

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2021/1173/F Land opposite nos 2 & 2a and at Laurel Park, Coleraine
Name	Gemma Jobling Simon Warke
Contact Details	████████████████████ ██████████ ████████████████████ ██████████
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

As previously mentioned, this proposal aims to enable access to designated land allocated for housing in Coleraine, a plan that has been in progress for over 15 years since the Northern Area Plan was formulated.

I want to emphasise, members, that this application specifically concerns access. Any discussions related to the homes designated for this site will be part of a comprehensive and separate planning process. This subsequent application will include extensive community consultation, providing residents with a number of opportunities to contribute to the development process.

Key Site Requirements for this Housing Zoning clearly state - that an access over third-party lands will be required- which is the basis for this application- and confirms it is entirely in

accordance with the Area Plan.

This proposed access has been designed based on detailed topographic survey and CCTV traffic surveys of the road network and policy requirements. This is based on the maximum potential yield of this site, based entirely on the area plan density figures. We provided a detailed Transport Assessment Form with the application and provided further traffic submissions to consider the concerns raised by the local community- to demonstrate that the road network can sustain the additional traffic from the housing development.

Our proposal has been robustly assessed by DFI Roads on several occasions and each time they have confirmed that the access is acceptable and fully compliant with PPS 3 Policy AMP 2 and DCAN 15. They have also considered the objections, including the report by Mr Agus and again consider the access is acceptable and the road network can sustain this additional traffic.

Members- This proposal is the only suitable means of access, since the housing zoning is landlocked to the east and west - to the north the zoning is enclosed by a stone wall that opens onto a restricted road where a safe access cannot be achieved. Therefore, this access is necessary to enable the much needed housing to be delivered on this zoned site and address urgent social housing need in the area, which of course is a key strategic Council priority.

Again, I feel it important to reiterate that a lot of the objections relate more to the future housing development.

This will subject to a separate planning application, for which a thorough Community Consultation process will be undertaken and the various environmental surveys will be carried out. However, as this zoning is land locked the design and consultation process for the housing scheme could not occur until a means of access into the site is agreed as this will inform the layout and further studies.

We wholeheartedly welcome the Planners recommendations today to approve this scheme. Members, finally - any issues relating to housing mix, design and layout will be addressed through the next planning application and will of course be subject to consultation and a robust assessment by your Planning Department, statutory consultees and indeed the wider community.

Our traffic consultant Simon Warke is available to answer any questions Members may have.