



Call for Sites Response Form

June 2024



Introduction

To meet the needs of our residents and businesses up to 2030, the Mid and East Antrim Borough Council Local Development Plan 2030 (LDP) will need to identify land available for new development in a number of sustainable locations.

We want to look at a number of options and choose the most suitable sites for new development in line with our Spatial Growth Strategy (see Plan Strategy, page 50). Account will be taken of the RDS direction to achieve compact urban forms, concentrate resources and protect the setting of settlements from urban sprawl.

We would like to hear from you if you have any suggestions for sites that the Council should consider when we are developing the Local Policies Plan (LPP). This is known as the 'Call for Sites'. The LPP is the second document which makes up the Mid and East Antrim Borough Council Local Development Plan 2030. The first part of the LDP is the Plan Strategy (PS), which the Council adopted on 16 October 2023.

The 'Call for Sites' **will not** determine how much new development we need, or whether a site should be allocated for development. It is simply an opportunity for landowners and developers to suggest available and sustainable sites that they would like to be considered for development as part of the Local Policies Plan preparation.

The 'Call for Sites' will help identify a potential pool of sites for further consideration when preparing the Local Policies Plan. The Council will not simply rely on submissions from the 'Call for Sites' process alone but will take into account other sources of information in considering sites to be assessed.

At this early stage in the process, we do not know which land might be developed. Much will depend on the detailed, technical assessments of land within the Council area and how different sites are best able to meet the identified requirements of the LDP, particularly the overall Strategic Objectives and Spatial Growth Strategy set out in the Plan Strategy.

Suggesting a site

Taking the above parameters into account, suggested sites should **primarily** be located on land **within the settlement limits** of existing settlements (see Plan Strategy, page 56, SGS2 Settlement Hierarchy).

Sites may also be suggested on land adjacent to existing settlement limits or on the periphery of existing settlements.

In addition, sites may be suggested on land adjacent to existing clusters of development in our new small settlements (see Plan Strategy, page 56, SGS2 Settlement Hierarchy) to allow consolidation of the built form and potentially provide small development opportunities.

Land in the open countryside away from settlements should **not** be submitted as part of this exercise.

When suggesting a site, please bear in mind the strategic approach to the zoning and designation of land set out in the Plan Strategy, in particular:

- **SGS2 Settlement Hierarchy**
A total of 36 settlements within the plan area have been designated and split into four tiers based on their role, facilities and services available. Settlement limits for our eight new small settlements will be defined as part of the Local Policies Plan process. Settlement limits for the remaining settlements will be reviewed as part of the Local Policies Plan process.
- **SGS3 Strategic Allocation of Housing to Settlements** and **SGS5 Management of Housing Supply**
Land will be zoned in towns (for sites of 0.2 hectares or above or sites capable of accommodating 10 dwelling units or more) and phased in the three main towns of Ballymena, Carrickfergus and Larne and in Greenisland where required. Land will not be zoned for housing in villages or small settlements, but Housing Policy Areas may be identified where appropriate.
- **SGS6 Strategic Allocation of Land for Economic Development**
Land will be zoned in the three main towns of Ballymena, Carrickfergus and Larne.
- **SGS7 Retail Hierarchy** and **Section 7.2 Retailing and Town Centres**
Suitable mixed use development opportunity sites will be zoned in town centres (Ballymena, Carrickfergus and Larne) to meet identified needs.
- **SGS9 Open Space Strategy**
Firm and appropriate proposals for new cemetery/burial space will be zoned.

Potential use(s) for the site

The Local Development Plan seeks land to facilitate a range of land uses, including:

- Residential uses
- Industrial uses (light industrial, general industrial, storage or distribution)
- Business uses (offices, call centres, research and development)
- Retail uses (shopping, financial and professional, other retail services)
- Medical/health services, education facilities, cemeteries, etc.
- Mixed-use (comprising a number of land-uses, such as residential, retail, office, leisure)

This 'Call for Sites' exercise offers an opportunity for you to suggest what land use you think is most suitable on your site. This land **may** then be proposed for such a use with the Local Policies Plan. **However**, this would only be the case after a site has been subject to detailed technical assessment **and** is determined to be appropriate for the use **and** meets the identified requirements of the LDP. The final selection of sites remains a matter of judgment for the Council and will be justified during the plan-making process.

