Lisburn & Castlereagh City Council

Civic Headquarters
Lagan Valley Island
Lisburn BT27 4RL

Tel: 028 9244 7300
www.lisburncastlereagh.gov.uk

September 15th, 2023

Chairperson: Councillor J Laverty BEM

Vice Chairperson: Councillor T Mitchell

Aldermen: J Baird, A G Ewart MBE, M Gregg, A Grehan, M Guy and S P Porter

Councillors: P Burke, K Dickson, J Gallen, U Mackin, A Martin, C McCready, N Parker

Ex-Officio: The Right Worshipful the Mayor, Councillor A Gowan
Deputy Mayor, Councillor G McCleave

Notice Of Meeting

A meeting of the Regeneration and Growth Committee will take place on **Monday, 18th September 2023** at **6:00 pm** in the **Council Chamber and Remote Locations** and remote locations for the transaction of business on the undernoted agenda.

For those Members attending this meeting remotely the Zoom link and passcodes are contained within the Outlook invitation that has been issued.

A hot buffet will be available in Lighters Restaurant from 5.15 pm for those Members who have confirmed in advance.

DAVID BURNS
Chief Executive
Lisburn & Castlereagh City Council

Agenda

1.0 Apologies

2.0 Declarations of Interest

3.0 Adoption of LCCC Development Plan 2032 - Plan Strategy

For Decision

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4.0 Notice of Opinion to recommend refusal of permission for mixed-use development in west Lisburn area

For Decision

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Lisburn & Castlereagh City Council

Committee:	Special Regeneration and Growth Committee
Date:	18 September 2023
Report from:	Conor Hughes - Head of Planning & Capital Development

Item for:	Decision
Subject:	Adoption of Lisburn & Castlereagh City Council, Local Development Plan 2032, Plan Strategy

1.0 **BACKGROUND**

1. The Department for Infrastructure (DfI) Planning Group in accordance with Section 12(1)(b) of the Act issued a Direction to the Council on the 28th June 2023 to adopt its Plan Strategy with the modifications specified in the direction. The Direction is attached at Appendix 1 along with the Planning Appeals Commission (PAC) Report that informed this is attached at Appendix 2.

2. The publication of the Direction is the culmination of more than four years of evidence gathering; consultation with members, the public and statutory and non-statutory agencies with an interest in the plan making process; and the testing of the draft Plan Strategy through a process of independent examination.

3. The following chronology sets out the key stages of drafting and consultation undertaken to deliver the Plan Strategy part of the Local Development Plan:

    1. Draft Plan Strategy of the Local Development Plan published (October 2019)
    2. Public consultation (October 2019 to January 2020)
    3. Review of representations (February 2020 to December 2020)
    4. Public consultation of minor and focussed changes (January 2021 to March 2021)
    5. Submission of draft Plan Strategy to DfI Planning Group (April 2021)
    6. Independent Examination (March 2022 to May 2022)
    7. Examination Report returned to DfI Planning Group (November 2022)
    8. Fact Checking Exercise in advance of Direction (June 2023)

    The draft Plan Strategy is considered by the Department to meet the tests of soundness set out in the Local Development Plan Regulations 2015 and the purpose of this report is to set out the reasons why the modifications in the Direction should be agreed and the actions required to adopt the Plan Strategy.

KEY ISSUES

DfI Direction including Modifications Schedule, and PAC Report

1. Further to its consideration of the Commission's recommendation report, the DfI Direction requires the Council to adopt its Plan Strategy with modifications.

2. The modifications identified in Schedule 1A of the Direction captures the amendments that were focussed and minor changes which the Council published for public consultation in January 2021. There are no further amendments required to these changes in order to make the Plan sound.

3. Schedule 1B consists of recommended amendments that were focussed and minor changes which the Commissioner reported on as not being required, however DfI has still required their inclusion for completeness.

4. The modifications identified in Schedule 2 and 2A of the Direction (59 in total) are required to make the Plan sound. These modifications are a combination of Council's focussed and minor changes along with the Commission's recommended changes following IE. The Department has specified wording, where necessary, to address the Commission's recommendations within this schedule.

Adoption of the Plan Strategy outcomes

5. Members should note the significance of the agreement that West Lisburn is now a strategic mixed use zoned and that this has the potential for further sustainable growth in the Council Area.

6. Whilst the strategic direction for Sprucefield remains unresolved it retains its status in the Regional Development Strategy and the designation from draft BMAP still remains a consideration in the processing of planning applications. There is a separate and parallel process available to the Council to bring forward a strategic designation for Sprucefield that takes account of the advice of the Commission.

7. Policy for rural housing remains largely unchanged. None of the policies were objected to during the public consultation phase and the policies are only modified were required to take account of what is said in regional policy. Transitional arrangements have been operating in the Council Area following the issuing of the Direction to manage older applications impacted by the policy change.

8. An affordable housing contribution is required in urban areas for residential proposal comprised of five or more dwellings. There is a need for approximately 4000 affordable homes across the Council Area. This policy provides an opportunity to address this need looking forward and places an onus on developers to provide choice and variety in new residential schemes.

9. Members should note that the scale and nature of the modifications are small relative to the number and type of strategic issues dealt with in the making of the Plan Strategy. The recommended modifications are in the main positive and there is a clear direction on how the question of Sprucefield is to be dealt outside of the adoption process.

10. The benefits of adopting the Plan are significant. The Plan Strategy provides certainty in terms of the strategic direction for future growth in the Council Area. It provides context for the next stage of the Plan making process. All future planning decisions will be based on Council policy as the suite of regional policies retained by the Department in a transitional period fall.

Actions required to adopt the Plan Strategy

11. DfI did not direct the Council to undertake any further public consultation based on the nature of the modifications. The Direction from DfI stated that 'the Council should ensure in light of the modifications required to proceed to adoption, that updates to the Sustainability Appraisal and any other statutory assessments as necessary should be undertaken." Updates to the following documents have been undertaken as a result:

    - Sustainability Appraisal Addendum at Appendix 6;
    - Sustainability Appraisal Adoption Report at Appendix 7;
    - Habitats Regulations Assessment at Appendix 8;
    - Rural Needs Impact Assessment Addendum at Appendix 9; and
    - Equality Impact Assessment Addendum at Appendix 10.

12. The final Plan Strategy, Parts 1 & 2 (Appendix 3) and accompanying Supplementary Planning Guidance (SPG) (Appendix 4) incorporates the modifications as proposed in DfI's Direction.

13. Section 12(3) of the 2011 Act requires the Council to comply with a Direction given by the Department. The Direction issued is to adopt the PS, with Modifications, under Section 12(4) and this must be by resolution of the Council (which is full Council) and must be done as soon as reasonably practicable after the receipt of the Direction.

14. Regulation 24(3) (a) (ii) of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 requires the Council to prepare a statement specifying the date on which the development plan document is to be adopted. This is attached at Appendix 5.

15. The Planning Act requires the Plan to be adopted by resolution of the Council. Should members agree to the recommendation a report seeking adoption will be brought to the Council meeting on the 26th of September.

The need for Sustainability Appraisal and other statutory assessment

16. The Direction states that "the Council should ensure, in light of the modifications required to proceed to adoption, that updates to the sustainability appraisal and any other statutory assessment as necessary should be undertaken".

17. Addendums to the Sustainability Appraisal and Habitats Regulation Assessment were undertaken in conjunction with the LDP team by the Shared Environmental Service (SES) in Mid & East Antrim.

18. An Equality Impact Assessment and Rural Needs Impact Assessment were also carried out.

Sustainability Appraisal (incorporating strategic environmental assessment)

19. All the proposed Modifications were considered in the further addendum to the Sustainability Appraisal and Strategic Environmental Assessment (Appendix xx), in order to check if they altered the 'likely significant effects' predicted in the previously published SA Report (SUBDOC-005) and Addendum (SUBDOC-016(a)) or may lead to any new potential significant effects.

20. The conclusions of this report are that none of the recommended modifications would result in any likely significant effects as a result of their implementation within the Plan Strategy. All the recommended modifications can be made without impacting or changing how the plan as a whole would perform against the Sustainability Objectives. A number of minor changes to the 2019 SA Report will be implemented through this Addendum Report. The overall conclusions of the Sustainability Appraisal as set out in the 2019 SA Report remains unchanged.

21. A post adoption Statement, required by Part 4 (Post Adoption Procedures), of the Environmental Assessment of Plans and Programmes Regulations 2004, is attached at Appendix 7. This sets out how the Plan complies with the requirements set out in this legislation.

Habitats Regulation Assessment (HRA)

22. Shared Environmental Services has undertaken the HRA (Appendix 8) on behalf of the Council and supplements the original draft HRA for the Plan Strategy (SUBDOC-029) and Addendum (SUBDOC-016(b)). The HRA is prepared in support of the PS, and records the assessment of the PS and its potential impacts on international sites.

Statutory Consultation with DAERA/NIEA

23. There is a statutory requirement in the Conservation (Natural Habitats etc) Regulations (Regulation 64B(2)(b)) to consult DAERA/NIEA on the HRA prior to publication. This has been carried out and DAERA comments are attached at Appendix 8. DAERA indicate that they are generally content with the draft HRA and welcome that the document will be revisited at Local Policies Plan stage.

24. The HRA concludes, on the basis of the analysis set out, that the Council can conclude that the PS (with the modifications set out in the direction made by the Department for Infrastructure) will not adversely affect the integrity of any international sites, either alone or in combination with other plans and projects.

Equality Impact Assessment (EQIA)

25. The Modifications in the Direction have been screened to identity whether any Section 75 groups had likely potential to be impacted (positively or negatively) upon by the Modifications and if there was a different outcome to the assumptions made in the original draft EQIA Screening Report (SUBDOC-028) and Addendum (SUBDOC-016(c)). In reassessing the Modifications against the EQIA screening process, the outcomes are unchanged from that originally identified and considered. The conclusions therefore remain unchanged from the original EQIA in that it is anticipated that the Plan Strategy will have no adverse impact with regards to equality and is likely to have a positive impact on all Section 75 groups, both directly and indirectly, by contributing to economic growth and social progress. The EQIA further Addendum is attached at Appendix 10.

Rural Needs Impact Assessment (RNIA)

26. The Modifications in the Direction have been screened to identify if any of the changes to policies are likely to have a negative impact on rural needs.Each of the Modifications to the policies were compared against the original RNIA (SUBDOC-030) and Addendum (SUBDOC-016(d)) in terms of the aim of the policy, the rural impact and influence of rural needs on the policy. In reassessing the amended policies against the RNIA screening process, the outcomes are unchanged from that originally identified and considered. The conclusions therefore remain unchanged from the original RNIA in that it is anticipated that the PS will have no adverse impact with regards to rural needs either directly or indirectly. Consequently, the modifications do not affect the PS Rural Impact any differently than previously identified and considered. The RNIA further Addendum is attached at Appendix 9.

Supplementary Planning Guidance (SPG)

27. Members will be aware that the Council had prepared Supplementary Planning Guidance (SPG) to support the Policies contained in the draft Plan Strategy Appendix 4. Officers intend to progress further SPGs following adoption of the PS to accompany the Local Policies Plan. Drafts of these will be consulted on and presented to Members for approval in due course. SPGs will be material in the determination of applications for planning permission.

2.0 **Recommendation**

Members are asked to consider and agree the modifications specified in the Direction and reasons for adopting the draft Plan Strategy. Members should further note that the actions detailed by DfI in the Direction have been completed to allow the Plan to be adopted by resolution of the Council.

3.0	**Finance and Resource Implications** Financial implications – legal costs; costs for preparing habitat regulation assessment and design costs for preparing draft Plan Strategy documents Resource implications – training for Members and Development Management Staff on the new policies of the PS	
4.0	**Equality/Good Relations and Rural Needs Impact Assessments**	
4.1	Has an equality and good relations screening been carried out?	Yes
4.2	Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out Previous carried out in the course of drafting the PS – SEE ADDENDUM AT Appendix 10: Equality Impact Assessment Addendum	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	Yes
4.4	Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out. Previous carried out in the course of drafting the PS – SEE ADDENDUM AT Appendix 9 Rural Needs Impact Assessment.	

Appendices:	Appendix 1: DfI Direction to adopt the LDP 2035 Plan Strategy Appendix 2: PAC Independent Examination Report Appendix 3: The Plan Strategy (Parts 1 & 2) with modifications as set out in the DfI Direction Appendix 4: Supplementary Planning Guidance (SPG) Appendix 5: Adoption Statement for the Plan Strategy Appendix 6: Sustainability Appraisal Addendum Appendix 7: Sustainability Appraisal Post-Adoption Statement Appendix 8: Habitats Regulations Assessment Appendix 9: Rural Needs Impact Assessment Addendum Appendix 10: Equality Impact Assessment Addendum

Section 12 Direction - Planning Act (Northern Ireland) 2011 and Planning (LDP) Regulations (NI) 2015

This Direction is issued pursuant to s12 of the Planning Act (Northern Ireland) 2011. The Department for Infrastructure (DfI) has considered the recommendations made under section (10)(8) of the Planning Act (Northern Ireland) 2011. The Department agrees with the concluding findings outlined in the Planning Appeals Commission report and therefore in exercise of the powers conferred on it by section 12(1)(b) of the Act, hereby directs that Lisburn Castlereagh City Council adopts the draft Plan Strategy with such modifications as specified in this direction.

