



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

8th January 2020

By Post & Email

Re: Representation to the Lisburn and Castlereagh City Council Draft Plan Strategy – Lands West of 5 Orchard Grange, St James, Hillsborough, Lisburn

This response is a site-specific representation on behalf of [redacted] who owns the lands immediately adjacent to the settlement of St James. The land is depicted on the accompanying OS Map and aerial image overleaf.

The subject lands comprise a 2.1 hectares (yielding 53 dwellings based at density of 25dph) area of land immediately to the west of the existing Settlement Development Limit (SDL) of St. James, as per Designation SS01 in BMAP 2015, which is depicted on Map No.45 – St. James. The Councils LDP makes note that within the Plan Strategy that any reference made to 'BMAP' refers to the post-examination form of that document as this Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety unadopted. However, BMAP in its post-inquiry forms was at an advanced stage and therefore remains a material consideration.

There are no environmental designations that are applicable to the subject lands and they have direct access to Lany Road. They can also be accessed via adopted minor roads of Henley Hall and Orchard Grange.

The population of St. James is 115 (previously there was no recorded population in the 2001 Census) and BMAP 2015 did not zone any land for residential development within the SDL. However, it did allow for limited development to the rear of St. James Park within the SDL and along Lany Road, within the Local Landscape Policy Area (LLPA - Designation SS02).

In addition, Meadow Bridge Primary School has been extended to provide additional classroom with cloaks and associated toilets (LA05/2016/0751/F) to accommodate growth and demand in the area and an increase in pupils attending the school,

Draft Plan Strategy 2032 (Draft LDP)

The Spatial Growth Strategy in the Draft LDP defines a settlement hierarchy and proposes housing growth allocations, which are predominantly focused on Lisburn City Centre (West/Blaris). There is an identified future need for 10,500 new dwellings (700 per annum) by 2032, allowing a 10% margin for market flexibility.

Although the hierarchy approach is logical and consistent with the RDS, it is accepted in the Draft LDP that there is insufficient land zoned for housing development within existing settlement limits and the urban area to accommodate the level of growth.

The Draft LDP seeks to designate approximately 50 hectares of housing at West Lisburn/Blaris (WL 10) to facilitate the shortfall and also brownfield lands at Culcavy (WL11) outwith the SDL of Hillsborough.

This takes no account of the need to distribute land evenly across the District. Whilst St James is a small settlement, Meadow Bridge Primary School and St. James's Parish Church are located within the SDL and provide valuable community facilities for the settlement and wider rural area. Many of the children attending Meadow Bridge Primary School travel from outside of the St James settlement, given the limited available housing within the existing settlement and dispersed rural community.

The Draft LDP indicates that there is potential for 1,231 housing units on the remaining zoned and committed land in villages. It is noted that small settlements make up 3% of the existing population or 3,950 people. We feel that the council must carefully consider the over reliance on one major zoning to deliver the projecting housing need within the council area and it is on this basis that we consider our clients lands are well placed to meet the projected housing needs.

The expansion of St James would relieve pressure on the development in the countryside for individual dwellings, which the Council accept is on the rise in this attractive and rural area.

It is noted in the Draft LDP that Lisburn and Castlereagh are the 4th least affordable region in NI with 58% of properties sold being considered as unaffordable for those on median incomes. Furthermore, it is indicated that there is a need for social housing in the Council area with the Northern Ireland Housing Executive (NIEA) indicating that following a 15year assessment (2017-2032) over 2,400 extra homes are required to meet the demand within that time period.

The NIHE note outside of the urban settlements the LCCC Area encompasses a significant rural landscape, including the popular towns of Glenavy, Moira and Carryduff. For many young rural households, house and land prices, land availability and low rates of development mean that there is limited opportunity to offer affordable accommodation. Further reviews are being carried out in Hillsborough and Moira.