If you think that there could potentially be more than one suitable use for a site in combination (e.g. partly residential, partly retail **and** partly leisure) you can indicate this as 'mixed-use' in Section 7 and explanation given in Section 8. Alternatively, should you wish your site to be considered for a number of potential uses (e.g. all residential **or** all industrial use **or** all retail use) this should be selected in Section 7 and explanation given in Sections 9 and 10 as applicable.

What will we do with your site suggestion?

Over the coming months we will be carrying out detailed work to examine the land available to accommodate the type of developments that are needed in Mid and East Antrim between now and 2030, and which land is the most suitable to meet these requirements. Further information about what we are proposing to look at as part of the LDP is outlined within the Frequently Asked Questions (FAQs).

We will undertake a criteria-based approach to selecting sites, including those suggested through the 'Call for Sites' and identified from other sources. This assessment will help to determine their potential suitability and availability for future development.

This will consider a wide range of factors, including environmental considerations, transport, infrastructure and flooding (often referred to as sustainability considerations), as well as what benefits new development may bring and any issues or site-specific constraints that might affect the suitability of the site.

Once we know which sites could be suitable for development, we will need to decide the potential options that best meet the Strategic Objectives of the LDP as set out in the Plan Strategy.

Submitting a site suggestion

Our online survey form has been developed to provide a straight-forward method of submitting site suggestions to the Mid and East Antrim Borough Council Local Development Plan 2030 - Call for Sites.

Although we have provided this downloadable consultation response form, we would encourage you to respond **via the online survey**, as this will guide you through the questions and ensure that you are only presented with the questions that you need to respond to depending on your answers to previous questions.

The Council will publish the information received through the 'Call for Sites' as part of the evidence base for the draft Local Policies Plan. By submitting your response, you are accepting that the Council will publish it and the information within it. However, published responses will not contain any personal details of individuals. For more information see Council's [Privacy Notice](#).

Any suggested sites must be received by Mid and East Antrim Local Development Plan Team by: **5pm on Monday 30 September 2024.**

Sites can be submitted:

- via the **online survey** on the Council's consultation site www.midandeantrim.gov.uk/LDP-CallForSites; or
- **by email**, returning the **response form** to LDP@midandeantrim.gov.uk; or
- **by post**, returning the **response form** to the address below.

The relevant documents can be made available in different formats upon request. Please contact us:

By Post:

Local Development Plan Team
Mid and East Antrim Borough Council
Silverwood Business Park
190 Raceview Road
Ballymena
BT42 4HZ

By Telephone: 028 25 633500

By Email: LDP@midandeantrim.gov.uk

1. Your details

Anonymous submissions will not be accepted.

Q1a. What is your or, if applicable, your client's interest in the site? (select the most appropriate option)

(Required)

- Owner of the site
- Developer or Local Builder
- Government Department or other Public body
- Registered Housing Association or Affordable Housing Landlord
- Registered Charity or not for profit company
- Community Group
- Other (please specify)

Q1b. Are you responding as an individual, as an organisation, or as an agent acting on behalf of an individual, group or organisation? *(Required)*

Please select only one item

- Individual (**Complete this Section**, then proceed to Section 4)
- Organisation (**Complete this Section**, then proceed to Section 2)
- Agent (**Complete this Section**, then proceed to Section 3)

Q1c. What is your name?

Title

Full Name *(Required)*

Q1d. What is your address? *(Required if email address not provided)*

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Q1e. What is your telephone number?

Q1f. What is your email address? *(Required)*

2. Organisation

If you have selected that you are responding on behalf of an organisation there are a number of pieces of information that we are legally required to gather from you.

Q2a. If you are responding as a representative of a group or organisation, please provide details below:
(Required)

Organisation

Your Job Title

Organisation address (if different from above)

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

3. Agent

If you have selected that you are responding as an agent on behalf of someone else/an organisation, there are a number of pieces of information that we are legally required to gather from you.

Q3a. Please provide details of the individual or organisation you are representing:

The name of the individual or organisation you are representing: *(Required)*

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Client contact details:

Title

Full Name

Address Line 1

Address Line 2

Address Line 3

Town

Postcode

Telephone No.

