

<b>Mid &amp; East Antrim Borough Council – Publication of Local Development Plan: Draft Plan Strategy.</b>	<b>23<sup>rd</sup> October 2019</b>
<b>Planning Committee</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	<b>Outcome</b>
Leader & Champion	<ul style="list-style-type: none"> <li>We will establish key relationships with Government agencies and potential strategic partners in NI and external to it which helps us to deliver our vision for this Council area.</li> </ul>
Protect the environment in which we live	<ul style="list-style-type: none"> <li>All environments in the area will benefit from pro-active decision making which protects the natural features, characteristics and integrity of the Borough;</li> </ul>
<b>Lead Officer</b>	Local Development Plan Manager
<b>Cost:</b>	N/A

## **For Decision**

### **1.0 Background**

- 1.1 Mid & East Antrim Borough Council (M&EA) wrote to the Council on 3<sup>rd</sup> October 2019 (see Appendix 1 & 2) to advise that it has published its Local Development Plan: Draft Plan Strategy for public consultation. M&EA is an ‘adjoining council’ for the purposes of formal consultation on its Local Development Plan (LDP). As such, it is important that the Council considers the draft policies and associated documents, and makes comment (if deemed necessary).

### **2.0 Details**

- 2.1 Following the transfer of planning powers on 1<sup>st</sup> April 2015, all 11 Northern Ireland Councils are now responsible for the preparation of a Local Development Plan (LDP) for their area. The Planning Act (Northern Ireland) 2011 introduced a new type of Plan, different to those historically prepared by the former Department of the Environment (DOE).
- 2.2 New Plans must pass the tests of ‘soundness’, as detailed in guidance issued by the Department for Infrastructure (DFI) in its document ‘Development Plan Practice Note (DPPN) 06: Soundness’ (Version 2 May 2017) (see Appendix 3).
- 2.3 M&EA published their Draft Plan Strategy on Tuesday 17<sup>th</sup> September 2019. A four week pre-consultation will run from 17<sup>th</sup> September until Tuesday 15<sup>th</sup> October 2019. Following this, an 8 week formal public consultation period will

commence on Wednesday 16<sup>th</sup> October 2019, closing at 5pm on Wednesday 11<sup>th</sup> December 2019.

### **3.0 Financial Implications**

3.1 None

### **4.0 Other Implications**

4.1 Draft Policies contained within the Plan may have an impact on this Borough.

### **5.0 Recommendation**

5.1 **IT IS RECOMMENDED** that Members agree to the Head of Planning submitting a response to M&EA on behalf of the Council.

### **Appendices**

**Appendix 1:** M&EA letter to Council

**Appendix 2:** M&EA Public Leaflet

**Appendix 3:** Soundness Tests (extract from DfI's DPPN 06).

3 October 2019

Dear Sir/Madam

## **Mid and East Antrim Local Development Plan 2030 - Draft Plan Strategy Public Consultation**

Mid and East Antrim Borough Council is pleased to announce the publication of our draft Plan Strategy on 17 September 2019. This is the next key stage in the preparation of the new Mid and East Antrim Borough Council Local Development Plan 2030.

To allow everyone time to read and understand the draft Plan Strategy, the Council published the document 4 weeks in advance of the formal 8 week period of public consultation on the draft Plan Strategy. This formal public consultation will **commence on Wednesday 16 October and close at 5pm on Wednesday 11 December 2019**. Please note that no representations should be made outside of this period.

As a statutory consultee under The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, the Council invites you to comment on the draft Plan Strategy and associated documents such as the Sustainability Appraisal incorporating Strategic Environmental Assessment Report (SA/SEA Report), the draft Equality (Section 75) Screening Report, the Rural Needs Impact Assessment, and the draft Habitats Regulations Assessment.

The draft Plan Strategy is now available to view and download from the Council's website at [www.midandeastantrim.gov.uk/LDP](http://www.midandeastantrim.gov.uk/LDP) with all supporting documents also available from 16th October 2019.

Copies of the draft Plan Strategy and supporting documentation are also available in hard copy for collection or examination during office hours, 9.30am – 4.30pm at the following Council offices:

- Planning Department, County Hall, 182 Galgorm Road, Ballymena, BT42 1QF
- The Braid, 1-29 Bridge Street, Ballymena, BT43 5EJ
- Carrickfergus Museum and Civic Centre, 11 Antrim Street, Carrickfergus, BT38 7DG
- Smiley Buildings, Victoria Road, Larne, BT40 1RU

### **How to respond**

Representations should be made in writing during the formal public consultation period and we would encourage you to use the methods set out below:

- Via our online consultation portal at: [consult.midandeastantrim.gov.uk](http://consult.midandeastantrim.gov.uk)
- Downloading a copy of the response form from our website and forwarding it to the Local Development Plan Team; or

Please reply to:

