

**Local Development Plan Team**

Lisburn and Castlereagh City Council  
Civic Headquarters  
Lagan Valley Island  
Lisburn  
BT27 4RL

8<sup>th</sup> January 2020By Post & Email**Re: Representation to the Lisburn and Castlereagh City Council Draft Plan Strategy - Lands North of Nos 46 Quarterlands Road, Drumbeg, Lisburn**

This response is a site-specific representation on behalf of [REDACTED], who owns the lands immediately adjacent to the settlement of Drumbeg (Map No.9/001). The extent of the land is depicted on the accompanying OS Map and aerial image overleaf.

The subject lands comprise a 1.6 hectares (yielding 40 dwellings based at density of 25dph) area of land immediately south of the existing Settlement Development Limit (SDL) of Drumbeg, as per Designation DG01 in BMAP 2015, which is depicted on Map No.9 – Drumbeg. 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.

The land is located within Lagan Valley Regional Park (LVRP), as per BMAP 2015, but there are no additional environmental designations and the provisions of Policy COU 10 apply. The population of Drumbeg is 813 (previously 727 in 2001 Census) and BMAP 2015 zoned three housing sites, within the SDL. This totalled 3.44 hectares (yielding 86 dwellings based at a density of 25dph) and was allocated as follows:

- DG 02/01 – Drumbeg Cottages, off Ballyskeagh Road – 0.18 hectares – Status – **Built Out**
- DG 03/01 – Gowan Meadows – 1.99 hectares - Status – **Built Out**
- DG 3/02 – Land at 56/58 Quarterlands Road – 1.23 hectares – **Not Started**

In addition, there have been several new dwellings permitted in the countryside along Ballyskeagh Road (LA05/2016/0507/O) and Quarterlands Road (LA05/2015/0521/O) on the basis of infill development.

### **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 Plan Strategy 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 Drumbeg is indicated to be a village in the settlement hierarchy it is well located in close proximity to the Lisburn Greater Urban Area, where there is significant demand for housing along with higher order services.

The Draft Plan Strategy indicates that there is potential for 1,231 housing units on the remaining zoned and committed land in villages. It is noted that Villages make up 12% of the existing population or 13,546 people. On this basis it is inevitable that additional lands are going to be required. 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 well placed to meet the projected housing needs.

The RDS 2035 indicates that within LCCC area the rural community living in small towns, villages and small settlements in the countryside, has experienced the fastest rate of population growth, which reverses a long-term trend of population decline.

The subject lands are contained to the north and south by existing dwellings and have a strong and defensible boundary to the east defined by existing mature trees. They would be read with the existing development, with little degree of separation and would represent a rounding off, of the existing pattern of development. 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 is a modest and natural expansion of the Drumbeg settlement to allow additional housing of approximately 40 units, based on growth of Drumbeg this would be approximate. When taking account of the previous level of land zoned, which has now been largely been built out, they would represent a modest allocation in a strategic location.

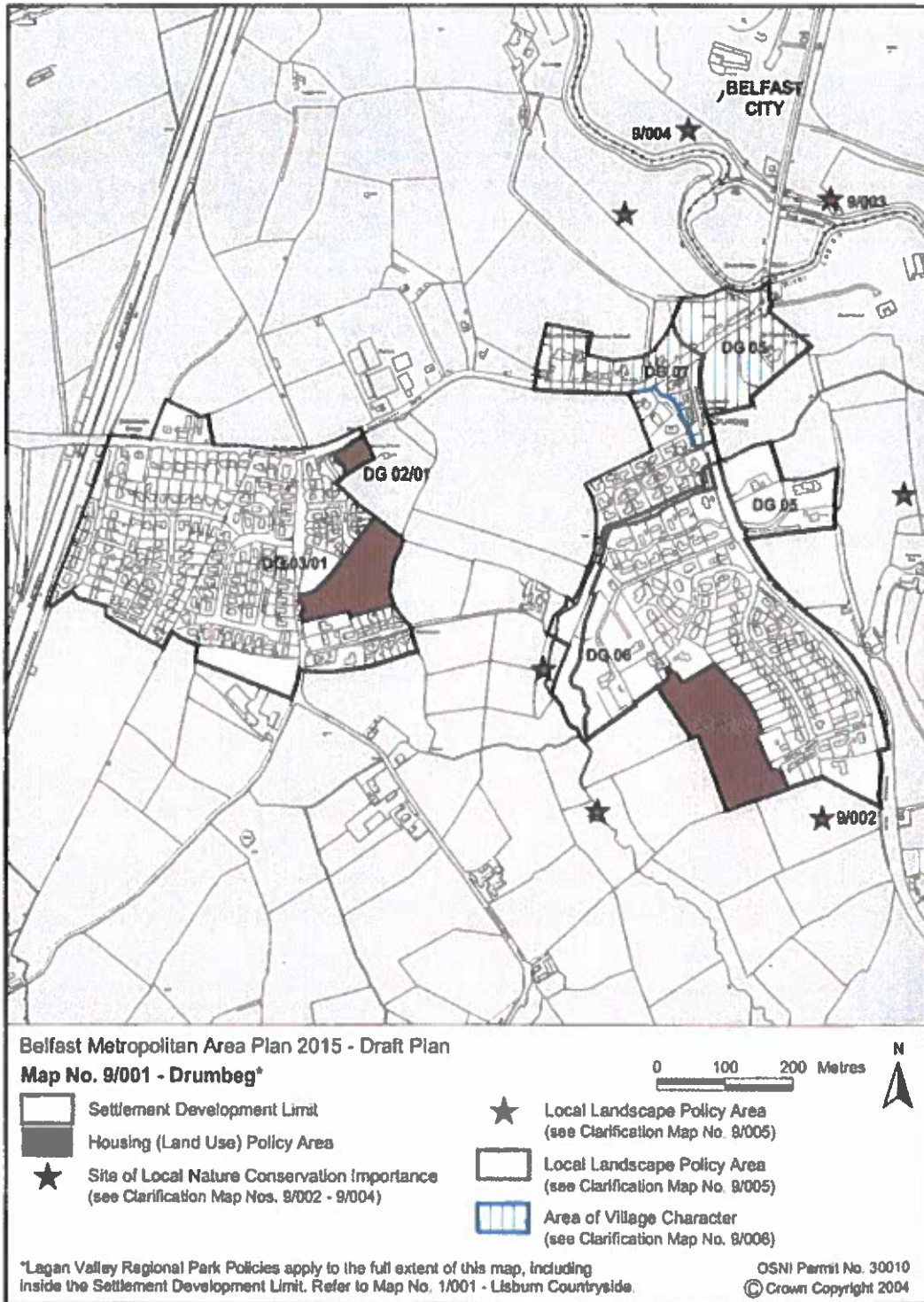
If you wish to discuss this site-specific response, then please do not hesitate to contact me. Otherwise I look forward to future consultations as the LPD process progresses.

Yours sincerely

  
**BA Hons, MSc**  
**Planning Consultant**

Appendix 1

BMAP 2015 Map No.9 – Drumbeg



**Appendix 2**  
**Map detailing site location and google aerial image**

