

**Representations to Belfast City Council
Draft Plan Strategy**

On behalf of Heron Bros

November 2018

Introduction

1. This representation has been prepared and submitted on behalf of Heron Bros who welcomes the opportunity to return comments on the Belfast Draft Plan Strategy.
2. Our response has been captured using the template provided by Council with further information included within appendices.

A. Data Protection

Belfast City Council is the Data Controller under the General Data Protection Regulation (GDPR) for the personal data it gathers for the purposes of sending regular email updates on the Local Development Plan from Belfast Planning Service.

It should also be noted that in accordance with Regulation 17 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, the council must make a copy of any representation available for inspection. The Council is also required to submit the representations to the Department for Infrastructure and they will then be considered as part of the independent examination process.

The council accepts that you are providing your personal data on the basis of consent and are positively agreeing for the council to hold and further use it, publish it (without personal information such as name and email, but will include organisation). Belfast City Council must also share it with the Department for Infrastructure and whoever they appoint to undertake the independent examination.

Any personal details that you provide the Council will be handled in accordance with the GDPR and Data Protection Act 2018. As such we will only use your data for the purposes that you have given this information for and will only be shared where necessary to provide the service that you are contacting us about. If you would like further information in regards please see the website belfastcity.gov.uk/about/privacy

The personal data is held and stored by the council in a safe and secure manner and in compliance with Data Protection legislation and in line with the council's Records Retention and Disposal Schedule.

If you wish to contact the council's Data Protection Officer, please write to:

Belfast City Council,
City Hall Belfast,
BT1 5GS

or send an email to records@belfastcity.gov.uk

Q1. Please tick to confirm that you have read and understood the privacy notice above.

(Required)

I confirm that I have read and understood the privacy notice above and give my consent for Belfast City Council to hold my personal data for the purposes outlined.

Q2. Do you consent for us to publish your response?

Under planning legislation we are required to publish responses received in response to the Plan Strategy. On this page we ask for your consent to do so, and you may opt to have your response published anonymously should you wish.

Even if you opt for your comments to be published anonymously, we will still have a legal duty to share your contact details with the Department for Infrastructure and the inspectorate they appoint to oversee the examination in public into the soundness of our plan. This will be done in accordance with the privacy statement above.

(Required)

Please select only one item

Yes, with my name and/or organisation

Yes, but without my identifying information

B. Your details

Q3. 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 *(Fill in the remaining questions in this Section, then proceed to Section C)*
- Organisation *(Fill in the remaining questions in this Section, then proceed to Section D)*
- I'm an Agent *(Fill in the remaining questions in this Section, then proceed to Section E)*

Q4. What is your name?

Title

Mrs

First Name (Required)

Angela

Last Name (Required)

Wiggam

Q5. What is your telephone number?

Telephone number

[REDACTED]

Q6. What is your email address?

[REDACTED]

Q7. Did you respond to the previous Preferred Options Paper consultation phase?

(Required)

Please select only one item

- Yes No Unsure

If yes, and you have your previous response ID (beginning ANON) please enter it here:

[REDACTED]

C. Individuals

If you are responding as an individual, please complete this Section, then proceed to Section E

Q8. What is your address?

Address Line 1 (Required)

Line 2

Line 3

City (Required)

Postcode (Required)

D. Organisation

If you have selected that you are responding as an organisational respondent, there are a number of pieces of information that we are legally required to gather from you.

Q9. If you are responding as a representative of a group or organisation, please complete this Section, then proceed to Section E.

Organisation (Required)

Your Job Title (Required)

Organisation address (if different from above):

Address Line 1 (Required)

Line 2

Line 3

City

Postcode (Required)

E. Agents

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

Q10. Please provide details of the organisation or individual you are representing: The name of the organisation or individual you are representing: (Required)

Heron Bros

Client contact details:

Title

Mr

First Name (Required)

George

Last Name (Required)

Browne

Address Line 1 (Required)

2 St Patrick's Street

Line 2

Draperstown

Line 3

Magherafelt

City

Postcode (Required)

BT45 7AL

Telephone number (Required)

██████████

Email address (Required)

████████████████████

Q11. Would you like us to contact you, your client or both in relation to this response or future consultations on the LDP?

(Required)

Please select only one item

Agent

Client

Both

F. Is the plan sound?

Your comments should be set out in full. This will help the independent examiner understand the issues you raise. You will only be able to submit further additional information to the Independent Examination if the Independent Examiner invites you to do so.

Q12. Do you consider the Plan Strategy to be sound or unsound?

