



TSA Reference: TS/2377A-DPS/L001

Council Reference:

10th January 2020

Lisburn and Castlereagh City Council
Local Development Plan Team
Civic Headquarters
Lagan Valley Island
Lisburn
BT27 4RL

Dear Sirs,

RE: REPRESENTATION TO THE LISBURN AND CASTLEREAGH CITY COUNCIL DRAFT PLAN STRATEGY (2032) – LANDS AT LISSUE ROAD, LISBURN, BT28 2SZ.

We write to the Council on behalf of our client [REDACTED] to make representation on the recently published Draft Plan Strategy (DPS), and as part of the wider Local Development Plan (LDP) 2032 process.

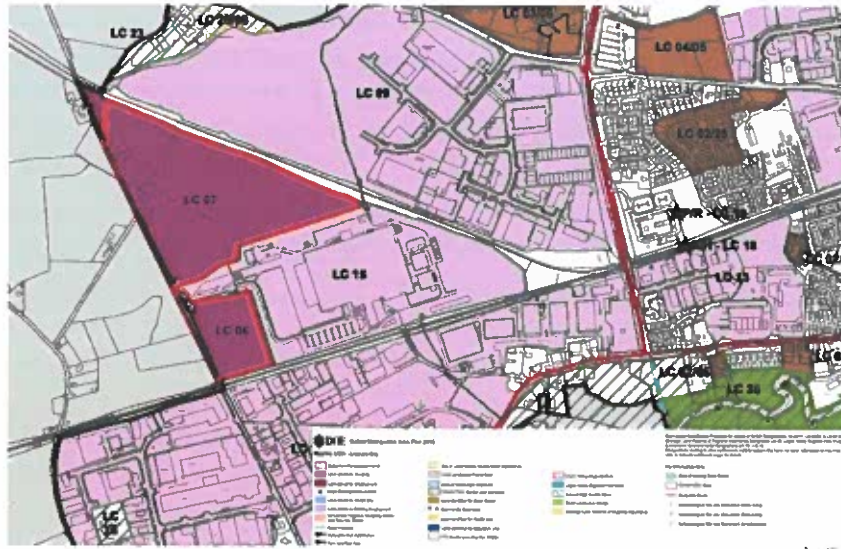
To inform this response to the Draft Plan Strategy, consideration is given to the legislative requirements relating to the preparation, form and content of the Local Development Plan set out in the Planning Act (NI) 2011 and The Planning (Local Development Plan) Regulations (NI) 2015. Consideration is also given to the following Policy and Guidance publications, along with the wider content of the Draft Plan Strategy (including accompanying assessments and technical supplements):

- The Regional Development Strategy (RDS) 2035;
- The Strategic Planning Policy Statement (SPPS);
- The Department's Development Plan Practice Notes (DPPN); and in particular:
 - DPPN 6 - Soundness; and
 - DPPN 7 - The Plan Strategy.
- Draft Plan Position Paper 3: Employment and Economic Development; and
- Draft Plan Technical Supplement 3: Employment Land Review (October 2019).

Regard is also had for the Preferred Options Paper stage, the LDP Timetable, and the Council's Community Plan 2017/2032.

Background

By way of a brief introduction, [REDACTED] two existing and undeveloped parcels of land, which are currently zoned for Employment uses (Site Refs: **LC06** Knockmore/Lissue Road, and **LC07** Lissue Road) within the Belfast Metropolitan Area Plan (BMAP) 2015 (as shown overleaf at **TSA 1** and at **Annex 1**).



TSA 1 – BMAP (2015) Extract

Site Refs: **LC06** Knockmore/Lassie Road, and **LC07** Lissue Road total c.17.43ha (c.43.07 acres) cumulatively, and our client is delighted that the development potential of these lands for employment uses has been recognised within the DPS, with both parcels of land intended to be carried forward to help accommodate the employment needs of Lisburn and Castlereagh over the plan period.