This direction may be cited as the:-

Department for Infrastructure Planning Act (Northern Ireland) 2011, Adoption of Lisburn and Castlereagh City Council Plan Strategy, (s12) Direction 2023.

1.0 **Commencement**

1.1 This direction comes into operation on 28 June 2023.

2.0 **Interpretation**

2.1 In this direction:

"the 2011 Act" means the Planning Act (Northern Ireland) 2011;

"council" means Lisburn and Castlereagh City Council;

“regulations” means the Planning (Local Development Plan) Regulations (Northern Ireland) 2015;

"the Department" means the Department for Infrastructure;

“modifications” means changes required and included as part of this direction;

“recommendations” and “recommended amendments” means those as set out in the Planning Appeals Commission Independent Examination report attached at Annex A, under which section 10(8) refers;

“the report” means the Planning Appeals Commission report on the Independent Examination of the Lisburn and Castlereagh City Council draft Plan Strategy.

3.0 Modifications to the draft Plan Strategy

3.1 The Planning Appeals Commission has made recommendations under s10(8) of the Act and set these out as recommended amendments as part of its report on the Independent Examination (IE) of the Lisburn and Castlereagh City Council draft Plan Strategy. The Department has considered the recommendations made under s10(8) of the Act and accepts the majority of these recommended amendments.

The direction sets out the PAC's Recommended Amendments (RAs) into separate schedules as follows:-

(i) *Schedule 1A* of the direction identifies the recommendations within the PAC table which are focussed and minor changes that the council consulted upon in January 2021, with no further amendments, which the Commissioner has reported on as a requirement needed to make the plan sound. The Department acknowledges that these changes form an addendum to the Plan and commends their inclusion as the council proceed to adoption.

(ii) *Schedule 1B* of the direction identifies the recommendations which are focussed and minor changes that the council consulted upon in January 2021, which the Commissioner has reported on as not being required for soundness and no RA reference has been given. The Department acknowledges that these changes form an addendum to the Plan and commends their inclusion as the council proceed to adoption.

(iii) *Schedule 2* of the direction identifies **59** modifications that are required to make the plan sound. These modifications are a combination of amended proposed changes along with new commissioner changes following the conclusion of the Independent Examination process. In line with the PAC report, the Department has specified wording, where necessary, to address the recommendations within this schedule.

3.2 It should be noted that there are a small number of modifications that the Department has updated for clarity and consistency. An additional modification (MOD 59) has also been included to direct council to ensure that any other presentational or factual amendments, typographical or grammatical errors, or consequential changes within the draft Plan Strategy, are updated as a result of all modifications and minor editing changes. These updates should not amend the nature and intent of the modifications as directed. The Council should document any changes made under MOD 59. This modification provides scope to address any amendments that are required as the draft plan strategy is brought forward for adoption. The Council should satisfy itself that any updates or errors brought forward fall within the scope of MOD 59 and do not amend the nature and intent of the modifications or any other aspect of the plan.

3.4 Therefore, the Department, in exercise of its powers conferred on it by section 12(1)(b), of the Planning Act (Northern Ireland) 2011, hereby directs that Lisburn and Castlereagh City Council modify the draft Plan Strategy to include all 59 modifications detailed in *Schedule 2* of this direction, and update/take account of those focussed/minor changes set out in *Schedule 1A &1B*. These should be read in conjunction with the Independent Examination report (attached at Annex A).

3.5 The Council should ensure, in light of the modifications required to proceed to adoption, that updates to the Sustainability Appraisal and any other statutory assessments as necessary should be undertaken.

4.0 **Department's Powers**

4.1 If for any reason, the Council do not comply with this direction in its entirety, the Department, if required, may also consider its intervention or default powers under sections 15 or 16 of the Act. The Department will take these steps only if it thinks the plan is unsatisfactory, or if it thinks the Council is failing or omitting to do anything necessary for it to do in connection with the preparation of the draft Plan Strategy.

4.2 The Department wishes to highlight provisions set out in section 14 of the Act, in that the Department has the power to direct the Council to prepare a revision of the Plan Strategy, once adopted, where necessary.

5.0 **Adoption of the document**

5.1 DFI directs the Council to provide notification of the adoption of the draft Plan Strategy by resolution of the council unless the Department exercises its powers under sections 15 or 16 of the Act.

5.2 Under section 12 of the Act and provisions set out in regulation 24, the Council must comply with the direction and the modifications hereby given and adopt the draft Plan Strategy as soon as reasonably practicable.

Alistair Beggs
Chief Planner & Director of Regional
Planning Policy & Casework
Department for Infrastructure
Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Schedule 1A – Lisburn and Castlereagh City Council Direction – RA Table (Pulled Through With No Modifications)

Recommended Amendment Number	Focussed Change or Minor Change	Policy, section or paragraph number of dPS or document	Page Number of the dPS	Recommended Amendment Red text to be deleted Purple text to be added	DFI Notes
RA005	FC1A	Chapter 2 Policy and Spatial Context	Page 28, Part 1	Under **Housing** heading, 2nd paragraph on page 28, last 2 sentences to read: "Extrapolating this figure over the Plan period from 2017-2032 equates to an estimated figure of approximately 2,400 **social housing** ~~dwelling~~ units. An additional need is also indicated for intermediate housing, which equates to an additional projected need for ~~3,840~~ **1,920** ~~dwelling~~ units over the Plan period".	
RA006	MC1	Chapter 3 Vision and Plan Objectives	Page 36, Part 1	Add new 4th point and renumber existing 4., 5. and 6. as 5., 6. and 7. respectively. New 4th point to read: **"Support the role of the District and Local Centres in accordance with The Retail Hierarchy (Figure 5, page 97)."**	Note: MOD24 removes this newly numbered point 7 (which is point 6 of page 36 of the dPS Part 1, as written)
RA007	MC2	Strategic Policy 05	Page 44, Part 1	Amend penultimate sentence of the J&A text to read: "…and its positive contribution to place-making **including deterring crime and promoting personal safety**".	
RA009	MC3B	Table 1 Designated Settlement Hierarchy	Page 49, Part 1	Replace Table 1 with Table 1 Settlement Hierarchy and Population Lisburn & Castlereagh City Council included at page 445 of LCCC's Public Consultation Report (SUBDOC-009)	
RA010	FC1A	Strategic Policy 08	Page 61, Part 1	Under heading 6. Housing Needs Assessment/Housing Market Analysis, the third sentence should refer to: "The total affordable housing requirement for the plan period is ~~6,240~~ **4,320** units of which 2,400 are social housing units."	
RA012	FC1B	Strategic Policy 08 & Table 3	Pages 58 – 64 inclu	Incorporate all the amendments in Annex 1 in respect of Table 3 (page 64) and relating text (pages 58-63 inclusive of Part 1 and Addendum to Technical Supplement 1 – attached as Appendix 4 of this report.	

Schedule 1A – Lisburn and Castlereagh City Council Direction – RA Table (Pulled Through With No Modifications)

			sive, Part 1		
RA016	FC4	Policy HOU1	Page 12, Part 2	Criterion b) to read: "on previously developed land (brownfield sites) **or as part of mixed-use development.**"	
RA017	MC12	Policy HOU1	Page 12, Part 2	Criterion c) to read: "in designated city **and** town centres **and within settlement development limits of the city, towns, greater urban areas,** villages and small settlements".	
RA020	FC5B	Policy HOU4	Page 15, Part 2	The 2nd & 3rd bullet points of criterion d) to read: • **Settlement Development Limits of the City,** Towns and Greater Urban Areas 25-35 dwellings per hectare • **Settlement Development Limits of** Villages and small settlements 20-25 dwellings per hectare	
RA024	MC15	Policy HOU6	Page 21, Part 2	Add 3rd sentence to 1st paragraph of J&A text to read: **"A Design and Access Statement may also be required for residential development in accordance with Section 6(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015."**	
RA025	MC16	Policy HOU9	Page 25, Part 2	Delete final paragraph of J&A text.	
RA026	MC17	Policy HOU10	Page 26, part 2	Amend criterion b) to read: "the application is made by a registered Housing Association **or the Northern Ireland Housing Executive**"	
RA028	MC18	Policy HOU11	Page 27, Part 2	The amended 1st sentence of the J&A text shall read: **"Specialist residential accommodation is purpose- built or converted residential accommodation designed to provide opportunities for individuals to access accommodation that is more suitable for their needs such as sheltered housing and care-related facilities".**	**Note:** the change from "opportunity" in MC18 to "opportunities" within RA028. DFI are content that this RA can be dealt with under MOD59 of Schedule 2
RA029	MC19A	Policy HOU12	Page 27, Part 2	Amend criterion a) so that it reads: "adequate landscaping is provided **to visually integrate the proposal**".	
RA030	MC19B	Policy HOU12	Page 27,	Final line of policy to read: "Such proposals will be assessed on	

Schedule 1A – Lisburn and Castlereagh City Council Direction – RA Table (Pulled Through With No Modifications)

			Part 2	their merits, having regard to the above criteria and the sequential ~~test~~ requirements of Policy COU5."	
RA031	MC29	Policy COU1	Page 31, Part 2	3rd sentence to be added to the 4th paragraph of policy that reads: "**Development of inappropriate retailing in the countryside will be resisted. Retailing opportunities in the countryside will only be considered in relation to Policies COU11, COU14 and, in exceptional cases, Policy TC6.**"	
RA032	MC20B	Policy COU3	Page 32, Part 2	Amend 3rd paragraph of policy so that it reads: "...will be encouraged in preference to their replacement **in accordance with Policies COU4 and HE13**."	**Note**: the change from MC20B which removes the word "Planning" Policies within RA032. DFI are content that this RA can be dealt with under MOD59 of Schedule 2
RA035	MC22	Policy COU8	Page 36, Part 2	1st paragraph of policy to read: "Planning permission will be refused for a building which ~~extends~~ **creates** or adds to a ribbon of development."	
RA036	MC67	Technical Supplement 2: Urban Capacity Study, Section 5.6.2	Page 40	There is a slight shortfall in land available to meet the emerging LDP requirement~~, however the figures do not include the Maze Strategic Land Reserve which has the potential for an additional 141 hectares of employment land~~.	
RA037	MC67	Technical Supplement 2: Urban Capacity Study, Section 6	Page 44	8. **Employment Land**. There is a slight shortfall in land available to meet the emerging LDP requirement[38]~~, however the figures do not include the Maze Strategic Land Reserve which has the potential for an additional 141 hectares of employment land~~.	
RA040	FC7	Policy ED7	Page 48, Part 2	Amend text under sub-heading "*Unzoned Land in Settlements*" to read: "On unzoned land in a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, **or land last used for these purposes,** will only be permitted where it is demonstrated that:"	**Note**: FC7 does not include the word "in" as underlined within RA040. DFI are content that this RA can be modified to remove the word "in" under MOD59 of Schedule 2.
RA041	FC8A & FC8B	Policy MD1	Page 51, Part 1	*Amend second sentence of policy to read: "***Minerals development within or in close proximity to an area that has been designated, or is proposed for designation to protect its landscape, scientific, natural or built heritage**	

Schedule 1A – Lisburn and Castlereagh City Council Direction – RA Table (Pulled Through With No Modifications)

				significance will not normally be granted permission where this would prejudice the essential character of the area and the rationale for its designation".	
RA042	MC24C	Policy MD1	Page 51, Part 1	The 2nd paragraph of the J&A text is to be moved up to become the 2nd paragraph of Policy MD1.	
RA043A	MC24A	Policy MD1	Page 51, Part 1	The second sentence of the J&A to read: "In all ~~areas~~ circumstances decisions on mineral applications will be made with regard to the preservation of ~~good quality agricultural land~~ soil quality (where this is particularly suitable for agriculture), water quality, tree and vegetation cover, wildlife habitats, natural features of interest in the landscape and sites of archaeological and historic interest".	
RA044	MC1	Plan Objective C	Pages 92, Part 1	Insert replacement point 4. To read: "Support the role of District and Local Centres in accordance with the retail hierarchy (Figure 5, page 97)" Renumber 3 remaining points as 5. 6. and 7.	Note: MOD24 removes this newly numbered point 7 (which is point 6 of page 92 of the dPS Part 1, as written)
RA045	FC2	Strategic Policy 14	Page 96, Part 1	Delete criterion b) ~~support Sprucefield Regional Shopping Centre in recognition of its regional status in accordance with key site requirements.~~	**Note:** The PAC have made further changes to SP14 within Schedule 2- MOD22 (RA046) as well as other changes to the Sprucefield Policy.
RA047	MC4	Strategic Policy 14	Page 96, Part 1	Insert replacement criterion b) support the role of District and Local Centres.	
RA055	MC26A	Policy TC1	Page 56, Part 2	Amend criterion c) of policy so that it reads: "~~edge of town centre~~ edge of city or town centres"	
RA056	MC26A	Policy TC1	Page 56, Part 2	Change criterion d) of policy so that it reads: "Out of ~~town~~ centre locations – only where…"	
RA057	MC26A	Policy TC1	Page 56, Part 2	Revise the 1st sentence of the 2nd paragraph of the J&A text so that it reads: "The provision of a ~~retail hierarchy~~ sequential approach enables a range of retailing …"	
RA058	MC26A	Policy TC1	Page 56, Part 2	Amend the 1st sentence of the 3rd paragraph of the J&A text to read: "Business uses are encouraged as	