□ **Head Office**  
The Braid  
1-29 Bridge Street  
Ballymena BT43 5EJ

□ **Ballymena Office**  
Ardeevin  
80 Galgorm Road  
Ballymena BT42 1AB

□ **Carrickfergus Office**  
Museum & Civic Centre  
11 Antrim Street  
Carrickfergus BT38 7DG

□ **Larne Office**  
Smiley Buildings  
Victoria Road  
Larne BT40 1RU

■ **Planning Office**  
County Hall  
182 Galgorm Road  
Ballymena BT42 1QL

**Chief Executive**  
**Anne Donaghy**

- Requesting a copy of our response form to be posted to you or you may collect a hard copy from the Planning Department, County Hall, Ballymena and return it to the Local Development Plan team.

All representations received will be published on our website and made available for public inspection in line with our LDP Privacy Notice which is available to view on the Council's website at [www.midandeastantrim.gov.uk/LDP](http://www.midandeastantrim.gov.uk/LDP)

Should you require further information on the draft Plan Strategy, please do not hesitate to contact the Head of Local Development Plan - Michael Francey, or myself. The Council looks forward to working with you in the future as we progress our Local Development Plan.

Yours sincerely,

Paul Duffy  
Head of Planning



✉: [planning@midandeastantrim.gov.uk](mailto:planning@midandeastantrim.gov.uk)

☎: 0300 1245 000 or 0300 200 7830

📍: Mid & East Antrim Local Planning Office, County Hall, 182 Galgorm Road, Ballymena, BT42 1QF

Please reply to:

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Local Development Plan 2030

# Draft Plan Strategy

Have your say

September 2019

[www.midandeastantrim.gov.uk/planning](http://www.midandeastantrim.gov.uk/planning)



**Mid & East  
Antrim**  
Borough Council

## Local Development Plan 2030

Mid and East Antrim Borough Council has published its draft Plan Strategy, the first formal stage of the new Local Development Plan 2030, for public consultation.

The Local Development Plan is a spatial land use plan, which is primarily about ensuring sustainable development and improving the wellbeing of communities in Mid and East Antrim. This means ensuring that development is high quality, meets local needs and is located in the appropriate places convenient to jobs and public services. The Local Development Plan will also

balance competing demands ensuring that new development respects our quality landscapes and our precious natural and historic environment, all of which underpin our growing tourism sector. Through guiding future development and use of land in our towns, villages and rural areas, the Local Development Plan will provide certainty as it will be the first thing to be taken into account by Council when taking planning decisions in the Borough. The Local Development Plan is a powerful tool for place-shaping and will assist in the delivery of our Community Plan 'Putting People First'.

### How we got here

The draft Plan Strategy is the first of two documents, which comprise the Local Development Plan. Once adopted, it will be followed by the Local Policies Plan which will set out our detailed site-specific proposals such as land use zonings and local designations such as settlement limits and town centre boundaries.

The draft Plan Strategy has been developed following extensive engagement with the public, stakeholders and our elected Members and follows on from the publication of our Preferred Options Paper in June 2017. The key stages in this phase of the plan making process are shown below.



## The Draft Plan Strategy

The draft Plan Strategy sets out how our Borough will grow and change up to the year 2030. It puts forward our Plan vision and strategic objectives for the future. It also contains a Spatial Growth Strategy and supporting Strategic Spatial Proposals indicating where growth should be directed in the Borough. It also sets out a range of Strategic Subject Policies under five key themes shown opposite, which together will support the Spatial Growth Strategy and guide future planning decisions.



## Have your say

### Pre-consultation on the Draft Plan Strategy

To allow everyone time to read and understand the draft Plan Strategy we will allow for a period of four weeks pre-consultation, before commencing with the formal eight weeks consultation period. This period of pre-consultation will run from:

**Tuesday 17 September to Tuesday 15 October 2019.**

*Please note that no representations should be made during this period.*

Copies of the draft Plan Strategy and supporting documents are available to view and download from our website at: [www.midandeantrim.gov.uk/LDP](http://www.midandeantrim.gov.uk/LDP)

Copies of the draft Plan Strategy and supporting documentation are also available in hard copy for collection or to view during office hours, 9.30am – 4.30pm at the following Council offices:

#### Planning Department

County Hall, 182 Galgorm Road, Ballymena, BT42 1QF

#### The Braid

1-29 Bridge Street, Ballymena, BT43 5EJ

#### Carrickfergus Museum and Civic Centre

11 Antrim Street, Carrickfergus, BT38 7DG

#### Smiley Buildings

Victoria Road, Larne, BT40 1RU

## Formal consultation on the Draft Plan Strategy

The draft Plan Strategy is published for formal public consultation for a period of eight weeks beginning on **Wednesday 16 October and closing at 5pm on Wednesday 11 December 2019.**

*Please note that representations received after the closing period will not be accepted and will be returned.*

## How to respond

Representations should be made in writing during the formal public consultation period and we would encourage you to use the methods set out below:

- Via our online consultation portal at: [consult.midandeastantrim.gov.uk](http://consult.midandeastantrim.gov.uk)
- Downloading a copy of the response form from our website and forwarding it to the Local Development Plan Team; or
- Requesting a copy of our response form to be posted to you or you may collect a hard copy from the Planning Department, County Hall, Ballymena and return it to the Local Development Plan team.