Email Address

Q3b. Would you like us to contact you, your client or both in relation to this response or future consultations on the LDP? *(Required)*

If you select 'both' please make sure you have provided an email address for your client in the selection above

Please select only one item

Agent

Client

Both

4. Site Ownership and Availability

Q4a. Are you or the client you represent the owner of the site? *(Required)*

You do not have to own the site to suggest it. However, we will require ownership details in order to confirm the genuine availability of the site for the proposed use(s). We may therefore need to contact you following the close of the 'Call for Sites' for further information in relation to this submission.

Please select only one item

- Yes, **I am/my client is** the sole owner of the site (Please go to Q4f)
- Yes, **I own/my client owns** part of the site (Please go to Q4b)
- No (Please go to Q4c)

Q4b. Please provide details of the other individual(s) or organisation(s) who own(s) the site:
(e.g. is any part of the site in another ownership which must be acquired to develop the site)

Q4c. Please provide details of the individual or organisation who owns the site this response relates to:

Individual's or organisation's name as applicable: *(Required)*

Site owner contact details: *(Required)*

Contact Name	
Address Line 1	
Address Line 2	
Address Line 3	
Town	
Postcode	
Telephone No.	
Email Address	

Q4d. Is the site owner aware that you are making this submission and the use(s) that you are suggesting? *(Required)*

Please select only one item

- Yes
- No

Q4e. What is your relationship to the site owner? *(Required)*

Q4f. Are there any other legal/ownership constraints that might prohibit or delay development of the site (e.g. easements/covenants)? *(Required)*

Please select only one item

- Yes (please specify below)
- No
- Do not know

If 'yes', please provide details:

Q4g. Does the site currently benefit from a historic or extant planning approval? *(Required)*

Please select only one item

- Yes (please specify below)
- No

If 'yes', please provide any relevant planning reference numbers:

Q4h. When would you anticipate that development could:

- a) commence on site; and
- b) be completed?

(Required)

Please tick (✓) only one item in each row

	Prior to the end of 2030	2031-2035	2036-2040	2041 or beyond
a) Development Commence				
b) Development Complete				

Q4i. Please provide details of any available evidence to demonstrate that there is a realistic prospect that the site will come forward for development within the timescales suggested above: (e.g. evidence of historic delivery rates, evidence of the market attractiveness of the site)

(Required)

Q4j. Are you aware of any known significant abnormal development costs (e.g. remediating contamination/significant investment in infrastructure)? *(Required)*

Please select only one item

Yes (please specify below)

No

If 'yes', please provide details:

5. Site details

Please provide details of the site you wish to suggest for consideration. Please complete these questions as best you can. As a minimum we require the location of the site, including a map with the site boundary clearly marked (please include your name on the map in case of separation).

Q5a. Please confirm you have attached a map with the site boundary clearly marked? *(Required)*

Yes

Q5b. Please provide the address of the site: *(Required)*
(If the site does not have a specific address, please describe the location as accurately as possible)

Q5c. Site size (hectares): *(Required)*

Q5d. State the present use of the land/buildings (if vacant, state the last use and date last use ceased):
(Required)

6. Site suitability

Q6a. Does the site suffer from any physical constraint(s) (e.g., topography, severe slope, access, vegetation cover, ecological etc.)? *(Required)*

Please select only one item

- Yes (Please specify below)
- In part (Please specify below)
- No

If 'yes' or 'in part' selected above, please provide any relevant details in relation to the known physical constraint(s) and in particular any mitigation that could be used to address such limitations:

Q6b. Is the site subject to flooding? *(Required)*

Please select only one item

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Yes (Please specify below) | <input type="checkbox"/> No |
| <input type="checkbox"/> In part (Please specify below) | <input type="checkbox"/> Do not know |

If 'yes' or 'in part' selected above, please provide any relevant details in relation to the known flood risk and in particular any mitigation that has been or could be used to address this risk.

Q6c. Is the site affected by any 'bad neighbour' uses (e.g. power lines, railway lines, major roads, heavy industry)? *(Required)*

Please select only one item

- Yes (Please specify below)
- In part (Please specify below)
- No

If 'yes' or 'in part' selected above, please provide any relevant details in relation to the known 'bad neighbour' uses and any mitigation that could be used to address such issues:

Q6d. Is there a possibility that the site is contaminated? *(Required)*

Please select only one item

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Yes (Please specify below) | <input type="checkbox"/> No |
| <input type="checkbox"/> In part (Please specify below) | <input type="checkbox"/> Do not know |

Please provide any relevant details in relation to the nature of any known contamination and in particular any mitigation that could be used to address this constraint.