Schedule 1A – Lisburn and Castlereagh City Council Direction – RA Table (Pulled Through With No Modifications)

				appropriate ~~in the hierarchy~~ to assist with urban regeneration…"	
RA059	MC26B	Policy TC1	Page 56, Part 2	Add a 4th sentence to the 2nd paragraph of the J&A text as follows: "**For a site to be considered as edge- of-centre a default distance threshold of 300 metres from the town centre boundary will apply**".	
RA062	MC27	Policy TC3	Page 57, Part 2	Amend 2nd paragraph of policy as follows: "Beyond a designated town centre boundary proposals for town centre uses will only be granted planning permission in accordance with the sequential approach of Policy TC1~~, where it is demonstrated no suitable sites exist within the town centre, no adverse impact on the role and function of the town centre will occur as a result of the proposal~~ and **where** there would be no adverse impact on adjacent land uses".	
RA067	MC31B	Policy TOU2	Page 62, Part 2	1st paragraph of policy under the heading "Extension[22] of an Existing Tourist Amenity" to read: "An extension of any existing tourist amenity will ~~only~~ be permitted where its scale and nature does not harm the rural character, amenity, landscape quality or environmental integrity of its locality".	
RA068	MC31A	Policy TOU2	Page 63, Part 2	Amend paragraph 3 of the J&A text to read: "A tourism benefit statement **and sustainable benefit statement must demonstrate benefit to the region and locality taking account of the considerations set out in Supplementary Planning Guidance, Part D, Tourism, Page 33. A tourism benefit statement** must demonstrate the value of the proposal.."	
RA070	MC32D	Policy TOU3	Page 63, Part 2	Under the sub-heading "Tourist Accommodation on the Periphery of a Settlement" amend criterion b) to read: "there are no suitable opportunities ~~in the locality~~ by means of:"	
RA071	MC32A	Policy TOU3	Page 64, Part 2	First paragraph of the J&A text to read: "The ~~retention and~~ conversion **and reuse** of a vernacular building **or a suitable locally important building** for such uses, will be favourably considered **and assessed under policies HE13, COU4 and COU14 as appropriate.** Where **it is demonstrated that** the environmental benefit of the full or partial replacement will outweigh the retention and conversion	**Note**: there is a minor change within MC32A to include the word 'policies', as this isn't a matter of soundness, DFI are content that this change can be dealt with under MOD59

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				of the building ~~The retention of vernacular buildings is therefore encouraged~~ a report on the condition of the building and the economic feasibility of repairing and maintaining it will be assessed for such proposals".	of Schedule 2.
RA073	MC32C	Policy TOU3	Page ~~63~~ 64, Part 2	Amend the third paragraph of the J&A text as follows: Applications made under this policy will be ~~expected~~ required to be accompanied…"; Delete "Sufficient" from the start of the first bullet point; and Delete "Detailed" from the start of the second bullet point.	**Note:** there is a minor change within MC32C, the PAC have incorrectly used the page number "63", when it should in fact be "64". DFI are content that this change can be dealt with under MOD59 of Schedule 2.
RA074	MC65B	Policy TOU7	Page 67, Part 2	Add a second paragraph to the J&A text to read: "Within the Council area there is one Special Protection Area (SPA) and the Ramsar site at Lough Neagh including the water body of Portmore Lough which could be adversely affected by cumulative disturbance effects. Such disturbance could arise directly from a tourism development or indirectly through increasing visitor pressures beyond the development".	
RA075	MC33	Policy OS1	Page 68, Part 2	Amend the final sentence of the 4th 3rd paragraph of the J&A text so that it reads: "..by a Housing Association or the Northern Ireland Housing Executive in accordance with Policy HOU10: or where…"	**Note:** there is a minor change within MC33, the PAC have incorrectly used the reference "4th" paragraph, when it should in fact be "3rd" paragraph. DFI are content that this change can be dealt with under MOD59 of Schedule 2.
RA076	MC6A	Strategic Policy 18	Page 125, Part 1	2nd sub-heading to read: "Listed Buildings/Scheduled Monuments ~~Sites~~" and the corresponding footnote 51.	

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RA077	MC6B	Strategic Policy 18	Page 125, Part 1	Delete second sentence of sub-heading "Archaeological Remains", add text to the first and insert a new second sentence: "…Areas of Significant Archaeological Interest (ASAI) **and sites that would merit scheduling. Archaeological remains of local importance include other sites recorded on the Sites and Monuments record, the Industrial Heritage Record and the Defence Heritage Record.**"	
RA078	MC6C	Strategic Policy 18	Page 125, Part 1	Amend the text under the sub-heading Areas of Archaeological Potential to read: "There are **presently** six areas of Archaeological Potential in Dundonald, Dromara, Hillsborough, Lisburn, Drumbo and Glenavy ~~which are also afforded protection through this Local Development Plan~~ **and more may be identified at Local Policies stage.**"	
RA079	MC34A	Policy HE1	Page 74, Part 2	Delete the third and final sentence of the 3rd paragraph of the J&A text.	
RA080	MC34B	Policy HE1	Page 74, Part 2	Amend the 1st bullet point of the J&A text as follows: "the critical views of, and from the site or monument **including the protection of its setting.**"	
RA081	FC9	Policy HE6	Page 77, Part 2	The first sentence of Policy HE6: "The Council ~~will~~ **may** permit the change of use…."	
RA082	MC35A	Policy HE6	Page 77, Part 2	The second sentence of Policy HE6 will start: "Such development should respect the essential character, **special** architectural or historic interest…"	
RA083	MC35B	Policy HE6	Page 77, Part 2	Add a 3rd sentence to the first paragraph of the J&A text as follows: **"The works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building".**	
RA084	MC35C	Policy HE6	Page 77, Part 2	The second sentence of the 5th paragraph of the J&A shall read: "All proposals for alteration should also be based on a proper understanding of the significance of the listed building." ~~because it is vitally important that new work does not weaken the structural integrity of the building~~	
RA085	MC36	Policy HE7	Page 78, Part 2	Policy HE7 to read: "The Council will grant the consents necessary for advertisements or signs on a listed building **only** where these are carefully designed…"	

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RA086	MC38	Policy HE9	Page 79, Part 2	Criterion b) to read: "The works ~~proposed make use of traditional or sympathetic building materials and techniques~~ and architectural details should use quality materials and techniques (traditional and/or sympathetic) ~~which resect those found on~~ in keeping with the listed building".	
RA087	MC39A	Policy HE10	Page 80, Part 2	Two paragraphs are to be removed from the policy and relocated to the J&A text: The first paragraph of policy, that deals with the designation of Conservation Areas, would become the first paragraph of the J&A; and The third paragraph of policy, that deals with the designation of Areas of Townscape Character or Areas of Village Character, would become the second paragraph of the J&A.	
RA088	MC39B	Policy HE10	Page 80, Part 2	What is currently the first paragraph of the J&A text but, subject to **RA087** would become the third paragraph to read: "Designation as a Conservation Area or ATC/AVC puts an onus on prospective developers to produce a very high standard of design in accordance with the following criteria". ~~which preserves or enhances the particular qualities of the area in question.~~	
RA090	MC41	Policy HE12	Page 82, Part 2	The first sentence of the second paragraph of the J&A to be amended as follows: "The onus will be on the applicant to demonstrate and justify why the building makes no material contribution and the need for demolition".	
RA094	MC44	Policy NH2	Page 86, Part 2	The policy's 2nd paragraph refers to 'exceptional circumstances" and associated criteria should read: **a)** there are no alternative solutions; and b) it is required for imperative reasons of overriding public interest; and **c)** there is no detriment to the maintenance of the population of the species at a favourable conservation status; and	

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				compensatory measures are agreed and fully secured.	
RA097	MC46	Policy NH6	Page 88, Part 2	The text of policy is to be amended: "...where it is of an appropriate design, ~~size and scale for the locality~~ **is sensitive to the distinctive special character of the area and the quality of its landscape, heritage and wildlife** and where all the following criteria are met:"	
RA099	MC8A	Policy SP20	Page 141, Part 1	The last paragraph of the J&A text under the sub-heading **Key Transportation Infrastructure Schemes** to read: "In addition, the Local Transport Strategy will ~~seek to adopt a range of measures to reduce the need for reliance on the private car through the allocation of residential zonings in proximity to services~~ **consider the strengths and weaknesses of various modes of transport, including walking, cycling, public transport and roads. This will provide clarity on the transport measures that DfI expect to deliver during the LDP period to 2032 and which will become evident at Local Policies Plan stage.**"	**NOTE:** DfI note the amendment by PAC at RA099, however DFI consider that the LCCC changes under MC8A is more appropriate to use the term 'Study' rather than 'Strategy' therefore the Department do not concur with the commissioner's rationale. **For clarity the council are commended to take forward MC8A instead, which for clarity is:** The last paragraph of the J&A text under the sub-heading Key Transportation Infrastructure Schemes to read: "In addition, the Local Transport Study will consider the strengths and weaknesses of various modes of transport, including walking, cycling, public

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					transport and roads. This will provide clarity on the transport measures that DfI expect to deliver during the LDP period to 2032 and which will become evident at Local Policies Plan stage."
RA100	MC8B	Policy SP20	Page 141, Part 1	2nd sentence of 2nd paragraph of J&A text under the sub-heading **Park & Ride/Park & Share** to read: "The Council recognises the value of the existing Park & Ride sites in supporting a modal shift between private car and public transport usage and supports the proposed schemes at West Lisburn adjacent to the proposed new rail halt; Moira, adjacent to the railway station; and the extension of other ~~the Sprucefield~~ Park and Rides sites which benefit~~s~~ from planning approval ~~providing 132 additional car parking spaces~~."	
RA101	MC8C	Policy SP20	Page 143, Part 1	Final sentence of the J&A text under the sub-heading **Car Parking** to read: "Areas of parking restraint along with other measures to reduce ….".	
RA102	FC11	Policy TRA1	Page 92, Part 2	Criterion c) to read: "priority pedestrian and cycling movement within and between land uses."	
RA103	MC47	Policy TRA1	Page 92, Part 2	Final sentence of J&A text to read: "Further information on designing for a more accessible environment is set out in the Department's ~~Development Control Advice Note (DCAN) 11 'Access for People with Disabilities', draft DCAN11 'Access for All' and~~ "Creating Places – Achieving Quality in Residential Developments" (May 2000) ~~documents~~."	
RA104	MC48	Policy TRA2	Page 93, Part 2	Penultimate paragraph of J&A text, replace the word "~~Department~~" with "Council".	
RA106	MC49	Policy TRA6	Page 95, Part 2	New 1st paragraph to be inserted into J&A text as follows: "Transport Assessment applies to all forms of development with a significant travel generation impact. A primary aim of the Transport Assessment is to assess accessibility by sustainable	

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				modes and to develop measures to maximise use of sustainable modes; only subsequently should the residual traffic be assessed and its impacts ameliorated."	
RA107	MC50	Policy TRA7	Page 96, Part 2	Footnote 34 to read: "Department's ~~Development Control Advice Note (DCAN) 11 'Access for People with Disabilities', draft DCAN11 'Access for All' and~~ "Creating Places – Achieving Quality in Residential Developments" (May 2000)."	
RA109	MC51	Policy TRA10	Page 98, Part 2	Amend criterion a) to read: "they meet a need identified by the Department's Local Transport Plan or a comprehensive Car Parking Strategy prepared jointly with the Department, where applicable"	
RA110	MC60	Policy SP21	Page 146, part 1	Criterion b) to read: "minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, and natural and historic environment"	
RA111	FC3	Policy SP21	Page 146, part 1	Third sentence of J&A text to read: "A ~~precautionary~~ cautious approach for renewable energy development proposals will apply within designated landscapes which are of significant value, such as Areas of Outstanding natural beauty and their wider setttings. In such sensitive landscapes, it may ~~also~~ be difficult to accommodate…"	
RA112	FC13	Policy RE1	Page 100, Part 2	New penultimate paragraph to policy to read: "Any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest as defined under The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 as amended."	
RA113	MC52B	Policy RE1	Page 100, Part 2	Criterion d) to read: "local natural resources, such as air quality or water quality or quantity".	
RA114	MC52E	Policy RE1	Page 100, Part 2	Paragraph under **Wind Energy Development** sub-heading of policy to read: "~~Wind turbines must have~~ For wind farm development a separation distance of 10 times rotor diameter to occupied property, with a minimum distance of not less than	

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				500m ~~for wind farm proposals~~ will generally apply."	
RA116	MC61	Strategic Policy SP22	Page 149, Part 1	Criterion b) to read: "minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, and natural and historic environment"	
RA120	FC14 A&B and MC66	Policy UT1	Page 104, Part 1	Add new penultimate paragraph to J&A text to read: "The potential of overhead lines to disrupt the flight paths of birds, including site selection features of Lough Neagh and Lough Beg Special Protection Area and Ramsar Site is also a consideration."	
RA121	MC9A	Strategic Policy SP23	Page 154, Part 1	Final paragraph of J&A text to read: "**The policy will ensure that** ~~Proposals for waste management facilities should avoid or minimise any~~ detrimental effects on people, the environment and **local** amenity **associated with waste management facilities are avoided or minimised** in accordance with operation policy set out in Part 2 of the Plan Strategy."	**Note:** there is a minor change within MC9A, typo within the RA121 which says "operation" should say "operational" in line with MC9A, as this isn't a matter of soundness DFI are content that this change can be dealt with under MOD59 of Schedule 2.
RA126	MC55	Policy WM5	Page 109, Part 2	Additional paragraph to be added to J&A text that reads: "Where development is to be located in close proximity to an existing or approved NI Water WwTW facility, developers should discuss their proposals with Ni Water and may be required to undertake a development Encroachment/Odour Assessment. Further details are available at www.niwater.com"	
RA123	MC53	Policy WM1	Page 106, Part 2	Add final sentence to 5th paragraph of J&A text to read: "In assessing all proposals the Council will be guided by the precautionary principle in accordance with paragraph 6.322 of the SPPS."	**Note:** there is a minor change within MC53, the PAC have incorrectly used the reference "proposal", when it should in fact be "proposals". DFI are content that this change can be dealt with under MOD59 of Schedule 2.
RA127	MC10	Strategic Policy SP24	Page	Amend 1st sentence of 4th paragraph of the J&A text to read:	