## Soundness

The draft Plan Strategy will be examined at Independent Examination in regard to its soundness. Accordingly, your responses should be based on soundness and directed at specific strategic policies or proposals that you consider to be unsound, along with your reasons. The tests of soundness are set out below:

### Procedural tests

- P1.** Has the plan 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 plan been subject to Sustainability Appraisal including Strategic Environmental Assessment?
- P4.** Did the Council comply with the regulations on the form and content of its plan and on the procedure for preparing the plan?

### 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 districts?

### Coherence and effectiveness tests

- CE1.** The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant is it in conflict with the plans 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.** The plan is reasonably flexible to enable it to deal with changing circumstances.

Should you wish to make a representation to the draft Plan Strategy we would recommend that you quote the Soundness Test(s) reference to which you are referring e.g. Consistency Test C4.



## Come and meet us

A number of public meetings and drop-in sessions have been organised. Drop-in sessions will be staffed by members of the Development Plan Team who will be happy to answer any queries you may have in an informal setting regarding the draft Plan Strategy. Public meetings will

consist of a short presentation outlining the draft Plan Strategy followed by questions and answers. If you would like to attend one of the public meetings, we would ask you to kindly register your attendance by contacting us by post, email or telephone.

### Public Meetings

Date	Venue	Time
25 September	<b>The Braid Ballymena Town Hall</b> 1-29 Bridge St, Ballymena, BT43 5EJ	<b>Session 1</b> 4.00-5.30pm <b>Session 2</b> 7.30-9.00pm
30 September	<b>Larne Town Hall</b> 1-9 Upper Cross Street, Larne, BT40 1RZ	<b>Session 1</b> 4.00-5.30pm <b>Session 2</b> 7.30-9.00pm
8 October	<b>Carrickfergus Town Hall</b> 11 Antrim Street, Carrickfergus, BT38 7DG	<b>Session 1</b> 4.00- 5.30pm <b>Session 2</b> 7.30-9.00pm

### Drop-In Sessions

Date	Venue	Time
16 October	<b>Portglenone Community Centre</b> Gortgole Road, Portglenone, BT44 8HT	6.00pm – 8.30pm
22 October	<b>Gobbins Visitor Centre</b> Middle Road, Islandmagee, BT40 3SX	6.00pm – 8.30pm
24 October	<b>Glenlough Community Centre</b> 60 Croft Road, Carnlough, BT44 0EX	6.00pm – 8.30pm

### Call In Person

During the consultation period you can also speak to us in County Hall, Ballymena from **9.30am to 4.30pm, Monday to Friday.**

## What happens next?

Following receipt of comments regarding the soundness of the draft Plan Strategy, we will make all representations available to view, and then allow a further eight week period of public consultation for receipt of counter-representations. All counter-

representations will also be made available for public view. The Council will consider all representations to the draft Plan Strategy before submitting the document to the Department for Infrastructure to move to Independent Examination.

### Further reading

You may find it useful to refer to [www.midandeantrim.gov.uk/LDP](http://www.midandeantrim.gov.uk/LDP) for further information including links to the Department for Infrastructure's 'Development Plan Practice Note 06 - Soundness' as well as the 'Procedures for Independent Examination of Local Development Plans' published by the

Planning Appeals Commission. You may also wish to read our Local Development Plan Privacy Notice available on our website which will inform you as to how we will look after your responses to the draft Plan Strategy.

### Contact us

#### Mid and East Antrim Borough Council Local Development Plan Team

County Hall  
182 Galgorm Road  
Ballymena  
BT42 1QF

**Tel:** 0300 124 5000  
[planning@midandeantrim.gov.uk](mailto:planning@midandeantrim.gov.uk)

#### Remember!

Please submit your representations before the deadline of: 5pm on Wednesday 11 December 2019.





**Mid & East  
Antrim**  
Borough Council

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### **Appendix 3**

Tests of soundness for development plan documents (from DfI Development Plan Practice Note (DPPN) 06: Soundness).

Soundness involves testing the principles, content and preparation process of the DPD against a list of key criteria. The following tests aim to provide a framework to assess the soundness of the DPD, whilst taking account of all relevant procedural, legislative and policy considerations.

#### **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; and

**CE4** It is reasonably flexible to enable it to deal with changing circumstances.