

TSA PLANNING

TSA Ref: TS/2705-DPS/L0001

Planning Ref:

10th January 2020

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



Dear Sirs,

RE: REPRESENTATION TO THE LISBURN & CASTLEREAGH LOCAL DEVELOPMENT PLAN 2032 – LANDS AT BALLYMACONAGHY ROAD, CASTLEREAGH.

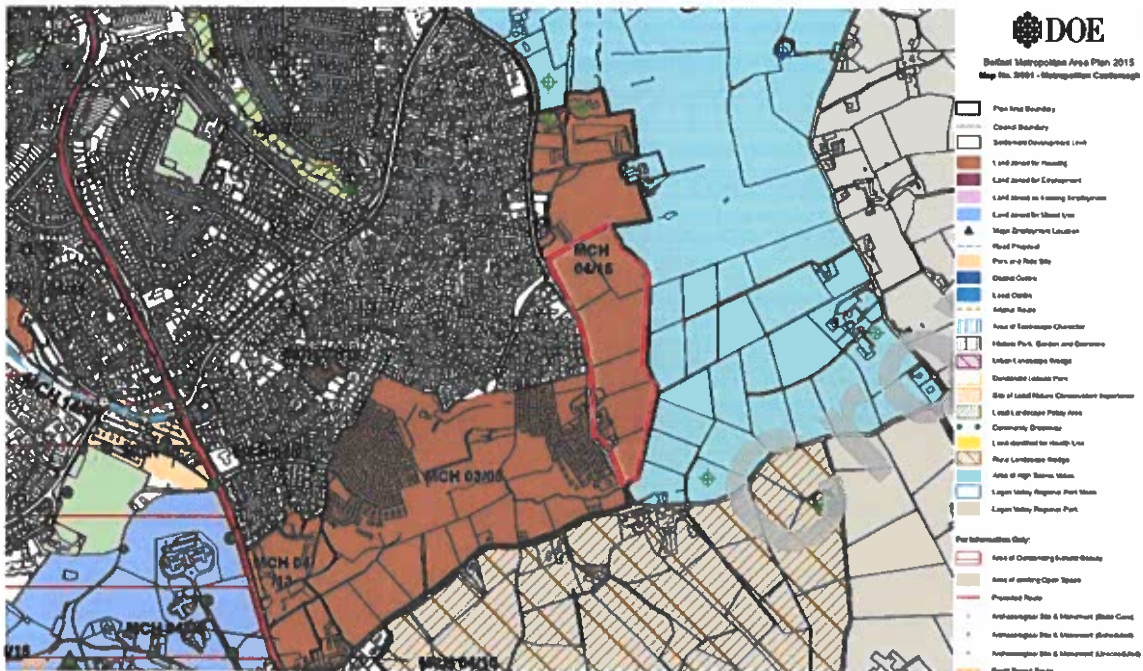
We write on behalf of **Fraser Houses (NI) Ltd** to make representation at the Draft Plan Strategy (DPS) stage of the forthcoming Lisburn & Castlereagh Local Development Plan (2032).

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.
- LDP Technical Supplement 1: Housing Growth Study; and
- LDP Technical Supplement 2: Urban Capacity Study.

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

Our client is a well-known and highly regarded local residential developer, with significant interests throughout Metropolitan Castlereagh. Part of these interests are formed by lands at Ballymaconaghy Road. These lands were identified for housing (**MCH 04/15**) in the Belfast Metropolitan Area Plan (BMAP) 2015 (see overleaf at **TSA 1**).



TSA 1 - Area Plan Extract (BMAP 2015)

An application was submitted in July 2018, for the construction of 198no. dwellings. Details of this application can be found below for reference: -

- Reference:** LA05/2018/0847/F
- Location:** Land east of Ballymaconaghy Road including 30, 32 & 34 Ballymaconaghy Road, south of 24 Ballymaconaghy Road and north of 52 Knockbracken Road.
- Proposal:** 198 Houses comprising 128 detached and 70 semi-detached houses, with associated open space, with a new access junction off the Ballymaconaghy Road.
- Status:** Consultations issued.

A decision is currently pending, and revised proposals for 190 dwellings are currently being considered. In addition, a separate application has also been made by Johncorp (No.1) Ltd on the remaining zoned lands to the north of our client's site. This application is also for a significant residential development, with details below for ease of reference: -

- Reference:** LA05/2019/0712/F
- Location:** Lands north of Ballymaconaghy Road including No's 14 & 22-24 Ballymaconaghy Road, Castlereagh
- Proposal:** Proposed residential development comprising erection of 139 dwellings (65 detached, 58 semi-detached and 16 apartments), associated open space and landscaping, access and ancillary works
- Status:** Consultation Issued

These applications when combined represent a total of 329no. residential dwellings pending approval within Metropolitan Castlereagh. A combined overlay has been included at **Annex 1** to identify the relationship between both applications.

Whilst the site is not specifically mentioned in the LDP, we note there is an 'allowance for existing housing commitments' (page 59), which takes account of information provided through the Council's Housing Monitor (31st March 2017). Monitored sites consist of existing housing zonings and committed sites (with planning permission). The Housing Monitor also assesses the available potential of land and dwellings that remain undeveloped within settlements in the Council Area. Using the baseline date (31st March 2017), the Housing Monitor identified a total of 8,081 committed units and a further 1,108 potential units remaining on zoned land not committed.