Given the lands location between Hillsborough and Moira we are proposing the subject lands at St James, to be considered and zoned for social housing given the increased demand in Hillsborough and Moira and the lack of potential sites. This will assist the NIHE and the Council to meet the required targets set. The lands are strategically placed by the A1/M1 and opposite Meadow Bridge Primary School, which is expanding.

Policy CTY5 of PPS 21 states that Planning permission may be granted for a group of no more than 14 dwellings adjacent to or near a small settlement or within a designated Dispersed Rural Community to provide social and affordable housing to meet the needs of the rural community. St James is the closest settlement to Hillsborough and Moira, where demand has meant that house prices are high, which makes it difficult to deliver social housing within these settlements.

The subject lands are contained to the north by existing dwellings and have a strong and defensible boundary to the north and west, with open countryside extending beyond. The lands would be read with the existing residential development to the east, with little degree of separation and are adjacent to the settlement limit. The necessary infrastructure is available and there are good links to both the A1 and M1 providing easy access to central Lisburn, Belfast and further afield.

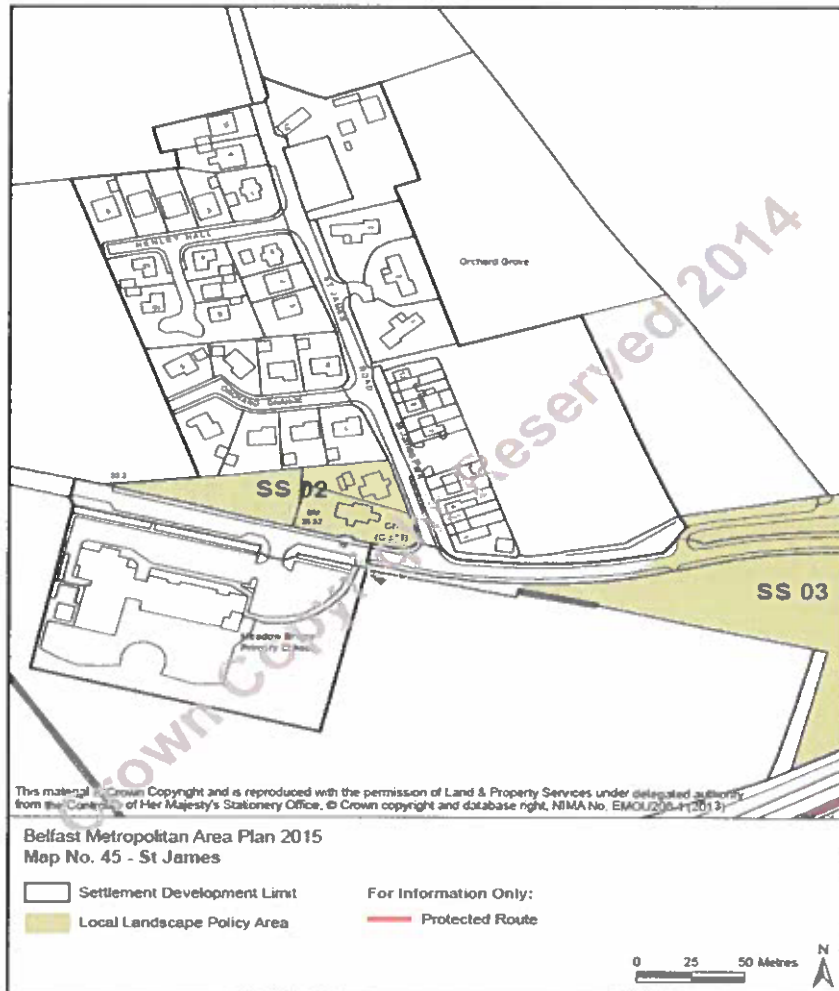
The subject site represents a natural expansion of the St James settlement limit to meet a social housing need. The subject lands are suitable for inclusion within the Short Term Land Reserve (STLR), as they could be brought forward to deliver a limited number of units, which would assist with the localised and overall social housing requirements.