Strategic Employment Allocation

This employment need for the Plan Period (2017-2032) is set out within Strategic Policy SP11 Economic Development in Settlements, in line with the Strategic Employment Allocation (SEA) set out at Table 5 of the DPS, which includes previously zoned Employment Lands from BMAP (2015). This includes our client’s lands (Site Refs: **LC06** and **LC07**). An extract of Table 5 has been shown below at **TSA 2** and **Annex 2** for reference.

Table 5 Strategic Employment Allocation over Plan Period

Site Ref.	Site Name	Location	Total Area Zoned (ha)	Area Developed (ha)	Total Area Remaining (ha)	Total Area Developable (ha)	Status
STRATEGIC MIXED USE SITES							
LC05*	Blar's Road	Lisburn City	159.48	0	159.48	52.49	Not Started
MCH 13	Knocklachen Healthcare Park, Sandfield Road	Castlereagh Greater Urban Area	85.34	41.55	43.79	44.00	Not Started
LOCAL EMPLOYMENT SITES							
LC06**	Barbour Threads Mill	Lisburn City	5.53	5.53	2.87	2.85	Not Started
BA025**	Land south of Woodvale Development, Rostrevil Road	Dromara	3.54	0	3.54	3.28	Not Started
LC06	Knockmore/ Lassie Road	Lisburn City	3.08	0	3.08	3.08	Not Started
LC07	Lissue Road	Lisburn City	14.34	0	14.34	10.86	Not Started
LC08	Ballinderry/ Knockmore Road	Lisburn City	44.3	23.63	20.67	17.74	On-going
LC10	Blar's Industrial Estate	Lisburn City	23.23	24.46	2.28	0.77	On-going (almost complete)
LC11	Enterprise Crescent, Ballinderry Road	Lisburn City	13.19	13.19	0.79	0	Complete
LC12	Ballinderry Road	Lisburn City	7.43	7.43	0.18	0	Complete
LC13	Flugh Park Industrial Estate, Knockmore Road/ Moira Road	Lisburn City	8.47	4.81	3.55	3.55	On-going
LC14	Lissue Industrial Estate	Lisburn City	52.82	49.89	2.93	3.75	On-going
LC15	Coca-Cola Plant, Lissue Road	Lisburn City	18.47	17.3	1.17	1.17	On-going
ML05	Seymour Hill Industrial Estate	Lisburn Greater Urban Area	50.8	6.07	44.73	4.73	On-going
ML08	Derrigly Industrial Estate	Lisburn Greater Urban Area	44.54	39.27	5.27	5.27	On-going

TSA 2 – Strategic Employment Allocation Extract

Our client is delighted that Site Refs: **LC06** and **LC07** are intended to be carried forward to help accommodate the employment need over the plan period and is committed to bringing forward a range of employment uses at these sites.

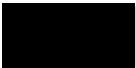
Consideration

The zonings are located adjacent to the Coca Cola plant who contribute more than £10 million to the local economy and employ more than 750 people between their sites in Lisburn and Dublin. Therefore, by retaining Site Refs: **LC7** and **LC6** these could assist in not only attracting future investment, but also facilitating any potential expansion of the Coca Cola plant long term and aid the Councils ability to retain a key stakeholder within Lisburn and Castlereagh.

Conclusion

In light of the above and the Councils Strategic Economic Strategy and Objectives for the Borough set out within the DPS over the plan period, we welcome the inclusion of Site Refs: **LC06** and **LC07** within the SEA and would respectfully request that both proposed employment zonings are retained as key employment zonings for Lisburn and Castlereagh at Local Plan Policies Stage.