Q6e. Are you aware of any other constraints that the site is subject to? *(Required)*

Please select only one item

- | |
|---|
| <input type="checkbox"/> Yes (Please specify below) |
| <input type="checkbox"/> No |

If 'yes' selected above, please provide any relevant details in relation to any other known constraints and any mitigation that could be used to address these:

7. Potential use(s) for the site

Q7a. Which land use type would you like on the site? *(Required)*

Note:

If you wish to suggest a **mix of different uses** on the site, please select the '**Mixed-use**' option.

If you wish to suggest **more than one single use** for the site, please select all that are applicable below and complete Sections 9 and 10 where relevant.

- No preference
(Please proceed to Section 12)
- Mixed-use (comprising a number of land-uses, such as residential, retail, office, leisure)
(Please complete Section 8)
- Residential uses only
(Please complete Section 9)
- Industrial uses only (light industrial, general industrial, storage or distribution)
(Please complete Section 10)
- Business uses only (offices, call centres, research and development)
(Please complete Section 10)
- Retail uses only (shopping, financial and professional, other retail services)
(Please complete Section 10)
- Medical/health services, education facilities, cemeteries, etc. only
(Please complete Section 10)
- Other (Please specify below)

(Please complete Section 11)

8. Mixed-use

Q8a. Please indicate percentage of overall site for each use *(Required)*

If you are unsure, please provide an indication of what may be achievable.

	%	Residential uses (Please complete Q8b below)
	%	Industrial uses (light industrial, general industrial, storage or distribution) (Please complete Q8c below)
	%	Business uses (offices, call centres, research and development) (Please complete Q8c below)
	%	Retail uses (shopping, financial and professional, other retail services) (Please complete Q8c below)
	%	Medical/health services, education facilities, cemeteries, etc. (Please complete Q8c below)
	%	Leisure/entertainment facilities (Please complete Q8c below)
	%	Other (Please complete Q8d below)

Q8b. If your mixed-use suggestion includes **residential use**, please provide an indication of the possible number of residential units that you think could be provided on the site, taking into account site characteristics, surrounding development, and suitable densities:

Please provide this as a breakdown by tenure and type of housing for different groups. If you are unsure, please provide an indication of what you would expect to be suitable or achievable.

		Type				TOTAL
		Detached houses	Semi-detached houses	Terraced houses	Apartments	
Tenure	Private/Market housing units					
	Affordable housing units					
TOTAL						

(If no residential uses proposed, please go to Q8c)

Q8c. Please provide an overview of the **non-residential element(s)** of your mixed-use development you would like the site to be considered for, including the nature of the use and the built form, etc.:

Q8d. If your mixed-use suggestion includes **an other use** please provide details of the type of development that you would like the site to be considered for: *(Required)*

A large, empty rectangular box with a thin black border, intended for the user to provide details of development for the site. The box is currently blank.

9. Residential development only

Q9a. Please provide an indication of the possible number of **residential units** that you think could be provided on the site, taking into account site characteristics, surrounding development, and suitable densities:

Please provide this as a breakdown by tenure and type of housing for different groups. If you are unsure, please provide an indication of what you would expect to be suitable or achievable.

		Type				TOTAL
		Detached houses	Semi-detached houses	Terraced houses	Apartments	
Tenure	Private/Market housing units					
	Affordable housing units					
TOTAL						