If you wish to discuss this site-specific response, then please do not hesitate to contact me. Otherwise I look forward to future consultations as the LPD process progresses.

Yours sincerely

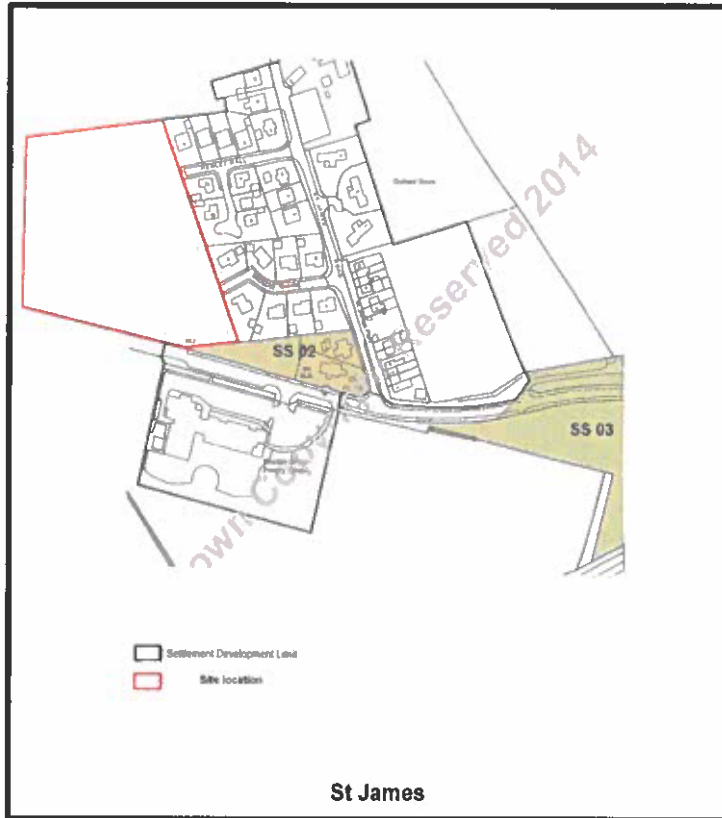
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Appendix 1



Part 4 Volume 3

Appendix 2



Appendix 3



Appendix 4

Lisburn & Castlereagh
Housing Investment Plan 2019-23

Appendix 2 Social Housing Need by Settlement 2018-2023

Settlement	Social Housing Need (Units) 5 Year (2018-2023)
Lisburn/Dunmurry Urban	786
Castlereagh Urban	61
Aghalee	0
Annahilt	0
Ballynadolly	0
Boardmills	0
Carryduff	10
Culkavy	6
Dromara	8
Drumbo	0
Dundrod	2
Glenavy	25
Hillsborough	29
Lambeg	56
Lisburn Rural	0
Lower and Upper Ballinderry	0
Maze	0
Meghaberry	2
Milltown	3
Moira	26
Moneyreagh	0
Purdysburn	0
Ravamette	1
Stoneyford	0
Total Social New Build Requirement Lisburn and Castlereagh	1,015

New Intermediate Housing Demand for Lisburn & Castlereagh 2018/28

Council	Intermediate Housing Demand 2018/28
Lisburn & Castlereagh City	1,450



Appendix 5

**Lisburn & Castlereagh
Housing Investment Plan 2019-23**

Appendix 7 Applicants and Allocations at March 2019

Area	Applicants (Total)	Applicants (HS)	Allocations
Lisburn Urban	1,320	979	354
Lisburn Rural	329	226	62
Castlereagh Urban	404	265	91
Castlereagh Rural	88	65	22
Total	2,141	1,535	529

Applicants (Total) – Total housing applicants at March 2019 (i.e. those in housing stress and those not in housing stress)

Applicants (HS) – Housing stress applicants at March 2019 (i.e. 30 points or more)

Allocations – Annual allocations for year ending March 2019



Appendix 6



Appendix 7