(Required)

Please select only one item

I believe it to be sound *(Proceed to Section G)*

I believe it to be unsound *(Proceed to Section H)*

G. Sound

Q13. If you consider the Plan Strategy to be sound and wish to support the Plan Strategy, please set out your comments below, then proceed to Section I:

(Required)

Note: If you wish to attach any evidence to support your comments above, please enclose your document(s) with this form. However, if you wish to refer to specific sections within a separate report, this is best included within the above text box.

H. Unsound

Here we will be asking you to specify which part of the draft Plan Strategy you believe to be unsound and why.

Note: If you wish to notify us of more than one part of the plan that you consider to be unsound, each part should be listed separately. Complete this page in relation to one part of the plan only. You will then be able to make further responses to other parts of the plan by completing and submitting a copy of Section H for each part you choose to identify.

Q14. To which part of the Plan Strategy does your representation relate?

This should relate to only one section, paragraph or policy of the draft Plan Strategy. If you wish to notify us of more than one part of the plan that you consider to be unsound you can choose to submit further responses to other parts of the plan by completing and submitting a copy of Section H for each part you choose to identify.

Relevant Section or Paragraph

Creating a vibrant economy

Policy (if relevant)

Policy EC2

Q15. If you consider the Plan Strategy to be unsound, please identify which test(s) of soundness your representation relates, having regard to Development Plan Practice Note 6, available at:

<https://www.planningni.gov.uk/index/advice/practice-notes/common-newpage-9.htm>

You can select more than one reason you believe this part of the draft Plan Strategy to be unsound. However, the soundness test(s) you select here should only relate to the relevant section, paragraph or policy identified above.

If you wish to notify us of more than one part of the plan that you consider to be unsound you can choose to submit further responses to other parts of the plan by completing and submitting a copy of Section H for each part you choose to identify.

(Required)

Please select all that apply

P1 - Has the development plan document (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?
- 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?
- 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
- CE4 – It is reasonably flexible to enable it to deal with changing circumstances

Q16. Please give details of why you consider the Plan Strategy to be unsound having regard to the test(s) you have identified above. Please be as precise as possible.

The statistical data detailed within the draft Plan Strategy– Table 8.1 points to a potential supply of 1.9 million square metres of employment floorspace against a requirement of 550,000 sq metres.

We take no issue with the quantum of employment land required, but the continued retention of our client's lands as a zoned employment site at Montgomery Road (MCH 10) cannot be sustained.

This position is further supported by Council's urban capacity study which identifies that the MCH10 zoning is experiencing a degree of change with planning permission being secured for other uses other than B Class Uses.

Q17. If you consider the Plan Strategy to be unsound, please provide details of what change(s) you consider necessary to make the Plan Strategy sound.

Please note your representation should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission. **There will not be a subsequent opportunity to make a further submission based on your original representation.** After this stage, further submissions will only be at the request of the independent examiner, based on the matters and issues he/she identifies at independent examination.

We respectfully seek that the lands (identified in Appendix 1) are removed from the zoned employment zoning. The site's last use as an employment development site affords it policy protection under Planning Policy Statement 4 (PPS4): Planning & Economic Uses, policy PED 7.

Given the scale of oversupply there is no evidential basis which supports the continued zoning of these lands for employment uses.

Note: If you wish to attach any evidence to support your comments above, please enclose your document(s) with this form. However, if you wish to refer to specific sections within a separate report, this is best included within the above text box.

I. Unsound

Here we will be asking you to specify which part of the draft Plan Strategy you believe to be unsound and why.

Note: If you wish to notify us of more than one part of the plan that you consider to be unsound, each part should be listed separately. Complete this page in relation to one part of the plan only. You will then be able to make further responses to other parts of the plan by completing and submitting a copy of Section H for each part you choose to identify.

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Relevant Section or Paragraph

Creating a vibrant economy

Policy (if relevant)

Policy EC3

Q15. If you consider the Plan Strategy to be unsound, please identify which test(s) of soundness your representation relates, having regard to Development Plan Practice Note 6, available at:

<https://www.planningni.gov.uk/index/advice/practice-notes/common-newpage-9.htm>

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(Required)

Please select all that apply

- P1 - Has the development plan document (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?
- C1 - Did the council take account of the Regional Development Strategy?
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- 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?
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- 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 – It is reasonably flexible to enable it to deal with changing circumstances

Q16. Please give details of why you consider the Plan Strategy to be unsound having regard to the test(s) you have identified above. Please be as precise as possible.

The draft plan strategy adopts the employment hierarchy referenced in the Regional Development Strategy (RDS) 2025 of Major and Strategic Employment Locations. This hierarchy is not included within the RDS 2035. The inclusion of old RDS terminology is unsound. Moreover, Council has not provided any evidence to support the inclusion of the site as a strategic employment location.

Q17. If you consider the Plan Strategy to be unsound, please provide details of what change(s) you consider necessary to make the Plan Strategy sound.