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			156, Part 1	"DfI Rivers, within the Department for Infrastructure, ~~an Agency within the Department of Agriculture, Environment and Rural Affairs (DAERA)~~ is the statutory drainage and flood defence authority for Northern Ireland."	
RA130	MC56B (In part) & MC56D	Policy FLD1	Page 110, Part 2	Amend 2nd paragraph of J&A text so that it reads: "For planning purposes, taking into account climate change predictions based on available scientific evidence, a fluvial flood plain is defined as the extent of a 1 in 100 year flood event (or 1% annual exceedance probability (AEP)) of exceeding the peak floodwater level, taking into account climate change allowance as represented on DfI Flood Maps NI.	**Note:** This is the second part of MC56B and MC56D. Please refer to MOD55 (RA128) Policy FLD1 in Schedule 2.
RA131	MC57	Policy FLD3	Page 114, Part 2	2nd sentence of 3rd paragraph of policy to be amended to read: "If a DA is not required, but there is potential for surface water flooding as shown on the surface water layout of DfI Flood Maps NI, it remains the responsibility.."	
RA133	MC58A	Policy AD1	Page 118, Part 2	Amend point 3 of the J&A text so that it reads: "which, because of the size or brightness, could reduce the effectiveness of traffic lights/signs or result in glare..."	
RA134	MC58B	Policy AD1	Page 118, Part 2	Amend the sub-heading of the final paragraph of the J&A text as follows: **Listed Buildings, Conservation Areas and Areas of Townscape/Village Character** The paragraph's 1st sentence should read: "Policies and guidance for the control of advertisements affecting Listed Buildings, ~~and~~ Conservation Areas and Areas of Townscape/Village Character are set out in operational Policies HE7 and HE11".	
RA136	MC11B	Glossary	Page 160, Part 1 & Page 120, Part 2	The existing definition of Design and Access Statement to be replaced with: "A Design & Access Statement [D&AS] is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting."	
RA137	MC11B	Glossary	Page	Include the following definition: "Heritage Asset – a building,	

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	& MC59		161, Part 1 & Page 120, Part 2	monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."	
RA138	MC11B	Glossary	Page 161, Part 1 & Page 120, Part 2	The existing definition of Historic Parks, Gardens and Demenses to be replaced with: "An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demenses of special historic interest, maintained by the department for Communities."	
RA139	MC11B	Glossary	Page 161, Part 1 & Page 121, Part 2	The existing definition of Listed Buildings to be replaced with: "A listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic interest."	
RA140	MC11A	Glossary	Page 161, Part 1	Include the following definition: "National Nature Reserve – as defined under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985."	
RA141	MC11B	Glossary	Page 162, Part 1 & Page 121, Part 2	The existing definition of Scheduled Monuments to be replaced with: "Statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance."	

Schedule 1B – Lisburn and Castlereagh City Council Direction – Council Proposed Modifications with no RA number to be pulled through

Proposed modification reference number		Policy or Section of Draft PS	Proposed change	Notes
FC10	Original Focussed Change	HE14 Enabling Development	The Council proposes for clarity, as a focussed change, to amend paragraph 5 of the J&A of HE14, page 84, as follows: "This statement should include *a conservation statement or plans and* sufficient, detailed financial information as is necessary to allow the Council, and or its consultees to make an informed decision upon the application."	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC7A	Original Minor Change	SP19 Protecting and Enhancing Natural Heritage	The Council proposes for clarity, as a minor change, to amend the J&A, page 127, by insertion after the fourth paragraph, as follows: *"The Council, when determining the impacts of a proposed development on international or national designations, will consider the precautionary principle as set out in the Rio Declaration on Environment and Development 1992 that states; Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as reasons for postponing cost effective measures to prevent environmental degradation."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC9B	Original Minor Change	SP23 Waste Management	The Council proposes for clarity, as a minor change, to amend the J&A, page 154, through inclusion of the following sentence to the end of last paragraph, as follows: *"In assessing all proposals the Council will be guided by the precautionary approach in accordance with paragraph 6.322 of the SPPS."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC14	HOU 5 Public Open Space in new Residential	HOU5 Public Open Space in New Residential Development	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of Policy HOU5, page 20, as follows: "Public open space can be provided in a variety of forms ranging from village greens and small parks through to equipped play areas and sports pitches. In addition, the creation or retention of *blue/green infrastructure,* woodland areas, other natural or semi- natural areas of open space can provide valuable habitats for wildlife, promote biodiversity."	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.

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	Development			
MC19C	Original Minor Change	HOU12 Accommodation for the Travelling Community	The Council proposes for clarity, as a minor change, to insert the following sentence at the end of the J&A of Policy HOU12, page 28: *"Further information is available in the Design Guide for Travellers' Sites NI (draft 2019), published by DfC."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC20A	Original Minor Change	COU3 Replacement Dwellings	The Council proposes for clarity, as a minor change, to insert the following sub-heading before paragraph 3 of Policy COU3, page 32: ***"Non-Listed Vernacular Dwellings"***	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC23	Original Minor Change	COU15 Integration and Design of Buildings in the Countryside	The Council proposes for clarity, as a minor change, to insert a sentence at the end of the J&A of Policy COU15 under subheading 'Integration' page 41, as follows: *"All landscape features which are required to be retained will be appropriately conditioned to be protected prior to the commencement of any other site works including site clearance."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC24B	Original Minor Change	MD1 Environmental Protection	The Council proposes for clarity, as a minor change, to insert the following sentence to the final paragraph of the J&A of Policy MD1, page 51, as follows: *"The Council, having regard to Environmental Impact Assessment (EIA), Habitats Regulations Assessment (HRA) and the Wildlife and Natural Environment Act (NI) 2011 (WANE), where necessary, will balance the case for a particular mineral working proposal against the need to protect and conserve the environment."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC25	Original Minor Change	MD4 Valuable Minerals	The Council proposes for clarity, as a minor change, to amend the last sentence of the J&A of Policy MD4, page 52, as follows: "Applications are likely to be subject to assessment under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland)	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as

Schedule 1B – Lisburn and Castlereagh City Council Direction – Council Proposed Modifications with no RA number to be pulled through

			2017, *and other assessments as outlined in the Justification and Amplification of Policy MD1."*	this is considered an addendum to the Plan.
MC30	Original Minor Change	TOU1 Tourism Development in Settlements	The Council proposes for clarity, as a minor change, to amend paragraph 4 of the J&A, page 62, as follows: "There is a requirement for high quality design and high quality service provision in areas with other relevant designations such as Conservation Areas, Areas of Townscape or Village Character, *Scheduled Monuments, Listed Buildings and Historic Parks, Gardens and Demesnes."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC37	Original Minor Change	HE8 Demolition or Partial Demolition of a Listed Building	The Council proposes for clarity, as a minor change, to amend the J&A of Policy HE8 as follows: *"Where consent to demolish a listed building is granted, this will normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building prior to its demolition."* (This sentence should be inserted before the last paragraph of the J&A on page 79).	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC42	Original Minor Change	HE13 The Conversion and Reuse of Non- Listed Buildings	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of HE13, page 83, as follows: "For the purposes of this policy 'Vernacular Buildings' *are those that* reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – the Survival of Rural Traditional Buildings in Northern Ireland' published by the Department, March 1998. *A 'Locally Important Building' is a building, structure or feature, whilst not statutory listed, that has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC52 C	Original Minor Change	RE1 Renewable Energy Development	The Council proposes for clarity, as a minor change, to include the following paragraph in the J&A of Policy RE1 (before the final paragraph), page 100, as follows: *"All renewable energy proposals will be assessed in accordance with normal planning criteria including such considerations as access arrangements, road safety, good design, noise and shadow flicker, separation distance, cumulative impact, communications interference and the inter-relationship between these considerations."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.

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MC62	Original Minor Change	ED9 General Criteria for Economic Development	The Council proposes for clarity, as a minor change, to add an additional criterion o) to the end of policy ED9, page 50, as follows: *"o) it meets the requirements of Policy NH1".*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC64	Original Minor Change	MD4 Valuable Minerals	The Council proposes for clarity, as a minor change, to add an additional sentence to the end of policy MD4, page 52, as follows: *"All proposals that may affect a European or Ramsar site must meet the requirements of NH1."*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.
MC65 A	Original Minor Change	TOU7 General Criteria for Tourism Development	The Council proposes for clarity, as a minor change, to add an additional criterion k) to policy TOU7, page 67, as follows: *"k) all proposals that may affect a European or Ramsar site must meet the requirements of NH1".*	Note: Whilst the PAC consider that this is not necessary for soundness, DFI commend the council to take this forward as this is considered an addendum to the Plan.

Schedule 2 – Table of amended Council focussed changes/minor changes and new Commissioners changes – DfI Modifications

DfI Modification no.	Recommended Amendment no.	Focussed Change , Minor Change, typo or Matters arising	Policy, section or paragraph number of dPS or document	Page no. of the DPS	Recommended Amendment Red text to be deleted Purple text to be added	DFI Modification (Text highlighted in yellow reflects updates made following the Department's consideration of the recommended amendments under Section 12 of the 2011 Act)
MOD 01	RA001		Various	Various Parts 1 & 2	Save for TY25, incorporate "Typographical Errors Local Development Plan 2032, draft Plan Strategy" (SUBDOC-032) into the plan where appropriate.	**DfI directs the Council to modify the draft Plan Strategy in accordance with this PAC Recommended Amendment.** **Note**: Exception of TY25 which is amended by MOD02 below
MOD 02	RA002	TY25	Policy HE9	Page 79, Part 2	First sentence of the policy, the word "Proposal" is missing the letter "s" and should read "**Proposals**".	**DfI directs the Council to modify Policy HE9 in accordance with this PAC Recommended Amendment.**
MOD 03	RA003	MA001	Draft Sustainability Appraisal SUBDOC-005	Page 47	2nd last line – ~~**Option 6B to re-designate the area**~~ to be replaced by **Option 6A to re-designate the area.**	**DfI directs the Council to modify the draft Sustainability Appraisal (SUBDOC-005) in accordance with this PAC Recommended Amendment.**
MOD 04	RA004	MA001	Draft Sustainability Appraisal SUBDOC- 005	Page 235	Top left hand corner of first row – replace ~~**6B**~~ with **6A**.	**DfI directs the Council to modify the draft Sustainability Appraisal (SUBDOC-005) in accordance with this PAC Recommended Amendment.**
MOD 05	RA008		Strategic Policy 07	Page 46, Part 1	Delete footnote 17.	**DfI directs the Council to modify SP07 in accordance with this PAC Recommended Amendment.**
MOD 06	RA011	MC3A	Strategic Policy 08	Page 57, Part 1	An additional paragraph to be added to the J&A text of Strategic Policy 08 to read: "**For the purpose of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114).**"	**DfI directs the council to modify the J&A text of SP08 with an additional paragraph on page 57, to read as follows:**

Schedule 2 – Table of amended Council focussed changes/minor changes and new Commissioners changes – DfI Modifications

						"For the purposes of this Plan Strategy affordable housing is defined as per the SPPS and is set out in the Glossary of this Plan Strategy". **Note:** MOD57 (RA135) includes a definition for affordable housing for inclusion into this Plan Strategy.
MOD 07	RA013	MA011	Chapter 5 Monitoring and Review	Page 158, Part 1	2nd bullet point to read: "The number of net additional housing units built **in the period since the LPP was first adopted**."	**DfI directs the Council to modify Policy HE9 in accordance with this PAC Recommended Amendment.**
MOD 08	RA014		Appendix E – Monitoring Framework	Page 175, Part 1	The 1st row under the heading "Monitoring Target" to read: "(HGI) figure of (**10,700** housing units **2016- 2030**) and projection in Plan Strategy for **12,335** housing units 2017-2032 (Strategic Housing Allocation)."	**DfI directs the council to modify Appendix E – Monitoring Framework, as follows:** The 1st row under the heading "Monitoring Target" to read: "(HGI) figure of (**10,700** housing units **2016- 2030**) and projection in Plan Strategy for **12,375** housing units 2017-2032 (Strategic Housing Allocation)." **Note:** Typo, the figure in the last sentence of the PAC RA, should say **12,375**, not 12,335- this refers to supply and not the identified future housing need as indicated in this MOD.
MOD 09	RA015	MA012	Appendix E – Monitoring Framework	Page 175, Part 1	The 1st row under the heading "Trigger Point" to read: "Building more than **750 housing units per year or less than** 700 housing units per year in the Council Area".	**DfI directs the council to modify Appendix E – Monitoring Framework, first row under the heading "Trigger Point", in accordance with this PAC Recommended Amendment.** **DfI also directs the council to modify Appendix E – Monitoring Framework, fourth row under the heading "Trigger Point", to read "Planning approvals above the density bands which are not located in the city centre, town centres or other highly accessible locations.**