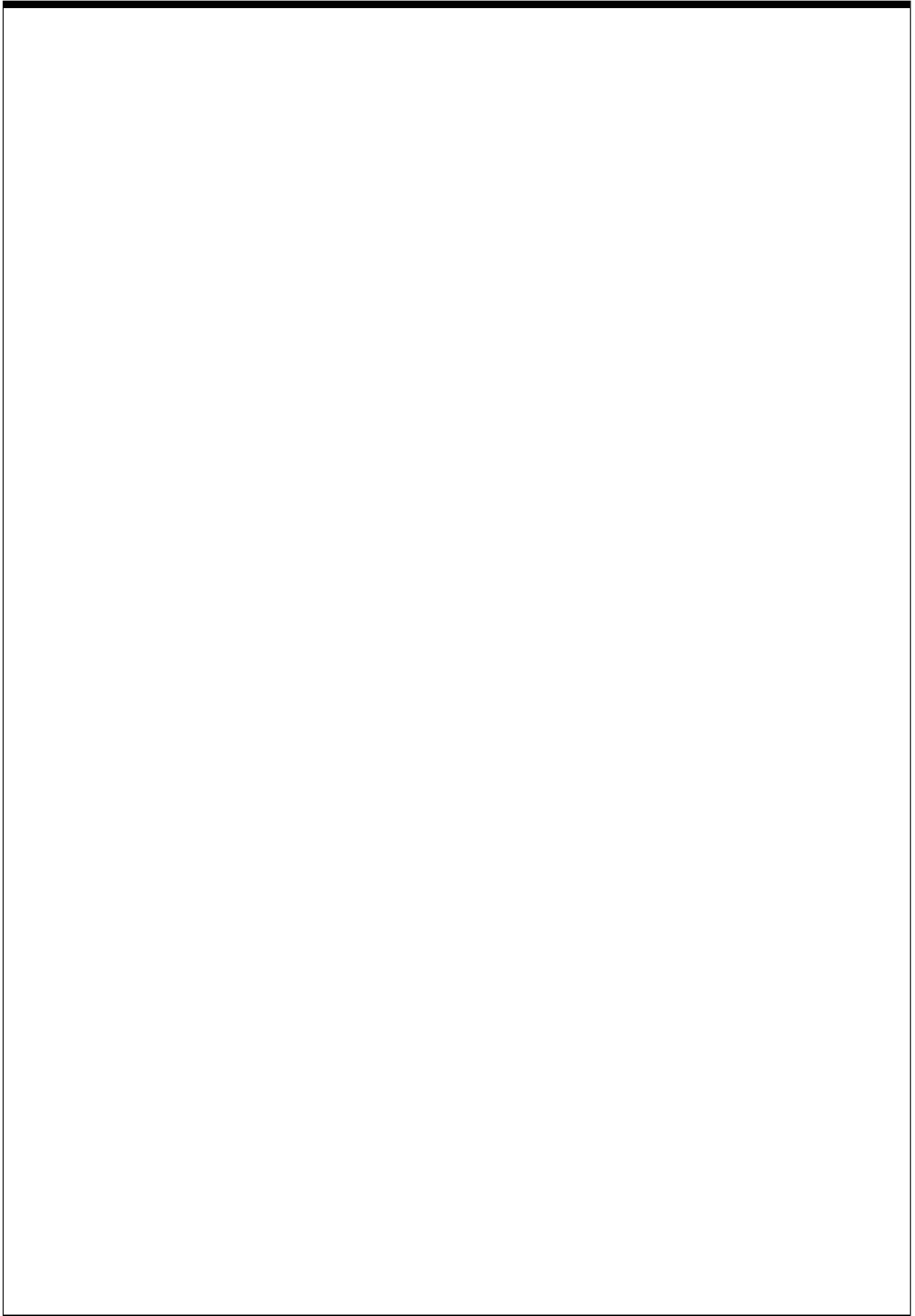
10. Non-residential uses only (e.g., Industrial uses, Business uses, Retail uses etc.)

Q10a. Please provide an overview of the **non-residential** development you would like the site to be considered for, including the nature of the use and the built form, etc.

Note: If you wish to suggest **more than one single non-residential use** for the site please make this clear below (e.g. I wish for the entire site to be considered for light industry **or** retail uses, then provide details)

11. Other Use

Q11d. If your suggestion includes **an other use** not listed in Section 7 please provide details of the type of development that you would like the site to be considered for:

A large, empty rectangular box with a black border, intended for the user to provide details of development for the site.

12. Additional information

Q12a. Is there any other information that you would like to include that would help us consider the suitability and availability of the site for development?

Q12b. Have you attached any additional information as part of this submission?

You do not need to attach any information to this submission unless you have referred to any additional supporting documents within any of your answers to questions within this questionnaire. If any further information is required, we may contact you as necessary.

Please select only one item (Required)

- Yes (Please specify below)
- No

If 'yes', please list the additional document(s):

Declaration: *(Required)*

By making this submission, I hereby declare that the information I have provided on this form including any supplementary accompanying information provided is true and accurate.

Signed:

Date:

Anonymous submissions will not be accepted.