Please note your representation should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission. **There will not be a subsequent opportunity to make a further submission based on your original representation.** After this stage, further submissions will only be at the request of the independent examiner, based on the matters and issues he/she identifies at independent examination.

The removal of the site from the employment hierarchy designation as a Strategic Employment Location. Within Appendix 1 we append our response to the Preferred Options Papers which supports our rationale.

J. Type of Procedure

Q19. Please indicate if you would like your representation to be dealt with by:
(Required)

Please select only one item

- Written representations (Choose this procedure to have your representation considered in written form only.)
- Oral hearing (Choose this procedure to present your representation orally at the public hearing event(s))

Unless you specifically request a hearing, an independent examiner will proceed on the basis that you are content to have your representation considered in written form only. Please note however that an independent examiner will be expected to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

Appendix 1: Response to Preferred Options Paper

Representation

Belfast City Council Preferred Options

April 2017

Turley Representation

1. In response to the invitation to respond to Belfast City Council's Preferred Options Paper (POP), Turley on behalf Heron Bros submits the following comments on Section 7 – Creating a Vibrant Economy.
2. For ease of reference this note follows the same structure as the POP.

Table 1: Key Issues and Themes from POP

Page(s) No	Subject & Policy Ref	Remarks & Recommendation
Creating a Vibrant Economy		
59	<i>VE2 – Strategic Employment Locations</i>	<p>We would support Council's intention to review the current suite of Strategic Employment Land (SEL) locations within the plan area</p> <p>Our client owns land within SEL location 6 – Castlereagh Industrial Estate; a plan showing the extent and location of the lands is enclosed in Appendix 1</p> <p>The lands are designated within BMAP under designation MCH10 as an existing employment use, a zoning which was carried through from the Belfast Urban Area Plan (BUAP) 2001. When the lands were initially zoned within the BUAP the context of the site and the</p>

surrounding area was significantly different to that of today. In the 1970's through to the late 1990's, the Castlereagh Industrial Estate boasted a number of significant manufacturing companies with firms receiving financial aid packages from the then IDB to support businesses and retain jobs. Over the last 20 years changes in global markets have meant that manufacturing companies have relocated to other parts of the world where it is cheaper to make goods and products and overall company running costs are significantly lower than in Northern Ireland

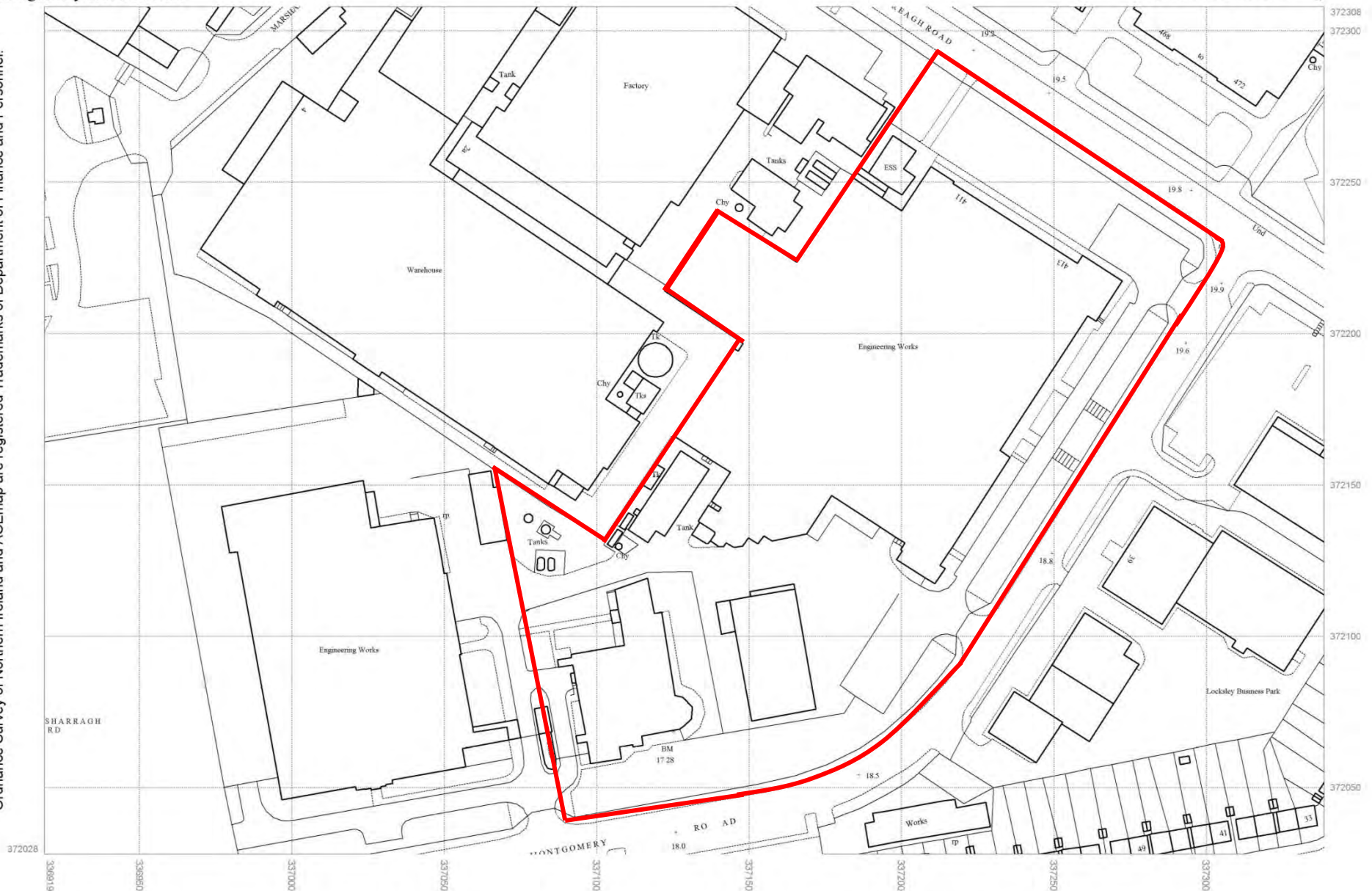
At a local level the consequences of wider global factors has meant that traditional manufacturing jobs have been lost and in part replaced by higher skilled jobs created in R&D; finance/banking; and professional services. The providers of these new jobs are choosing to locate in highly accessible locations within Belfast such as the Harbour Estate (Duncrue), Sydenham Business Park (Belfast Harbour Estate), Clarendon Dock (City Quays) and Titanic Quarter which all have easy access to the motorway network and airports. As a result of these changes, the Castlereagh Industrial Park is now considered to be a low order secondary location by commercial property agents

