

TSA PLANNING

TSA Reference: TS/2377B-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) – LAND TO THE WEST OF LISSUE ROAD, LISBURN.

We write to the Council on behalf of our [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 (ELR).

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

Background

Our client is the landowner of the subject lands west of Lissue Road, as identified overleaf at **TSA 1** and at **Annex 1**. These lands extend to c.11.5ha (28.41 acres) and currently lie adjacent to but outwith of the Settlement Development Limit of Lisburn City.

Our client also owns the lands on the opposite side of Lissue Road which comprise the Industrial Zonings **LC06** (Knockmore/Lissue Road) and **LC07** (Lissue Road) in the Belfast Metropolitan Area Plan (BMAP) 2015. The Strategic Employment Allocation (SEA) set out under Strategic Policy 11 at Table 5 (see **Annex 2**) of the DPS identifies the intention of the Council to bring these zonings forward for employment uses over the plan period. A separate representation in respect of zonings **LC06** and **LC07** has also been made on behalf of our client.



TSA 1 – Site Location and Area Plan Context

Strategic Employment Allocation and supporting evidence base

From a review of the SEA, we understand it is the Council's intention to bring forward 220ha of land to accommodate the 44.85ha of employment land identified as being required over the 15-year plan period. The objective of the 220ha of employment land being brought forward is to achieve an ample and adequate supply of employment lands, by carrying forward the 30No. existing and proposed zoned employment sites from BMAP (2015), and the need is informed by Litchfield's review of past completions of employment sites across Lisburn and Castlereagh between 2015-2019.

Whilst our client is supportive of the above approach, of the 30No. sites being carried forward only 20No. were subject to an assessment by Litchfield's. Therefore, once a further detailed assessment of these sites is carried out at Local Plan Policies Stage and following a review of other representations made to the DPS, some of these 30No. sites may no longer be suitable, available or viable.

Consideration

Our client has requested that we express to the Council his interest in making available the subject lands for employment use.

The site is located adjacent to an established employment area in Lisburn City and fronts existing zonings **LC06** and **LC07**. These sites have not been developed; however, these lands are also under our client's control and there is a firm commitment that these shall be brought forward to meet the employment land requirement over the plan period. It is anticipated that any development to come forward on these zonings will deliver significant road infrastructure improvements along Lissue Road, therefore the subject lands benefit from the road and other infrastructure improvements on Lissue Road which will make them more attractive for employment uses.

Furthermore, the surrounding area accommodates key stakeholders in Lisburn City such as Coca Cola HBC, one of the largest bottlers and vendors of The Coca Cola Company who contribute c.£10 million to the local economy and employ more than 750 people between both their sites in Lisburn and Dublin. The £93 million investment of Coca Cola HBC in this area of Lisburn in September 2010 makes clear the retailers long term commitment to the area, which will ultimately help to continue to attract new inward investment into Lisburn and Castlereagh over the plan period.

Therefore, the subject lands west of Lissue Road could help to deliver any potential expansion of the Coca Cola Company; or provide suitable lands to accommodate new inward investment in the future.

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 would respectfully request that our client's lands are considered as key employment zoning for Lisburn and Castlereagh at Local Plan Policies Stage.