Schedule 2 – Table of amended Council focussed changes/minor changes and new Commissioners changes – DfI Modifications

						Note – these changes are subject to MOD12 below and will require the Council to identify highly accessible locations at LPP stage.
MOD 10	RA018	FC5A	Policy HOU2	Page 12, Part 2	Second paragraph of J&A text to read: "In all cases proposed alternative uses must comply with ~~the requirements~~ **criteria a), b), g), h), i), j) and l)** of Policy HOU4 to ensure…"	**DfI directs the Council to modify Policy HOU2 in accordance with this PAC Recommended Amendment.** **As a result of this modification (MOD10), DfI direct the Council not to bring forward FC5A as HOU4 no longer needs amended as the issue has been addressed.**
MOD 11	RA019	MA013	Policy HOU3	Page 13, Part 2	Final paragraph of the policy to read: "For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. **All development should be in accordance with available published** ~~and~~ space standards ~~should be in accordance with published Department guidance.~~[1]"	**DfI directs the Council to modify Policy HOU3 in accordance with this PAC Recommended Amendment.**

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MOD 12	RA021		Policy HOU4	Page 15, Part 2	An additional bullet point to be added to criterion d) prescribing what density bands will apply in Town Centres and other locations that benefit from high accessibility to public transport facilities.	**DfI directs the council to modify Policy HOU4 by adding an additional bullet point to criterion d) in accordance with this PAC Recommended Amendment.** **For clarity, which includes the change taken forward by FC5B (RA020) within Schedule 1A, for clarity this should read as follows:** "d) residential development should be brought forward in line with the following density bands (2-footnote): • City Centre Boundary :120-160 dwellings per hectare • Settlement Development Limit of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare • Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare. • Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities" **DfI also directs the council to update the J&A of Policy HOU4 (page 15), by adding an additional paragraph following the first paragraph, regarding Supplementary Planning Guidance.** **For clarity, this 2nd paragraph should read:** "Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy". **DFI also directs the council to amend SUB DOC003 - (A: A Quality Place - Enabling Sustainable Communities and**

						Delivery of New Homes) to take account of the additional paragraph within the J&A, above.
MOD 13	RA022	MC13	Policy HOU4	Page 15, Part 2	LCCC to review criterion e) and its proposed "minor change" MC13 in light of comments at paragraphs 5.89 – 5.91 inclusive of the associated report.	**DFI direct the council to modify HOU4, criterion e), in accordance with this PAC recommended amendment, as follows:** **Policy HOU4 criterion e)** a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded. **Furthermore, DFI directs the Council to modify the J&A of Policy HOU 4, paragraph subtitled 'Adaptable Accommodation' in Part 2, page 17, to read as follows:**

						Accessible Accommodation Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptions. Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.
MOD 14	RA023		Policy HOU5	Page 20, Part 2	1st sentence of policy to read: "Adequate provision **must be made for green and blue infrastructure in public open space and** for open space that links with green and blue infrastructure where possible…."	**DfI directs the Council to modify the first sentence of Policy HOU5, of the draft Plan Strategy on page 20, in accordance with this PAC Recommended Amendment.** **Note:** MC14 in Schedule 1B, updates the J&A to this policy.
MOD 15	RA027		Policy HOU10	Page 25, Part 2	The J&A text needs to explain when a developer might be required to provide more than 20% affordable housing within a development proposal – see paragraph 5.112 of the associated report.	**DfI directs the Council to modify the J&A of HOU10 by inserting a new paragraph after the second paragraph of the draft Plan Strategy on page 26.** For clarity this should read: "The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process."
MOD 16	RA033	MC21A & FC6	Policy COU5	Page 34, Part 2	Amend the wording of the 1st paragraph of policy so that it reads: "…provide affordable housing which	**DfI directs the council to modify Policy COU5 in accordance with this PAC Recommended Amendment.**

					meets a ~~an identified~~ need identified by the North Ireland Housing Executive." "Generally only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality." Planning Permission will be granted by exception for a small group of no more than 14 dwellings adjacent to or near a village or small settlement to provide affordable housing which meets a need identified by the Northern Ireland Housing Executive. Planning permission will only be granted where the application is made by a registered Housing Association or the Northern Ireland Housing Executive. In assessing the acceptability of sites, the following sequential test in terms of location will be applied: a) Land adjacent to the existing settlement limit, subject to amenity and environmental considerations, b) a site close to the settlement limits which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment,	**Note:** Typo in the RA, this should read Northern Ireland rather than North Ireland. **DfI also directs the council to withdraw FC6 and instead amend the last paragraph of COU5 to read:** **For clarity Policy COU5 should now read, to also include MOD17 below:**

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						c) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape. Generally, only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality.
MOD 17	RA034	MC21B	Policy COU5	Page 34, Part 2	Amend the wording of what is currently the final paragraph of the J&A text and move it up so that it becomes the new 2nd paragraph of policy and reads: "..by a registered Housing Association **or the Northern Ireland Housing Executive**."	**DfI directs the Council to modify Policy COU5 in accordance with this PAC Recommended Amendment.** **Note:** the full Policy COU5 is written out above under MOD16
MOD 18	RA038		Strategic Policy 11 & Table 5 Strategic Employment Allocation over Plan period	Pages 76 & 85, Part 1	Not all the sites that make up the strategic employment location are located within settlements; the last two entries on Table 5 of the dPS appear under the heading "Rural Employment Sites". These are Local Employment Sites as defined on page 77 of Part 1 of the dPS. Criterion b) of Strategic Policy 11 Economic Development in Settlements relates specifically to such sites. LCCC needs to provide a form of wording that will reconcile this discrepancy.	**DfI directs the Council to modify Policy SP11 in accordance with this PAC Recommended Amendment, renaming the title to "Strategic Policy 11 Economic Development" (page 76)** **DfI also directs the Council to modify the first sentence of the first paragraph of the J&A of Policy SP11.** **For Clarity the first paragraph Justification and Amplification to read as follows:** "The strategic policy for economic development has been informed by regional and local policy which aims to promote employment, encourage job creation, facilitate growth of existing businesses, attract inward investment and address deprivation."
MOD 19			SMU01 West Lisburn/ Blaris	IE Report paras 5.34- 5.5 &	There is no Recommended Amendment by PAC.	**DfI directs the Council to modify the wording of SMU01 West Lisburn/Blaris in accordance with the revised policy wording set out in Schedule 2A (attached at end of this table)**

				5.68- 5.75		**Note:** The Department considers that amended wording is required in respect of criteria (b) and (f) and paragraphs 1 and 2 of the associated Justification & Amplification on page 78 of Part 1 of the Plan Strategy (highlighted yellow, in Schedule 2A). The Department considers that these changes are necessary to reflect the consideration of the Commissioner in the IE Report. In particular they are required to help ensure that the aim of the RDS in respect of identifying and protecting key locations for economic growth and ensuring that sufficient land is available for jobs. The changes also reflect the Commissioners comments that the proposed M1-Knockmore link provides a strong physical and visual boundary to the edge of the city. Para 5.39 identifies that even with the yield halved by comparison with the MEL in dBMAP 2015 it would still be a "key location within the BMUA". Para 5.45 concludes "the provision of the link road would enhance the locational benefits of Lisburn and associated employment opportunities identified at paragraph 3.36 of the RDS". Paragraph 5.48 states "verbal evidence was given on how the proposed co-location of housing and employment has the potential to reduce dependency on the private car". Paragraph 5.68 states "there is no persuasive evidential basis for the strategic need to extend the site to the west of the proposed link road…Whilst not an existing feature…. It would form a strong physical and visual boundary to the edge of the city".

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MOD 20	RA039		Policy ED4	Page 47, Part 2	Add a final paragraph to the policy that reads: "Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing".	**DfI directs the Council to modify Policy ED4 in accordance with this PAC Recommended Amendment.**
MOD 21	RA043 B	MC63	Policy MD1	Page 51, Part 1	Final sentence of first paragraph of J&A text to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough."	**DfI directs the Council to modify Policy MD1 in accordance with this PAC Recommended Amendment.**
MOD 22	RA046		Strategic Policy 14	Page 96, Part 1	Delete penultimate paragraph of J&A: ~~It acknowledges the importance of Sprucefield Regional Shopping Centre as a designation (see SMU03 Sprucefield Regional Shopping Centre).~~	**DfI directs the Council to modify SP14 in accordance with this PAC Recommended Amendment.**
MOD 23	RA48		TC4 District and Local Centres	Page 57, Part 2	As set out in paragraphs 7.24 and 7.25 of the report, provision needs to be made in strategic and/or operational policy for local neighbourhood shops within settlement development boundaries but outwith retail designations, villages and small settlements.	**DfI directs the Council to modify operational policy in accordance with this PAC Recommended Amendment. DFI directs council to modify Policy TC4 District and Local centres as follows:** **Following Criteria (d) of TC4 add the following:** Outside of these Centres, planning permission for local neighbourhood shop proposals will be granted where: a) it is demonstrated that it meets a local need that cannot be met by locating within a District or Local Centre b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal Proposals for local neighbourhood shops must be of an appropriate scale to ensure that their retail function, providing for everyday local convenience shopping needs does not undermine the vitality and viability of

						Town, District and Local Centres. **In addition the following should be added to the J&A of TC4:** Applicants must clearly demonstrate a need for local neighbourhood shops. Local Neighbourhood Shops can play a significant role in the provision of everyday convenience shopping to existing or new residential areas (in accordance with Operational Policy HOU2 b) of the Plan Strategy), that are deficient in such provision and which other defined centres cannot readily serve. They should be small in scale appropriate to the local need only. The development of new buildings will not be permitted where there are existing vacant and suitable premises in the locality to accommodate the proposal. All proposals must comply with the other relevant operational policies contained within the Plan Strategy. The amount of retail floorspace permitted will be controlled by planning condition.
MOD 24	RA049		Plan Objective C	Pages 36 & 92, Part 1	Delete Action 7 (see RA044): ~~Support the role of Sprucefield as a regional retail destination at a key strategic location within Northern Ireland~~	**DfI directs the Council to modify Plan Objective C in accordance with this PAC Recommended Amendment.**
MOD 25	RA050		C: A Vibrant Place	Page 92, Part 1 Page 94 Part 1	Under heading "Lisburn & Castlereagh Community Plan 2017 – 2032" delete 3rd bullet point: ~~Sprucefield Regional Shopping Centre~~	**DfI directs the Council to delete 3td bullet point under sub-heading *"Lisburn & Castlereagh Community Plan 2017 – 2032"* of "C: A Vibrant Place" in accordance with this PAC Recommended Amendment.** **In addition, DFI directs the Council to remove the first paragraph of page 94.** **For clarity the following paragraph should be deleted:**

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						'The SPPS is silent in relation to the Sprucefield Regional Shopping Centre. The Council sets out its own strategic policy approach in this respect under policy SMU03 Sprucefield Regional Shopping Centre'.
MOD 26	RA051	MC5 & MA003	SMU03 Sprucefield Regional Shopping Centre	Pages 103 & 104, Part 1	Delete policy/Strategic Designation and its justification and amplification text.	**DfI directs the Council to modify SMU03 in accordance with this PAC Recommended Amendment.**
MOD 27	RA052	MA003	SMU03 Sprucefield Regional Shopping Centre	Page 105, Part 1	Delete Map 10 Strategic Designation Sprucefield Regional Shopping Centre	**DfI directs the Council to modify SMU03 in accordance with this PAC Recommended Amendment.**
MOD 28	RA053		The Retail Hierarchy	Page 97, Part 1	Amend Footnote 37 to read: "Excludes the Regional Shopping Centre at Sprucefield ~~which is subject to a separate policy.~~"	**DfI directs the Council to modify The Retail Hierarchy in accordance with this PAC Recommended Amendment.**
MOD 29	RA054		Sprucefield Regional Shopping Centre	Page 94 & 102, Part 1	Delete final paragraph on page 102.	**DfI directs the Council to move the last sentence of paragraph subtitled 'Laganside Quarter Comprehensive Development Scheme 2015' from page 102 and add it to the same subheading on page 94, after the first sentence.** **For Clarity the first paragraph of 'Laganside Quarter Comprehensive Development Scheme 2015' on page 94, should read as Follows:** The scheme's main objective is to secure a comprehensive, major mixed used scheme, which would regenerate the Laganbank Quarter area of Lisburn and enhance the city centre's regional role. The connectivity between Lisburn city and its environs is heavily

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						promoted to take advantage of all possible social and economic benefits that new development may bring. The scheme remains a key driver in regenerating the city centre as a whole. The aims of the scheme …….. **Furthermore, DfI then directs the Council to delete the remainder of page 102 in its entirety.**
MOD 30	RA060	MA003	Policy TC1	Page 56, Part 2	Delete Footnote [21].	**DfI directs the Council to modify Policy TC1 in accordance with this PAC Recommended Amendment.**
MOD 31	RA061		Policy TC2	Page 56, Part 2	Amend 1st sentence of 2nd paragraph of policy as follows: "Non-retail development will be restricted within the primary retail frontage so that no more than ~~40%~~ **25%** of the frontage of the street to which it relates is in non-retail uses…	**DfI directs the Council to modify Policy TC2 in accordance with this PAC Recommended Amendment.** **DFI also directs the council to amend SUB DOC003 - C: A Vibrant Place – Growing our City, Town Centres, Retailing and Other Uses (page 25) under subheading Town Centres, to now refer to 25%.** **For clarity this should read:** "no more than 25% of the frontage of the street is in non-retail use; and,
MOD 32	RA063	MC28 & MA005	Policy TC4	Page 57, Part 2	Insert an opening sentence into the 1st paragraph of policy to read: **"The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres: the role and function of a Local Centre, comprising small groups of shops and offices, is to provide commerce and community**	**DfI directs the Council to modify the 1st Paragraph of J&A of Policy TC4 in accordance with this PAC Recommended Amendment.** **Note:** TYPO in the RA063 (underlined) which refers to insertion into 1st Paragraph of "Policy" rather than "J&A of Policy TC4", as detailed in Paragraph 7.71, page 86 of