The phrase 'strategic employment location' and the Castlereagh Industrial Estate are not synonymous. While the area does provide employment opportunities it is not of strategic importance and we would strongly urge Council to consider removing the industrial estate from the designation. The lands within the zoning have previously or are currently being used for employment use, and any new proposals within the wider zoning; including our client's lands would be assessed against the policy provisions of PPS4, policy PED 7 and the SPPS. This would provide continuity in providing land for job creation proposals.

The POP acknowledges that lands should not be afforded long term policy protection where there is no reasonable prospect of the site being used for that at purpose (para 7.1.3). Mindful of the comments made above regarding the lack of attractiveness in the location, we enclose in Appendix 2 a letter from a commercial property agent which demonstrates the significant period of time the site has been marketed for let and sale with no offers received. The retention of the site as a zoned employment location is currently prohibiting the redevelopment prospects of the site. We respectfully ask that the site is dezoned as an employment site; the policy provisions of PPS4, policy PED 7 and the SPPS would still be applicable, but our client would have scope to redevelop alternative proposals under the lesser policy test of land previously used for employment uses

Appendix 1: Site Location Plan

Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Land & Property Services cannot, however, accept responsibility for errors or omissions and when such are brought to our attention, the amendment of any future publication as appropriate shall be entirely at our discretion. Ordnance Survey of Northern Ireland and ACEmap are registered Trademarks of Department of Finance and Personnel.



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Plot I.D. 53503-1

Appendix 2: Letter from Commercial Property Agent

13 April 2017

Belfast Planning Service
Local Development Plan Team
Ground Floor
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

T +44 (0) [REDACTED]
F +44 (0) [REDACTED]

www.lsh.ie
Lambert Smith Hampton
Clarence House
4-10 May Street
Belfast
BT1 4NJ

Our Ref: DW/MO'T

Dear Sirs

46 Montgomery Road, Belfast

Lambert Smith Hampton have been instructed in marketing the former Baker Hughes facility at Castlereagh Road/Montgomery Road since the closure of the former engineering plant was announced in January 2010.

The property comprises an industrial manufacturing warehouse constructed in the 1960's for tool production. Since the property became vacant it has been actively marketed with very limited interest to date. The supply of 1960's former industrial units within Northern Ireland is still high due to current market requirements not being suited to these older style units with many having laid idle for some time. It is likely many are getting close to their end of their economic life and are more suited to redevelopment or alternative uses. Both the locality and user requirements have changed with the surrounding predominant land use being residential.

Apart from occasional short term storage letting the existing buildings are beyond their economic life and not suitable for modern requirements which require ease of access to the motorways/airports/ports.

Yours faithfully

[REDACTED]
DOUGLAS WHEELER
email: [REDACTED]

Contact
Turley, Belfast

