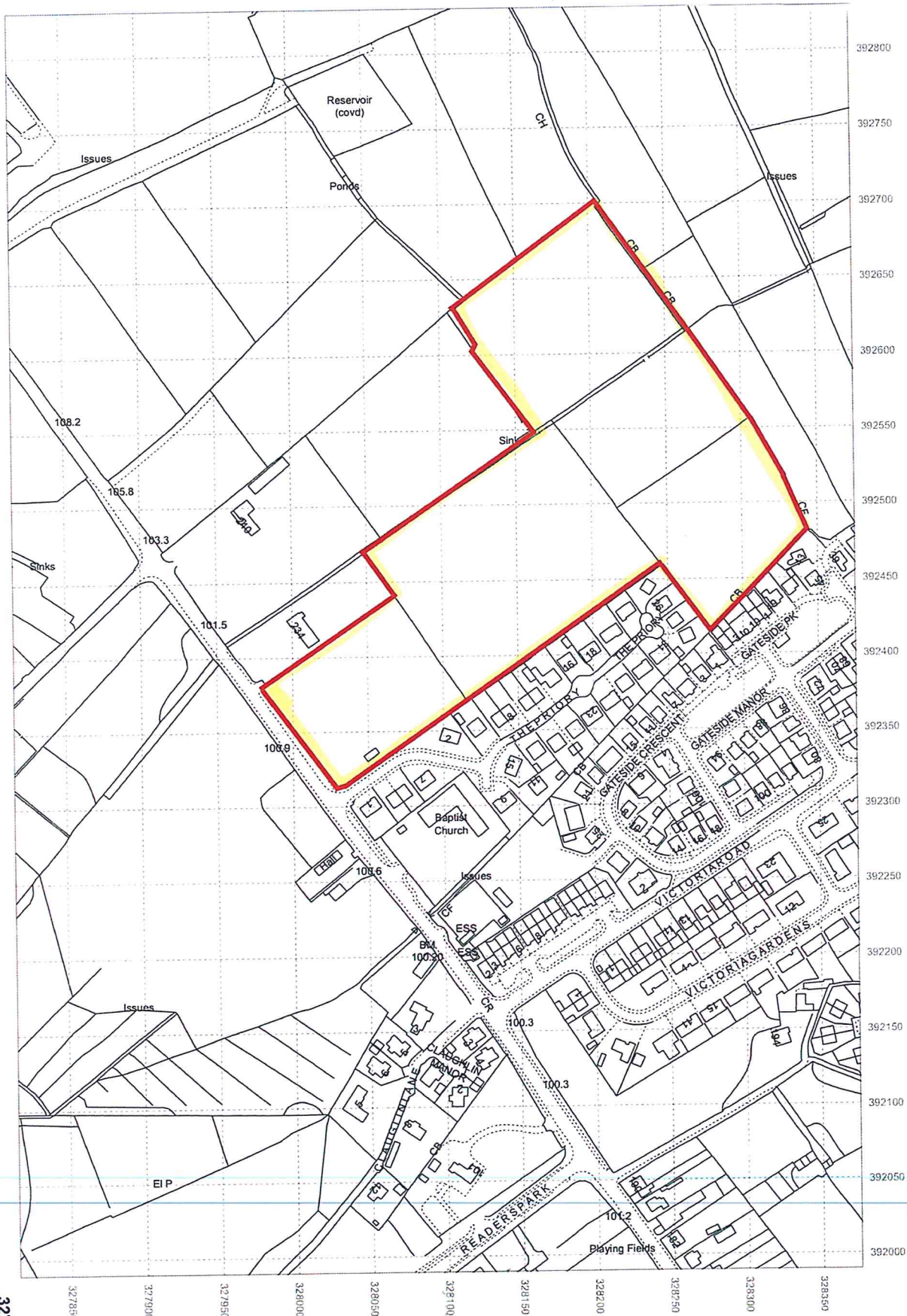
**Annex 1**  
**Site Location Map**



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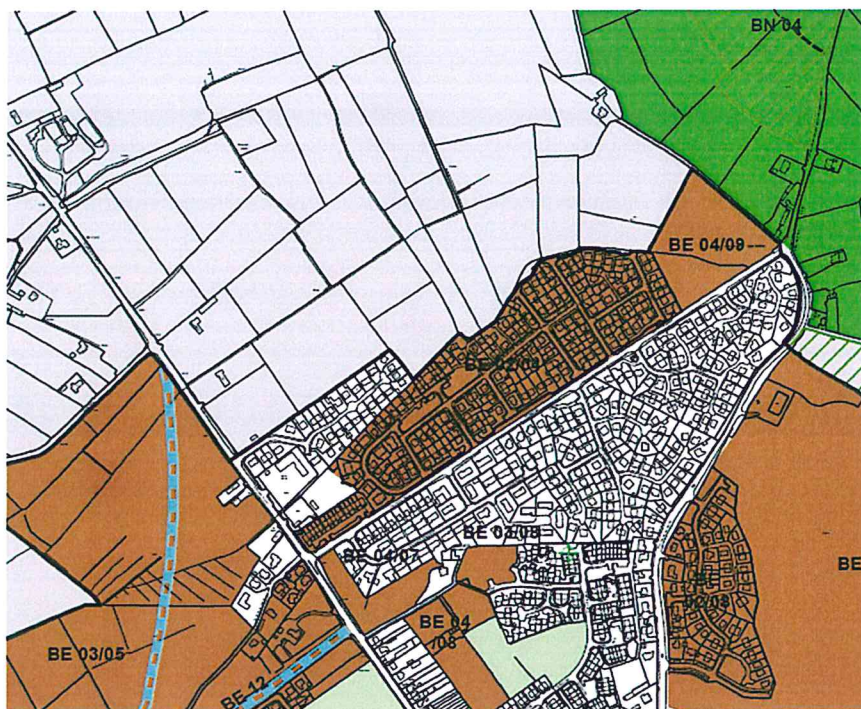