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					services to a local population".	the PAC's IE Report.
MOD 33	RA064	MA006	Policy TC6	Page 58, Part 2	Delete criterion a) of Policy TC6. Criteria b), c) and d) shall become a), b) and c) respectively.	**DfI directs the Council to modify Policy TC6 in accordance with this PAC Recommended Amendment.**
MOD 34	RA065	MA006	Policy TC6	Page 58, Part 2	Amend penultimate paragraph of policy to read: "An exception may be permitted for proposals on the trunk road network* in the countryside, subject to compliance with the above policy criteria and where it is demonstrated a clear need for the facility exists that cannot be provided within a defined settlement limit".	**DfI directs the Council to modify Policy TC6 in accordance with this PAC Recommended Amendment.** **Note** that a footnote must be added after "trunk road network" as detailed in MOD35 (below)
MOD 35	RA066	MA006	Policy TC6	Page 58, Part 2	Add associated footnote to read: "*As designated by Article 14 of The Roads (Northern Ireland) Order 1993. Details of Trunk Roads can be obtained from the Department for Infrastructure – Eastern Roads Division."	**DfI directs the Council to modify Policy TC6 in accordance with this PAC Recommended Amendment and MOD34 (above).**
MOD 36	RA069	MA007	Supplementary Planning Guidance SUBDOC-003	Page 33, Part 3	Under the heading "Tourism Benefit Statement" amend the second sentence to read: "Where such proposals are of regional significance, or significant in terms of a new build or the scale of engineering operations, a planning application must be accompanied by a tourism benefit statement and a sustainable benefit statement to demonstrate the benefits of the proposal to the locality. ~~Benefit statements should detail the following:~~ A new heading "Sustainable Benefit Statement" should then be inserted together with associated text – "A sustainable benefit statement should detail the following:"	**DfI directs the Council to modify Supplementary Planning Guidance SUBDOC-003 in accordance with this PAC Recommended Amendment.**
MOD 37	RA072	MC32B	Policy TOU3	Page 64, Part 2	The following to be inserted as the new 4th paragraph of the J&A text; "In the case of replacement of a vernacular building or a suitable locally important building in the countryside, a proposal must be accompanied by ~~evidence~~ reports to ascertain its structural soundness and the	**DfI directs the Council to modify Policy TOU3 in accordance with this PAC Recommended Amendment.**

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					economic feasibility of repairing and maintaining it. Such reports must be submitted by suitably experienced and accredited engineers, architects or building surveyors in the conservation field."	
MOD 38	RA089 A		Policy HE11	Page 82, Part 2	The second paragraph of policy will end: "..where the overall character and appearance of the area will be maintained".	**DfI directs the Council to modify Policy HE11 in accordance with this PAC Recommended Amendment.**
MOD 39	RA089 B	MC40	Policy HE11	Page 82, Part 2	A new third paragraph will read: "All proposals must also meet the requirements of operational policy AD1 Amenity and Public Safety".	**DfI directs the Council to modify Policy HE11 in accordance with this PAC Recommended Amendment.**
MOD 40	RA091		Strategic Policy 19	Page 127, Part 1	Criterion b) to read: "Maintain and, where possible, enhance landscape quality…."	**DfI directs the Council to modify Policy SP19 in accordance with this PAC Recommended Amendment.**
MOD 41	RA092	MC7B	Strategic Policy 19	Page 127, Part 1	Text under the "International Designations" sub-heading to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar site at Lough Neagh including the water body of Portmore Lough".	**DfI directs the Council to modify Policy SP19 in accordance with this PAC Recommended Amendment.**
MOD 42	RA093	MC43	Policy NH1	Page 85, Part 2	The third paragraph of policy refers to "exceptional circumstances" and lists three associated criteria. "; and" should be inserted after each of criterion a) and criterion b). In the final paragraph of policy, criteria a) should read"…of primary importance to the environment; or	**DfI directs the Council to modify Policy NH1 in accordance with this PAC Recommended Amendment.**
MOD 43	RA095	MC45	Policy NH3	Page 86, Part 2	Additional criterion to be added: d) A Marine Conservation Zone	**DfI directs the Council to modify Policy NH3 in accordance with this PAC Recommended Amendment.** **DfI also directs the council to insert a footnote 2 to criterion d) to read:** "Paragraph 215 of the Draft Marine Plan for Northern Ireland, April 2018."
MOD 44	RA096		Policy NH5	Page 88, Part 2	Amend criterion i) other natural heritage features worthy of protection including trees and woodland.	**DfI directs the Council to modify Policy NH5 in accordance with this PAC Recommended Amendment.**

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MOD 45	RA098	MA014	Policy SP 20	Page 136, part 1	Sub-heading **M1 to A1 Link** to be amended to refer to **M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn)** – These schemes involve the widening of the M1 between Blacks Road and the Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.	**DfI directs the Council to modify Policy SP20 in accordance with this PAC Recommended Amendment and remove the word 'the' before Sprucefield Shopping Centre.**
MOD 46	RA105	FC12 & MA015	Policy TRA3	Page 94, Part 2	**Text under sub-heading "Other Protected Routes – Outside Settlement Limits" to read:** Planning permission will only be granted for a development proposal in the following circumstances: i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaces is served by an existing vehicular access onto the Protected Route; ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route. In all cases the proposed access must be in compliance with the requirements of Policy TRA2.	**DfI directs the Council to modify Policy TRA3 in accordance with this PAC Recommended Amendment, superseding FC12 and MA015.**

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MOD 47	RA108		Policy TRA9	Page 98, Part 2	Delete footnote 36.	**DfI directs the Council to modify Policy TRA9 in accordance with this PAC Recommended Amendment.**
MOD 48	RA115	MC52A MC52D	Policy RE1	Page 100, Part 2	Amend the third paragraph of the J&A text to read: "All renewable energy proposals, **including proposals to reutilise established sites,** will be assessed against this planning policy having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of Environment 2009), **Draft** Supplementary Planning Guidance Anaerobic Digestion **(published 2013)**; and…"	**DfI directs the Council to modify Policy RE1 in accordance with this PAC Recommended Amendment and also include the word 'on' after 'guidance' in the last sentence.** **For Clarity:** Draft Supplementary Planning Guidance on Anaerobic Digestion (published 2013); and…"
MOD 49	RA117	FC14A, Part of FC14B and MA009	Policy UT1	Page 104, Part 1	In addition to RA118-120 inclusive, in order to address concerns set out in paragraphs 10.47 – 10.51 inclusive LCCC needs to undertake some or all of either: amending the policy; amplifying J&A text or introducing SPG to accompany the PS at the time of adoption.	**DfI directs the Council to modify Policy UT1 by pulling through FC14a and part of FC14b.** **For clarity, the whole of Policy UT1 should read as follows, this also includes MODS 50 and 51 below:** "To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable. Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following: a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion b) avoidance of areas of nature conservation, the historic environment or archaeological interest, where

						possible in particular where there is the potential for significant effects upon any international site either alone or in combination with other plans and projects c) wirescape should be kept to a minimum d) associated infrastructure works should be visually integrated, making use of existing and proposed landscaping Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP). Regional transmission network pylons and overhead lines will be considered against this policy. **DFI also directs the council to amend SUB DOC003 - F: A Connected Place – Supporting Sustainable Transport and Other Infrastructure (page 55) following the 'Telecommunications Systems' section. As indicated in RA117 and also paragraph 10.5.1 of the PAC Report, this amended SPG is required to accompany the Plan strategy at the time of adoption.**
MOD 50	RA118	Part of FC14B	Policy UT1	Page 104, Part 1	Criterion b) to read: "Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible" LCCC needs to make it clear that criterion b) relates to the potential for likely significant effects upon any International site, either alone or in combination with other plans and projects.	**DfI directs the Council to modify Policy UT1 in accordance with this PAC Recommended Amendment as follows:** Criterion b) to read: "Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects" **Note**: See MOD49 above for full Policy UT1.

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MOD 51	RA119	Part of FC14B	Policy UT1	Page 104, Part 1	Criterion e) to be included as a free-standing, new penultimate paragraph to policy, succeeded by criteria a) – d) inclusive.	**DfI directs the Council to modify Policy UT1 in accordance with this PAC Recommended Amendment.** **Note**: See MOD49 above for full Policy UT1.
MOD 52	RA122	MA010 & MA016	Policy WM1	Page 105, Part 2	Add final sentence to 1st paragraph of J&A text to read: "**A need for the facility is established through the WMS and the relevant WMP.**"	**DfI directs the Council to modify Policy WM1 in accordance with this PAC Recommended Amendment**
MOD 53	RA124		Policy WM1	Page 107, Part 2	2nd sentence of 1st paragraph of J&A text on page 107 to read: "..and gasification, should maximise energy ~~recovering~~ **recovery** in the form of..."	**DfI directs the Council to modify Policy WM1 in accordance with this PAC Recommended Amendment.**
MOD 54	RA125	MC54A MC54B	Policy WM2	Page 107, Part 2	2nd paragraph of policy to read: "..that there is sufficient capacity to discharge **treated** effluent to a watercourse and that this will not create or add to a pollution problem **or create or add to flood risk**."	**DfI directs the Council to modify Policy WM2 in accordance with this PAC Recommended Amendment.** **For clarity the second paragraph of Policy WM2 should read:** "Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk."
MOD 55	**RA128**	MC56A and MC56B (In part)	Policy FLD1	Page 110, Part 2	First sentence of policy to read: "New development will not be permitted within the 1 in 100 year fluvial flood plain **(AEP of 1%)** unless the applicant..."	**DfI directs the Council to modify the first paragraph of Policy FLD1 to read as follows:** "New development will not be permitted within the 1 in 100 year fluvial flood plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant

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						can demonstrate that the proposal constitutes an exception to the policy in the following cases:" **DFI direct the council not to bring forward MC56A as this is superseded by modifications MOD55 and MOD56.**
MOD 56	**RA129**	MC56C	Policy FLD1	Page 110, Part 2	Amend 1st sentence under sub-heading **Exceptions in Defended Areas** to read: "On previously developed land protected by flood defences (~~confirmed by DfI Rivers~~ **as shown on DfI Flood Maps NI**) that are structurally adequate…"	**DfI directs the Council to modify the paragraph under the sub-heading 'Exceptions in Defended Areas' of Policy FLD1 to read as follows:** "Exceptions in Defended Areas On previously developed land protected by flood defences, (confirmed by DfI Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event."

Schedule 2 – Table of amended Council focussed changes/minor changes and new Commissioners changes – DfI Modifications

MOD 57	RA132	FC15	Policy FLD5	Page 116, Part 2	Policy to read: "new development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on ~~the Strategic Flood Maps~~ **DfI Flood Maps NI** if: a) ~~It can be demonstrated~~ **The applicant can demonstrate** that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding ~~its~~ **reservoir** safety, so as to enable the development to proceed**; or** b) **where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated,** the application is accompanied by a Flood Risk Assessment**, or other analysis,** which ~~demonstrates:~~ ~~1. an assessment of the downstream flood risk in the event of:~~ ~~- a controlled release of water~~ ~~- an uncontrolled release of water due to reservoir failure~~ ~~- a change in flow paths as a result of the proposed development and,~~ ~~2. that there are suitable measures to manage and mitigate the identified flood risk, including details of emergency evacuation procedures~~ **assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed.** ~~Replacement buildings within the potential flood inundation~~	**DfI directs the Council to modify Policy FLD5 in accordance with FC15, to read as follows:** "New development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on DfI Flood Maps NI if: a) It can be demonstrated that the condition, management, and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable the development to proceed; or b) where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed. There will be a presumption against development within the potential flood inundation area for proposals that include: • Essential infrastructure: • Storage of hazardous substances; and • Bespoke accommodation for vulnerable groups. Replacement Building(s): Where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an

					~~area downstream of a controlled reservoir must be accompanied by a Flood Risk Assessment.~~ Planning permission will be granted provided it is demonstrated that there is no material increase in the flood risk to the development or elsewhere. ~~With all development proposals~~ There will be a presumption against development within the potential flood inundation area for proposals that include: • Essential infrastructure: • Storage of hazardous substances; and • Bespoke accommodation for vulnerable groups. ~~and for any development located in areas where the Flood Risk Assessment indicates potential for an unacceptable combination of depth and velocity (See Policy FLD1).~~ **Replacement Building(s): Where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere."**	existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere." **DfI will need to direct council to amend the last paragraph of the J&A on page 116 of the dPS, to read as follows:** "Applications for development proposals affected by policy FLD5 should note the information contained in DFI Rivers Technical Advice Note 25 – The Practical Application of Strategic Planning Policy for 'Development in Proximity to Reservoirs', revised June 2020.

