



Local Development Plan 2032

Counter Representation Form

Please complete this counter representation form and email to LDP@lisburncastlereagh.gov.uk or alternatively print and post a hardcopy to:-

Local Development Plan Team
Lisburn & Castlereagh City Council
Lagan Valley Island
Lisburn
BT27 4RL

All counter representations must be received no later than 5pm on Friday 17 April 2020.

SECTION A: DATA PROTECTION

In accordance with the Data Protection Act 2018, Lisburn & Castlereagh City Council has a duty to protect any information we hold on you. The personal information you provide on this form will only be used for the purpose of Plan Preparation and will not be shared with any third party unless law or regulation compels such a disclosure.

It should also be noted that in accordance with Regulation 19 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, the Council must make a copy of any counter representation available for inspection. The Council is also required to submit the counter representations to the Department for Infrastructure (DfI) as they will be considered as part of the Independent Examination (IE) process. For further guidance on how we hold your information please visit the privacy section at www.lisburncastlereagh.gov.uk/information/privacy.

Counter representations will be treated in accordance with the LDP privacy notice which is available to view at www.lisburncastlereagh.gov.uk/LDP or is available on request by emailing LDP@lisburncastlereagh.gov.uk.

By proceeding and signing this representation you confirm that you have read and understand the privacy notice above and give your consent for Lisburn & Castlereagh City Council to hold your personal data for the purposes outlined.

Please note that when you make a counter representation to the Local Development Plan your personal information (with the exception of personal telephone numbers, signatures, email addresses or sensitive personal data) will be made publicly available on the Council's website. Copies of all counter representations will also be provided to DfI and an Independent Examiner (a third party) as part of the submission of the Local Development Plan for IE. A Programme Officer will also have access to this information during the IE stages of the Plan preparation. DfI, the Programme Officer and the Independent Examiner will, upon receipt, be responsible for the processing of your data in line with prevailing legislation. If you wish to contact the council's Data Protection Officer, please write to:

Data Protection Officer
Lisburn & Castlereagh City Council,
Civic Headquarters,
Lagan Valley Island,
Lisburn,
BT27 4RL

or send an email to: data.protection@lisburncastlereagh.gov.uk or telephone: 028 9244 7300.

SECTION B: YOUR DETAILS

Please tick one of the following:-

- Individual
- Planning Consultant / Agent
- Public Sector / Body
- Voluntary / Community Group
- Other

First Name

Last Name

Details of Organisation / Body

Address

Postcode

Email Address

Phone Number

Consent to Publish Response

Under planning legislation we are required to publish counter representations received in response to the Plan Strategy, however you may opt to have your response published anonymously should you wish.

Even if you opt for your counter representation to be published anonymously, we still have a legal duty to share your contact details with the Department for Infrastructure and the Independent Examiner appointed to oversee the examination in public into the soundness of the Plan Strategy. This will be done in accordance with the privacy notice detailed in Section A.

- Please publish *without* my identifying information
- Please publish with only my Organisation
- Please publish with my Name and Organisation

SECTION C:

Have you submitted a representation to the Council regarding this development plan document?

Yes No

If yes, please provide your Reference Number 112

SECTION D: YOUR COUNTER REPRESENTATION

In accordance with Regulation 18 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, any person may make a counter representation in relation to a representation seeking change to a Development Plan Document (DPD). The purpose of a counter representation is to provide an opportunity to respond to proposed changes to the DPD as a result of representations submitted under Regulation 16 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

A counter representation must not propose any further changes to a DPD.

Please provide the reference number of the site-specific representation to which your counter representation relates. If you wish to make a counter representation to more than one representation, please complete a separate sheet for each counter representation you wish to make.

094 - TSA - NewRiver

Your counter representation must relate to a site-specific representation made to the Lisburn & Castlereagh City Council draft Plan Strategy.

Please give reasons for your counter representation having particular regard to the soundness test(s) identified in the Department for Infrastructure's Development Plan Practice Note 06 Soundness.

Please note your counter representation must not propose any new changes to the draft Plan Strategy. It should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission.

If submitting a hardcopy & additional space is required, please continue on a separate sheet)

Signature

[Redacted Signature]

Date

01/09/2020

Thank you for your comments



RetailNI

Standing up for
Independent Retailers

Counter Representation DPS – 0094 – NewRiver – SMU03 - Sprucefield

Whilst the term 'sound' is not defined in the 2011 Act, it may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted' and within the context of fulfilling the expectations of legislation.

It is noted that Sprucefield Retail Park is indicated to be 231,000 sqft of which there is currently 28,604 sqft vacant (Unit 2).

Retail NI disagrees that it is the responsibility of the Plan to define Sprucefield's future role under SMU03, as it is accepted by all parties to be a Regional out-of-town shopping centre. Logically it must fall to the Department to draft policy and Key Site Requirements (KSRs) given its regionally significant role, sphere of influence outside LCCC and silence in the SPPS relating to Sprucefield.

Setting that to one side, the quantum of floorspace should not be prescribed, as it undermines and predetermines any future needs assessment or updated retail capacity study, which would accompany future retail or leisure applications.

The proposed scale (50,000sqm) does not take account of the local population density, lack of critical mass or the representation by NewRiver, which accepts at paragraph 3.7 that; "Growth in online sales and increases in the cost base of physical retailing has led to diminishing demand for retail floorspace".

Taking account of this admission and paying regards to the Regional retail and leisure environment it would be completely unsound to seek an additional 50,000sqm (538,195sqft) expansion to Sprucefield as advocated in SMU03. To attempt to claim this would be complementary to Lisburn City Centre or needed is fanciful.

The approach advocated at paragraphs 4.6 & 4.7 by TSA that Sprucefield can provide a complementary role to Lisburn City Centre is not demonstrated by any evidence of linked trips between the two sites by NewRiver or in the Council's Retail Capacity Study.

Need is not well defined in the SPPS and would have benefitted from better drafting. Although it is capable of objective interpretation it is a "low" bar policy test.

Likewise, the PAC has consistently taken the approach that RIA is not an exact science and relatively small differences in some variables and assumptions can lead to significantly different conclusions. This view is expressed in the following appeal decisions paragraph 16 of appeal 2008/C002, paragraph 24 of appeal 2013/C001, paragraph 40 of appeal 2014/C001, C002, C003, paragraph 29 of appeal 2013/A0055, paragraph 24 of appeal 2011/A0150.

Retail NI - 245 Upper Newtownards Road - Belfast - BT4 3JF

T: 028 9022 0004 E: info@retailni.com

Unsurprisingly the NewRiver representation claims that this is a robust approach to make large scale retail determinations at out of town locations.

However, of greatest concern is the contradictory conclusion, which states that; "*the emerging Planning Policy for the Borough is not over prescriptive when it comes to administrating top down national policies which seek to protect town centres by presuming against development or changes at out of town centres*".

The approach adopted by NewRiver is unsound and contradictory in relation to Sprucefield and the tests of Consistency, Coherence and Effectiveness and I would welcome an opportunity to make an oral presentation on this matter as it progresses.

Yours faithfully



Glyn Roberts
Chief Executive of Retail NI