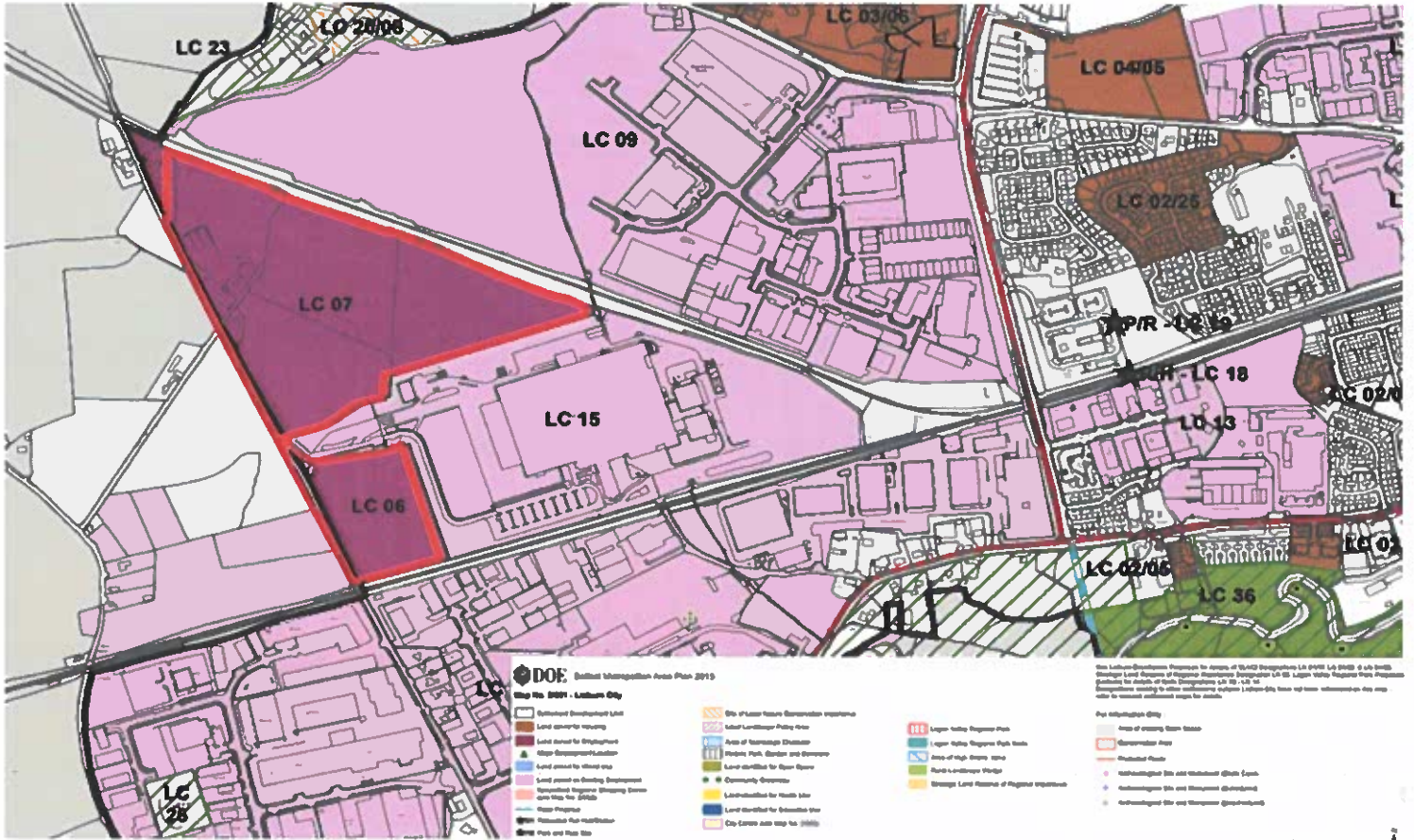
Yours faithfully,



TSA Planning



**Annex 1-
BMAP (2015) Extract**



**Annex 2-
Strategic Employment Allocation (SEA)
(Table 5)**

Table 5 Strategic Employment Allocation over Plan Period

Site Ref.	Site Name	Location	Total Area Zoned (Ha)	Area Developed (Ha)	Total Area Remaining (Ha)	Total Area Developable (Ha)	Status
STRATEGIC MIXED USE SITES							
LC05*	Blaris Road	Lisburn City	119.48	0	80.00	52.49	Not Started
MCH 18	Knockbracken Healthcare Park, Sainfield Road	Castlereagh Greater Urban Area	15.54	41.51	68.72	44.03	Not Started
LOCAL EMPLOYMENT SITES							
LC06**	Barbour Threads Mill	Lisburn City	3.53	3.53	2.87	2.83	Not Started
OAG3**	Land South of Woodvale Development, Rathfriland Road	Ormeau	3.54	0	3.54	3.28	Not Started
LC06	Knockmore/ Ussue Road	Lisburn City	3.09	0	3.09	3.09	Not Started
LC07	Ussue Road	Lisburn City	14.34	0	14.34	10.88	Not Started
LC09	Ballynarry/ Knockmore Road	Lisburn City	44.3	23.63	20.67	17.74	On-going
LC10	Blaris Industrial Estate	Lisburn City	23.23	24.48	2.28	0.77	On-going (almost complete)
LC11	Enterprise Crescent, Ballynarry Road	Lisburn City	13.19	13.19	0.73	0	Complete
LC12	Ballynarry Road	Lisburn City	7.43	7.43	0.18	0	Complete
LC13	Flush Park Industrial Estate, Knockmore Road/ Moira Road	Lisburn City	8.47	4.91	3.55	3.53	On-going
LC14	Ussue Industrial Estate	Lisburn City	52.82	49.09	3.1	3.73	On-going
LC15	Coca-Cola Plant, Ussue Road	Lisburn City	18.47	17.3	3.55	1.17	On-going
ML05	Seymour Mill Industrial Estate	Lisburn Greater Urban Area	10.8	6.07	4.73	4.73	On-going
ML06	Derriaghy Industrial Estate	Lisburn Greater Urban Area	44.54	29.27	3.27	3.27	On-going