Schedule 2 – Table of amended Council focussed changes/minor changes and new Commissioners changes – DfI Modifications

MOD 58	RA135		Glossary	Page 160, Part 1 Page 119 Part 2	Include the following definition: **"Affordable Housing – For the purpose of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114)."**	**DfI directs the Council to modify the Glossary in Part 1, page 160, to include a definition on 'Affordable Housing' and update the definition on 'Affordable Housing' in the Glossary in Part 2, page 119, as follows:** Affordable Housing is: a) Social rented housing; or b) Intermediate housing for sale; or c) Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.
MOD 59						**As a result of the modifications contained within this direction, DfI directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors are updated as necessary to the overall Plan Strategy upon adoption. These updates should not amend the nature and intent of the modifications.**

Schedule 2A – Amended text of SMU01 West Lisburn/Blaris

SMU01 West Lisburn/Blaris
The Plan will support development of the Strategic Mixed Use Site at West Lisburn/Blaris in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:

a) The provision of the M1-Knockmore Link Road
b) The overall design concept, objectives and priorities for the site, including provision of approximately half of the developable area for employment uses and up to half of the developable area for residential dwellings
c) A block structure defined by a hierarchy of routes and spaces
d) Appropriate scale, massing and design variety of building blocks
e) A linear riverside park and other appropriate open space and public realm works with linkages to Blaris Old Cemetery and the wider Lagan Corridor
f)) Appropriate landscaping including site boundary planting to include along the M1 - Knockmore Link Road and around Blaris old cemetery
g) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks, including the West Lisburn railway halt
h) Implementation within the site of a car-free Primary Strategic Greenway linking the National Cycle Network (NCN9) from Union Locks west towards Portadown
i) The proposed phasing of development
j) The following uses, as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended) will only be acceptable:
- employment (Use Classes B1, B2, B3 and B4)
- dwellings (Use Class C1)
- small scale local needs convenience retailing (Use Class A1)

healthcare facilities (Use Class D1(a))
k) The total amount of floor space for use within Use Class B1(a) within the overall zoning shall not exceed 10,000 square meters
l) Funding of the M1-Knockmore Link Road shall be the responsibility of the developers either in full or a very substantial part.

Justification and Amplification
This strategic site provides approximately 100 hectares of developable land in a highly-accessible location along a major transport corridor. Approximately half of the site (52 hectares) is designated for the creation of new employment opportunities which are accessible to all sections of the community. The provision of the Knockmore Link Road is central to realising the potential of this zoning. It will also facilitate further growth in Lisburn City and unlock the development potential of West Lisburn in general. While acting as a strong physical and visual boundary to the edge of the city it also has the potential to realise the wider government ambitions for the Maze Lands.

The development of this site will only be permitted subject to a Comprehensive Masterplan prepared in accordance with these key site requirements. The Masterplan shall detail a block structure that demonstrates compatibility between acceptable uses and ensures residential amenity. Uses deemed acceptable are employment (industrial and business/light industrial/general industrial/ storage and distribution) and dwellings in addition to healthcare, open space and small-scale retail developments.

Proposals for office development (details of which are provided in Technical Supplement 4 Office Capacity Study) include the provision of office development in this location up to 10,000 square meters, where it can be demonstrated that the proposal cannot be accommodated within Lisburn City Centre.

The Masterplan must identify a linear riverside park which will form part of the West Lisburn Strategic Greenway (refer to Strategic Policy 20) to include pedestrian and cycle corridors connecting the proposed development with the Blaris Old Cemetery and the wider Lagan corridor. The need for a Section 76 Planning Agreement will be considered through the parallel development of a Section 76 Development Framework.

Department for Infrastructure Planning Act (Northern Ireland) 2011, Adoption of Lisburn and Castlereagh City Council Plan Strategy, (s12) Direction 2023 - Explanatory Note

Context

As part of the two-tier planning system, which commenced in April 2015 along with the transfer of planning powers to Councils, the Department holds a dual role in the Local Development Plan process. This dual role includes that of statutory consultee, as well as providing for oversight responsibilities.

At this point in the Council's Local Development Plan (LDP) process, the Department is undertaking its oversight responsibility as required by legislation. The Department must consider the Planning Appeals Commission (PAC) Independent Examination (IE) report before directing a council to adopt (or otherwise) their Plan Strategy.

This Explanatory Note accompanies the direction for Lisburn and Castlereagh City Council to adopt the draft Plan Strategy with modifications as required by s12 of the Planning Act (Northern Ireland) 2011 (the Act). The intention of this Note is to set out reasoning of how the Department has reached certain conclusions in respect of some of the Commissioner's recommendations. In that respect, this reasoning is not exhaustive and does not cover all aspects of the Department's consideration under s12.

Planning Appeal Commission Independent Examination Report

The IE for the Lisburn and Castlereagh City Council draft Plan Strategy was held by the PAC from 28 March to 6 April and 16 May to 26 May 2022. The IE report was subsequently received by the Department on 30 November 2022.

A total of 141 recommended amendments (RAs) that were required to make the Plan Strategy sound were appended to the main report (Appendix 6).

Schedule 2 of the direction identifies **59** modifications that the Department is directing the Council to take forward. These modifications include amended focussed and minor changes along with new changes recommended following the conclusion of the IE process. In line with the PAC report, the Department has specified wording, where

necessary, to address the recommendations within this Schedule.

Consideration of the PAC IE Recommendations

Following consideration of the IE report and Commission's recommendations, the Department confirms its acceptance of the concluding findings of the report, in that the Plan Strategy is sound subject to modifications,

This Note addresses instances where the Department has reached a conclusion that is at variance to that of the Commission in terms of recommendations and resulting modifications and these are outlined in the following sections.

Focussed Changes and the Commission's Approach

There are 141 RAs set out in the IE report and a significant number of these constitute focussed changes or minor changes which were taken forward by the Council prior to the submission of the dPS to the Department.

It is the Department's position that as these changes were publicly consulted on in January 2021, in line with the provisions of Development Plan Practice Note (DPPN) 10 'Submitting Development Plan Documents for Independent Examination', they form an addendum to the Plan Strategy. These are contained in Schedule 1 of the direction.

Schedule 1A and 1B

Schedule 1A of the direction contains the Council's focussed and minor changes (January 2021) that have not been subject of any change throughout the IE process, though have been given a RA reference by the Commissioner, as she ***does* consider** these amendments are required for soundness.

Schedule 1B of the direction sets out focussed and minor changes that have not been given a RA reference by the Commissioner as she ***does not consider*** these are required for soundness.

However, as outlined above these changes have all been the subject of public consultation, are in line with DPPN 10 and therefore constitute an addendum to the draft Plan Strategy which has been through IE.

Therefore, the Department commends the Council to reflect Schedule 1A & 1B as part of the adoption of the Plan Strategy.

Schedule 2

Schedule 2 of the direction sets out the modifications that are required for the Council to undertake for the adoption of the Plan Strategy.

Strategic Issues

MOD 19: SMU01 - West Lisburn/Blaris

In respect of proposed policy SMU01, the Commissioner has accepted the position of the Council in that the report concludes that the site is appropriate for mixed use development.

Having had regard to the IE report and findings within it, the Department directs the adoption of the plan strategy inclusive of the mixed-use designation (SMU01). While in the Department's view, this represents a departure from the Regional Development Strategy (RDS), the Department has accepted, in this instance, the Commissioner's reasoning in respect of the benefits of a strategic mixed-use designation. In order for the site to still maintain its importance as a location for employment and industry, and in line with the commentary of the Commissioner at paragraphs 5.34 – 5.52 and 5.68 – 5.75, the Department considers the need for amendments to the wording of SMU01. These are as follows:

SMU01 criteria (b) and (f) and paragraphs 1 and 2 of the associated Justification & Amplification on page 78 of Part 1 of the dPS are to be modified as set out in the direction MOD 19.

The Department considers that these changes are necessary and appropriate to better reflect the consideration of the Commissioner in the IE Report.

In respect of criteria (b) the decision to amend the wording from:

"*approximately half of the developable area for employment uses and half of the developable area for residential dwellings*" to instead read,

"*approximately half of the developable area for employment uses and up to half of the developable area for residential dwellings*"

This is intended to provide a greater assurance that the remaining (approximately) 50% of the site shall continue to reflect the role identified for this location in the RDS as a major employment / industrial location to be protected as a key location for economic growth and to ensure land remains available for jobs.

Criteria (f) changes from:
"Appropriate landscaping including site boundary planting and around Blaris Old Cemetery" to,
"Appropriate landscaping including site boundary planting to include along the M1 - Knockmore Link Road and around Blaris Old Cemetery".
This change is intended to reflect the Commissioner's observation that the Link Road shall form a strong physical and visual boundary to the edge of the city.

The additional text inserted into paragraph 1 of the J&A is also reflective of this observation. The further change to paragraph 2 of the J&A is intended to complement criteria (c) by highlighting the need for any block structure to demonstrate and support residential amenity and the development of the remaining land for employment purposes.

MOD 22-28: SMU03 - Sprucefield Regional Shopping Centre
The Department accepts the recommendation and reasoning presented by the Commissioner in the IE report in respect of Sprucefield and draft policy SMU03 including the overall conclusion that this element of the dPS is not coherent and effective and is therefore unsound. Paragraphs 7.27 - 7.55 of the IE report set out the Commissioner's commentary on draft policy SMU03 and conclusions on the evidence base provided to support this draft designation.

Therefore, Modifications in Schedule 2 direct the deletion of the strategic mixed use policy and designation for SMU03 Sprucefield Regional Shopping Centre and any additional references within the Plan Strategy.

In carrying out duties under section 10(6)(b) of the Act, the Commissioner has not adjudicated on which planning authority should provide additional strategic and / or

operational policy for Sprucefield. However, the Commissioner has recognised in principle, that planning policy for Sprucefield may be provided in the Council's LDP.

Following the adoption of the Plan Strategy, the Department will issue a subsequent direction (under S.14 of the 2011 Act) and will direct the Council to prepare a revision to the adopted Plan Strategy in order to provide new strategic and operational policy for Sprucefield. This Plan revision will be subject to the same plan preparation process that applies to all development plan documents and would therefore be the subject of further Independent Examination.

Policy Prescription

Although the IE report adjudicates on a range of issues which result in recommended amendments, there are several RAs that have required further policy prescription. In these instances, the RAs do not detail the final wording required for adoption. To ensure that the direction is clear and the Council understand what is required prior to proceeding to adoption, the Department have prescribed policy wording where necessary.

MOD 23: Policy TC4 - additional provision for Neighbourhood shops

The Commissioner concluded that policy provision was required to be made in strategic and / or operational policy for local neighbourhood shops within settlement development boundaries, but outwith the other retail designations and villages and small settlements. Provision has been made for this under Policy TC4 District and Local Centres (please refer to MOD 23 / RA48 of PAC IE report Appendix 6).

MOD 47-49: Policy UT1 – Utilities

The Department acknowledges the Commissioner's position regarding Policy UT1 'Utilities', and the associated RA117 - RA120 put forward, including the recommendation that the Council should not take forward focussed changes at FC14A and FC14B (with regards to the changes to the first paragraph of Policy UT1 only (Part 1 and 2)). The other changes within FC14B have been accepted by the Commissioner.

In respect of FC14A & FC14B (Part 1 and 2), these focussed changes introduced a policy requirement to ensure that the visual and environmental impacts of utilities services should be laid underground, where considered feasible and viable. The PAC determined that a presumption in favour of undergrounding would be the effect if the focused changes were brought forward in their entirety, albeit it is noted the Council indicated this was unintentional.

The Commissioner raised concerns over the Council's evidence base in support of Policy UT1 as it did not include a cost benefit analysis of undergrounding overhead lines. In addition, a review of the technical constraints associated with engineering, or the policy implications for new connections for development in the plan area was not provided.

The issue of feasibility and viability of undergrounding would therefore be assessed on a case-by-case basis by criterion b) of UT1, however the Commissioner observes that this is not supported by supplementary planning guidance to inform the developer of what evidence is required to demonstrate feasibility or viability.

The Commissioner considered that policy UT1, as presented at IE, would not strike the appropriate balance between regional policy requirements and guidance, ***without*** clarification to be provided in SPG or the J&A. The Commissioner recommended RA117 – RA120, though some of the focussed changes presented by the Council were not considered appropriate by the Commissioner to be pulled through.
However, the Department considers the requirements of MOD 47- 49, ***which do*** include the changes brought forward by the Council (FC14A & FC14B) to be appropriate in balancing the requirements. This includes the required clarification to be brought forward in SPG.

Other matters

It should also be noted, and as set out in the direction, that the Council should ensure that any other presentational or factual amendments, typographical and grammatical errors, within the Plan Strategy, are updated as a result of all modifications and minor

editing changes. These updates should not amend the nature and intent of the modifications as directed.

Publicity

The Department considers that the publicity of the IE report is for the Council to undertake, in conjunction with the publication of the direction as set out in regulation 24 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015. The Council should however provide notification of the adoption of the draft Plan Strategy by resolution of the council, to the Department.

Supplementary Planning Guidance (SPG)

The Department acknowledges the Council's SPG (2018) to supplement the Plan Strategy, however, where indicated in the direction, updated and additional SPG is required upon adoption of the Plan Strategy. The Department would highlight that SPG is intrinsically complementary to policy and should assist in its interpretation and implementation but should not expand the scope of that policy or introduce more onerous obligations or undertakings.