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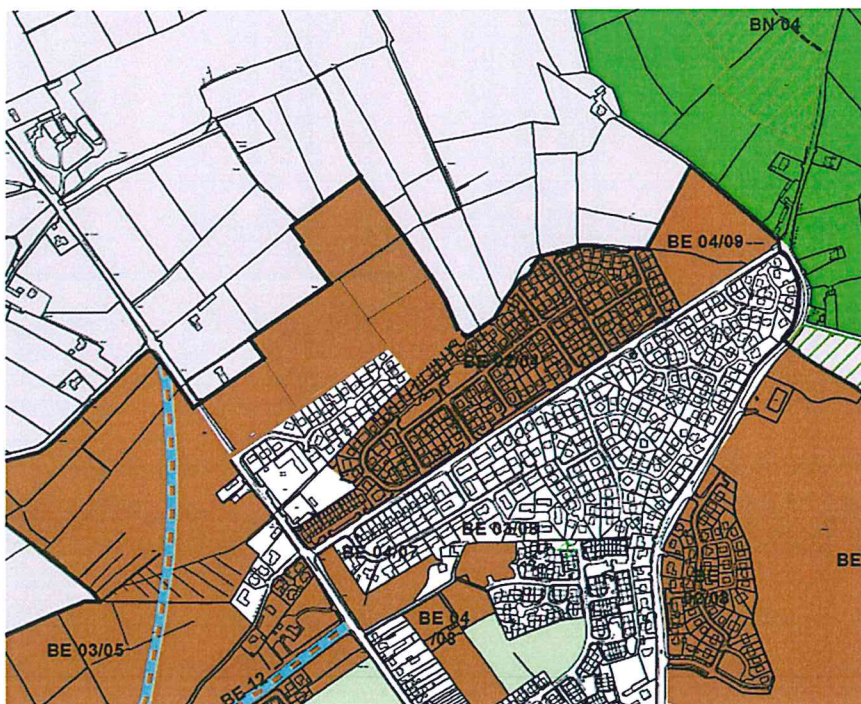
## **Annex 2**

### **Future Settlement Development Limit for Ballyclare**





**Existing Development Limit**



**Proposed Development Limit**