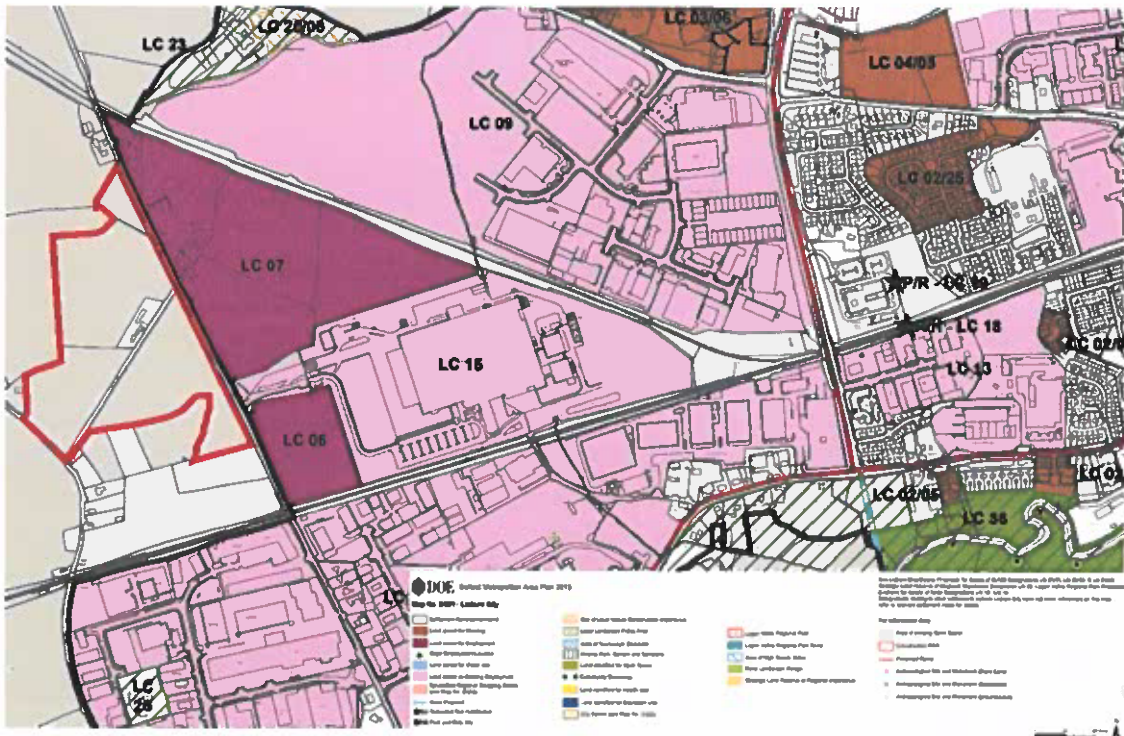
Yours faithfully,



TSA Planning



**Annex 1-
Site location and Area Plan Context**



**Annex 2-
Strategic Employment Allocation
(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	60.00	52.48	Not Started
MCH 13	Knockbrecken Healthcare Park, Saintfield Road	Castlereagh Greater Urban Area	85.34	41.51	69.72	44.03	Not Started
LOCAL EMPLOYMENT SITES							
LC08**	Barbour Threads Mill	Lisburn City	8.53	5.53	2.87	2.83	Not Started
DA05**	Land South of Woodvale Development, Rathfriland Road	Dromara	8.34	0	8.34	8.28	Not Started
LC06	Knockmore/ Ussue Road	Lisburn City	8.09	0	8.09	8.08	Not Started
LC07	Ussue Road	Lisburn City	14.34	0	14.34	10.86	Not Started
LC09	Ballynerry/ Knockmore Road	Lisburn City	44.3	23.63	20.67	17.74	On-going
LC10	Blaris Industrial Estate	Lisburn City	25.23	24.46	2.28	0.77	On-going (almost complete)
LC11	Enterprise Crescent, Ballynerry Road	Lisburn City	18.19	18.19	0.71	0	Complete
LC12	Ballynerry Road	Lisburn City	7.43	7.43	0.18	0	Complete
LC13	Push Park Industrial Estate, Knockmore Road/ Moira Road	Lisburn City	8.47	4.91	3.55	3.55	On-going
LC14	Ussue Industrial Estate	Lisburn City	52.82	49.09	8.1	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	Derraghy Industrial Estate	Lisburn Greater Urban Area	44.34	39.27	5.27	5.27	On-going

Cont...

Site Ref.	Site Name	Location	Total Area Zoned (Ha)	Area Developed (Ha)	Total Area Remaining (Ha)	Total Area Developable (Ha)	Status
MCH05	Lands SE of Millmoat/ Comber Road	Dunonald	9.27	0.68	8.59	8.56	Not Started-road only
MCH06	Upper Newtownards Road/ Carrowreagh	Dunonald	34.93	11.56	23.26	23.02	On-going
MCH07	Newtownards Factory Estate Cedarhurst Road	Castlereagh Greater Urban Area	2	2	0	0	Complete
MCH08	Cedarnis Industrial Estate, Beechill Road	Castlereagh Greater Urban Area	2.02	1.64	0.38	0.38	On-going (almost complete)
MCH12	Forster Green, Saintfield Road	Castlereagh Greater Urban Area	2.34	0	2.34	0.2	Not Started
CF05	Ballymaholin 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, Ballymaholin Road	Carryduff	3.1	3.1	0	0	Complete
CF08	Carryduff Business Park, Comber Road	Carryduff	5.13	4.97	0.16	0.09	On-going (almost complete)
CF09	Saintfield Road	Carryduff	8.8	3.33	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	0.76	On-going
GY05	Land North West of Gobraha 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	5.58	3.47	0.11	0.11	On-going (almost complete)
TOTALS			883.45	286.95	237.02	228.68	

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