Cont...

Site Ref.	Site Name	Location	Total Area Zoned (Ha)	Area Developed (Ha)	Total Area Remaining (Ha)	Total Area Developable (Ha)	Status
MCH03	Lands SE of Millmount/ Comber Road	Dundonald	9.27	0.62	8.59	8.56	Not Started-road only
MCH06	Upper Newtownards Road/ Carrowreagh	Dundonald	34.93	11.56	23.26	23.08	On-going
MCH07	Newtownards Factory Estate Cadairhurst Road	Castlereagh Greater Urban Area	2	2	0	0	Complete
MCH08	Cedarhill Industrial Estate, Beechill Road	Castlereagh Greater Urban Area	2.02	1.64	0.38	0.38	On-going (almost complete)
MCH12	Forster Green, Sainfield Road	Castlereagh Greater Urban Area	2.54	0	2.54	0.2	Not Started
CF05	Ballynahinch Road	Carryduff	11.74	0.44	11.29	9.04	On-going
CF06	Lands at Comber Road	Carryduff	5.55	0.27	5.28	5.28	On-going
CF07	Cyril Johnston & Co, Ballynahinch Road	Carryduff	5.1	5.1	0	0	Complete
CF08	Carryduff Business Park, Comber Road	Carryduff	5.13	4.97	0.16	0.08	On-going (almost complete)
CF09	Sainfield Road	Carryduff	3.8	3.13	0.47	0.47	On-going (almost complete)
CF10	Eastbank Road	Carryduff	1.96	0.79	1.17	1.10	On-going
CF11	Eagar Industrial Estate	Carryduff	6.73	6.05	0.68	0.78	On-going
GY05	Land North West of Dobrans Road	Glenavy	6.27	0	6.27	6.27	Not Started
RURAL EMPLOYMENT SITES							
LN07	Lands at Glenavy Road, Moira	Lisburn Countryside	24.06	12.26	11.8	11.8	On-going
CR01	Maryland Industrial Estate, Crossnacreevy	Castlereagh Country	3.38	3.47	0.11	0.11	On-going (almost complete)
TOTALS			523.45	236.95	237.83	220.88	

* Strategic Mixed Use Sites of West Lisburn/Blaris with 50% of site for residential development
 ** denotes mixed use