The subject lands are identified as '21526' within the housing monitor (**Annex 2**). Our client is committed to constructing houses on these zoned lands and is therefore fully supportive of the Council's approach of carrying forward 'committed' housing lands (including zoning MCH 04/15) to their housing allocation for the forthcoming plan period.

Taking account of the above, we would ask that the Council retain BMAP zoning MCH 04/15 as part of their Strategic Housing Allocation, as set out in Table 3 (DPS Part 1), and identify it as a 'committed' Housing Zoning at the Local Policies Plan Stage of the LDP.

Please confirm receipt of this representation and retain on record for future reference. We reserve the right to make further detailed submissions as the LDP progresses and request this representation is heard by **Oral Hearing** at the Independent Examination stage. In the interim, should you have any queries regarding the above, please do not hesitate to contact our office.

Yours faithfully,

TSA Planning

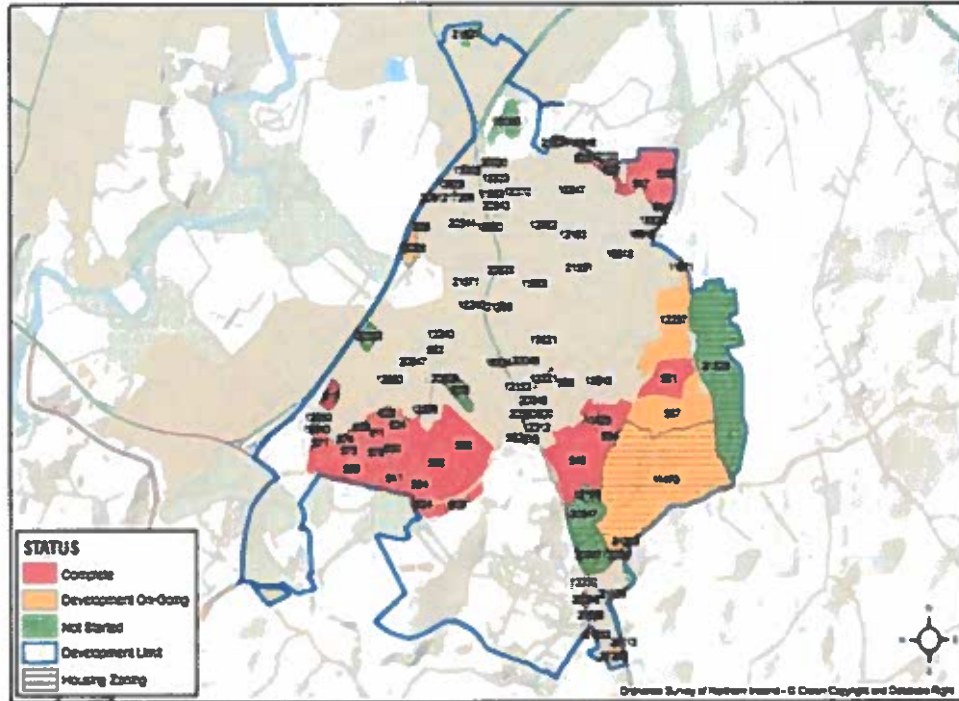
Enc.

**Annex 1-
Combined Overlay
(LA05/2018/0847/F and LA05/2019/0712/F)**



**Annex 2-
Annual Housing Monitor Report 2016-2017 (Extract)**

Castlereagh Greater Urban Area (Newtownbreda/Cairnshill Area) Housing Monitor 31 March 2017



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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
21436	53 COMBER ROAD	31/03/2017	0	1	0	0.01	NOT STARTED	
21521	LANDS SURROUNDING GALWALLY HOUSE & GROUNDS AT NO 38 - 68 GALWALLY MARK WEST OF NOS 1 - 14 DRUMKILLEN COURT	31/03/2017	0	8	0	0.85	NOT STARTED	
21524	LANDS SOUTH OF GLENOREGAGH ROAD NPS/A/113	31/03/2017	0	4	0	0.25	NOT STARTED	
21525	LAND BETWEEN COMBER ROAD & GRANSHA ROAD NPS/A/113	31/03/2017	0	40	0	2.67	NOT STARTED	
21526	EAST OF BALLYMACONAGHY ROAD, MANOR BRAY & CAIRNSHILL NPS/A/113	31/03/2017	0	313	0	20.84	NOT STARTED	
21539	LAND ADJOINING 7 ARDARA AVENUE COMBER ROAD	31/03/2017	0	1	0	0.07	NOT STARTED	
21540	LAND TO THE REAR OF 21 GRANSHA ROAD	31/03/2017	0	3	0	0.10	NOT STARTED	
21541	MOAT HOUSE 963-969 UPPER NEWTOWNARDS ROAD	31/03/2017	0	7	0	0.10	NOT STARTED	
21542	BALLYBELN SQUARE BALLYBELN PARK	31/03/2017	0	21	0	0.58	NOT STARTED	