Monitoring and Review

The IE report acknowledges the essential role that monitoring plays as part of the wider plan, monitor and manage approach. It is acknowledged that the main device for reporting on the performance of the plan will be the Annual Monitoring Report (AMR). The Commission considered representations regarding the Monitoring Framework and made recommended amendments where appropriate. Subsequently the Department has directed updates to the Monitoring Framework where necessary.

The report accepts that not all policies require associated indicators within the Monitoring Framework. The Council will be aware that the plan should be reviewed, or partially reviewed, to take account of changing conditions as this is a statutory duty in accordance with Section 13 of the Planning Act (NI) 2011. As a matter of good practice, it is the Department's view that monitoring of the policies of the Plan Strategy should commence once the development plan document is adopted as this will assist in informing the preparation of the Local Policies Plan.

Transitional Arrangements

In accordance with the transitional arrangements set out at paragraph 1.11 of the Strategic Planning Policy Statement (SPPS), policy retained by the Department, and detailed on the DfI website (www.infrastructure-ni.gov.uk/publications/retained-planning-policy) will cease to have effect upon adoption, in the Lisburn and Castlereagh City Council area. The retained policy shall therefore no longer be material in the consideration of applications or appeals from the date of adoption, regardless of whether a planning application has been received before or after the date of adoption. The SPPS shall continue to be a material consideration in the determination of planning applications following adoption of the Plan Strategy.

This Explanatory Note should be read in conjunction with DfI Direction Department for Infrastructure Planning Act (Northern Ireland) 2011 Adoption of Lisburn and Castlereagh City Council Plan Strategy (s12) Direction 2023.

Planning Appeals Commission

Independent Examination Report of Lisburn & Castlereagh City Council's Local Development Plan 2032: Plan Strategy

Report by

Commissioner J de-Courcey

Reference:	**LDP2021/LC/PS**
Hearing session dates:	**28th March to 6th April & 16th May to 26th May 2022**
Date of report:	**30th November 2022**

Main abbreviations used in the report

AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
ATC	Area of Townscape Character
BCC	Belfast City Council
dBMAP	Draft Belfast Metropolitan Area Plan 2015
BMUA	Belfast Metropolitan Urban Area
CA	Conservation Area
CP	Community Plan
DAERA	Department of Agriculture, Environment and Rural Affairs
DfI	Department for Infrastructure
dpa	Dwellings per annum
dph	Dwellings per hectare
DPD	Development Plan Document
DPPN	Development Plan Practice Note
dPS	Draft Plan Strategy
EqIA	Equality Impact Assessment
FC	Focussed Change
GBI	Green & Blue Infrastructure
ha	Hectare
HEF	Housing Evaluation Framework
HNA	Housing Needs Assessment
HGI	Housing Growth Indicator
HGS	Housing Growth Study
HRA	Habitats Regulation Assessment
IE	Independent Examination
J&A	Justification & Amplification
KSR	Key Site Requirements
LB	Listed building
LCA	Landscape Character Assessment
LCCC	Lisburn & Castlereagh City Council
LDP	Local Development Plan
LPP	Local Policies Plan

MASWG	Metropolitan Area Spatial Working Group
MC	Minor Change
NI	Northern Ireland
NIEA	Northern Ireland Environment Agency
NIHE	Northern Ireland Housing Executive
PAC	Planning Appeals Commission
PCR	Public Consultation Report
POP	Preferred Options Paper
PPS	Planning Policy Statement
RA	Recommended Amendment
RCS	Retail Capacity Study
RDS	Regional Development Strategy 2035: *"Building a Better Future"*.
RNIA	Rural Needs Impact Assessment
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SHA	Strategic Housing Allocation
SPG	Supplementary Planning Guidance
SPPS	Strategic Planning Policy Statement for Northern Ireland (SPPS): *"Planning for Sustainable Development"*
SRSC	Sprucefield Regional Shopping Centre
TPMU	Department for Infrastructure's Transport Modelling & Planning Unit
TS	Technical Supplement
UCS	Urban Capacity Study
WWTWs	Wastewater Treatment Works

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Appendices

1 Tests for soundness as set out in Development Plan Practice Note 6 "*Soundness*"

2. Schedule of "Matters Arising" from public hearing sessions of independent examination

3. List of Lisburn & Castlereagh City Council's Local Development Plan Draft Plan Strategy documents available to view on LCCC's website

4. Lisburn & Castlereagh City Council's "*Consultations on Focussed Changes Addendum including Minor Changes Schedule*" January 2021 (SUBDOC-016)

5. Lisburn & Castlereagh City Council's "*Typographical Errors*" (SUBDOC-032)

6. Commissioner's Schedule of Recommended Amendments[1]

[1] Document should be read alongside main report.

1.0 INTRODUCTION

1.1 In accordance with Section 10 (6) of The Planning Act (Northern Ireland) 2011 as amended (the Act), the purpose of the independent examination (IE) of a Local Development Plan (LDP) is to determine: (a) whether it satisfies the requirements of Sections 7 and 8 of the Act and of Regulations under Section 22; and (b) whether it is sound. The tests of soundness are set out in Development Plan Practice Note 6 "*Soundness*" (DPPN 6). For ease of reference these are included as Appendix 1 of this report.

1.2 Section 6 (2) of the Act states that the development plan documents are: (a) the plan strategy; and (b) the local policies plan. Accordingly, the LDP for the Lisburn & Castlereagh City Council (LCCC) area will comprise two individual documents namely the Plan Strategy (PS) and the Local Policies Plan (LLP). The PS is the first stage of the two stage LDP process. It provides the strategic policy framework for the plan area, across a range of topics. As the Act clearly defines the two-stage process, I have no jurisdiction to consider its merits or perceived short-comings.

1.3 This report considers: if the plan satisfies the legal requirements of Section 7 and 8 of the Act and any regulations under Section 22 thereof relating to the preparation of development plan document; and whether the plan is sound. Having assessed those matters, I make recommendations and give reasons for them in accordance with Section 10 (8) of the Act.

1.4 In accordance with Section 10 (2) of the Act, the starting point for the IE is the assumption that the local planning authority has submitted what it considers to be a sound plan. The plan was submitted to the Department for Infrastructure (DfI) for IE on 22 March 2021. On 6 July 2021, DfI appointed the Planning Appeals Commission (PAC) to cause an IE. The document that was submitted is the same document that was published for consultation in August 2018 but subject to proposed focussed changes, minor changes and corrections of typographical errors. LCCC published these after the dPS.

1.5 During the public hearing sessions, clarification of the evidence base was provided by LCCC at my invitation. These "Matters Arising" were regularly updated in the Examination Library of the PAC's website and a schedule thereof is included as Appendix 2. The evidence base comprises all the written submissions and documentation received throughout the entire IE process; it is not confined to the issues discussed during the public hearing sessions.

1.6 Where documents forming part of LCCC's evidence base are referred to throughout this report, the cited reference numbers are those in its Submission Documents Library published on LCCC's website under the heading "*Submission of documents to DfI*". A copy of this list is included as Appendix 3 of this report.

1.7 All representations have been considered where they specify that the plan is unsound and how it should be amended to achieve soundness. Account has also been taken of issues discussed at the public hearing sessions. The focus of the IE and this report is on the soundness of the plan, not on individual representations or site-specific matters. Furthermore, it is not the purpose of the IE to make the plan better or more sound. Changes to the plan sought by representors are the subject of recommended amendments (RAS) only where I have concluded, based on evidence, that these are necessary for soundness.

1.8 Section 4 of Development Practice Note 10 "*Submitting Development Plan Documents for Independent Examination*" (DPPN 10) makes provision for changes to the dPS following receipt of representations as part of guidance on how a "development plan document" (DPD) progresses from the representation stage to submission to Department for Infrastructure (DfI). In its Public Consultation Report (PCR) of December 2020 [SUBDOC-009], in response to representations, LCCC suggested changes to the dPS. These were published as a separate document "*Consultations on Focussed Changes Addendum including Minor Changes Schedule*" January 2021 (SUBDOC-016); in the format prescribed by DPPN 10. As required by paragraph 4.10 thereof, that Addendum together with Addenda to the following draft documents were published for public consultation: Sustainability Appraisal Report; Habitats Regulations Assessment Report; Equality Impact Assessment Screening Report; and Rural Needs Impact Assessment Report [SUBDOC-016(a) – (d) inclusive].

1.9 The consultation period ran from Thursday 14th January 2021 to Friday 12th March 2021. The relevant public notice is included in LCCC's Submission Documents Library (SUBDOC-017). DPPN 10 says that minor changes do not require public consultation However, LCCC published the schedule for information and to allow the reader to understand how it differentiated between a minor and focussed change. The public notice advised that "*A minor changes schedule is also provided for information and reference*". Nevertheless, some representors commented on the proposed minor changes (MCs) in addition to suggested focussed changes (FCs). These comments have been considered in assessing whether the proposed "*minor changes*" are needed in the interests of soundness. As required by paragraph 4.10 of DDPN 10, LCCC published an index of comments received to the focussed changes consultation (SUBDOC-018) together with comments on focussed changes consultation (SUBDOC-019). As the consultation period ended on 12th March 2021 and the plan was submitted to DfI for IE on 22 March 2021, this was done in the timely fashion advocated by paragraph 4.10 of DPPN 10.

1.10 Many of the proposed changes were raised at the public hearing sessions. Throughout of this report, those proposed changes are addressed on an topic-specific basis with separate assessment of their cumulative impact in chapter 12.

1.11 The statutory purpose of the IE is set out at paragraph 1.1 above. In carrying out the duty imposed by Section 10 (6) thereof, I am required to make recommendations and give reasons for them in accordance with Section 10 (8). To that end, where

reference is made in the text of this report to recommended amendments (RA), I am carrying out that statutory duty. **RA001 – RA141** are recommended amendments that I consider to be necessary to make the plan sound. The full details of those RAs are set out in Appendix 6, which should be read alongside this report.

1.12 As the proposed changes referred to as "Typographical Errors" are so minor, these were not raised in discussion as they are unlikely to cause prejudice to any interested party. Therefore, they are not considered individually within the body of the report. In SUBDOC-032, TY25 that relates to Policy HE9 Development affecting the Setting of a Listed Building describes the "Typo" as relating to the first sentence of the associated Justification and Amplification (J&A) text. However, it properly relates to the first sentence of the policy itself. On that basis, save for TY25, it is recommended that Typographical Errors TY1 – TY34 inclusive are incorporated within the plan as **RA001**. The first sentence of Policy HE9 should refer to "*Proposals which would adversely….*" and is the subject of **RA002**.

Assessment of Legal and Procedural Compliance and other issues

1.13 LCCC provided a "*Self-Assessment of Soundness*" (SUBDOC-034) which included an assessment of compliance with the requirements of the Act and The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 as amended [the Regulations]. Although paragraph 1.1 of DPPN 6 says that the concept of testing soundness is based upon established practice in England and Wales, LCCC's approach to doing so is not found wanting in that it did not ostensibly use guidance from those jurisdictions to satisfy itself that the dPS was ready for submission for IE.

1.14 The submitted dPS sets out: LCCC's objectives in relation to the development and use of land in the district; and its strategic policies for the implementation of those objectives. Accordingly, it complies with Section 8 of the Act.

1.15 Section 8 (4) of the Act states the PS must be prepared in accordance with: (a) the timetable set out in section 7(1); and (b) LCCC's Statement of Community Involvement (SCI).

Timetable

1.16 Section 3.0 of LCCC's "*Self-Assessment of Soundness*" (SUBDOC-034), supplemented by cited Appendices, sets out: the chronology for publication and update of its timetable; and how it has been complied with to date. It was approved by DfI and the PAC was consulted on each occasion when adjustments were made to the timetable. The latest version is dated December 2020 (SUBDOC-042). At the public hearing sessions, LCCC said it would review and update the timetable as required. However, as timescales are largely out of its control at this stage, that would most likely be done when DfI has considered this report and made a Direction as to how LCCC should proceed. To date, Regulations 5 and 7 of the Regulations have been met.

1.17 The content of the timetable includes the indicative dates for: (a) each stage of the preparation of the LDP including the Preferred Options Paper (POP); publication of the PS and LPP; and adoption of the PS and LPP. The requirements of Regulation 6 (2) (a) have been complied with.

1.18 The public notices associated with publication and update of the timetable are found in SUBDOC-043. LCCC gave notice of this by local advertisement, published the timetable on its web site and made it available for public inspection at its offices. The same measures were undertaken in respect of subsequent adjustments to the timetable. The availability of the timetable complies with Regulation 8.

1.19 LCCC has prepared and kept its timetable under review. This is a continuous process that extends beyond the dPS stage of the LDP. LCCC has met the legal requirements prescribed by Section 7 of the Act and associated Regulations in the preparation of the timetable. The requirements of Section 8 (4) (a) have also been met.

Statement of Community Involvement

1.20 There were three iterations of LCCC's Statement of Community Involvement (SCI) published in April 2016, December 2019 and January 2021 [SUBDOC-039]. The SCIs were prepared as required by Section 4 of the Act and observed the requirements of The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 and guidance in Development Plan Practice Note 2 "*Statement of Community Involvement (SCI)*". LCCC's "*Draft Plan Strategy Self-Assessment of Soundness*" (page 7) set out the reasons for the different versions of the SCI and details of when DfI agreed those documents. "*Compliance with the Statement of Community Involvement (SCI)*" [SUBDOC-041] reviewed how LCCC fulfilled the LDP requirements of the SCI regarding Stage 2 Preparation and Adoption of the Plan Strategy (pages 12-15 of the SCI) up to its submission to DfI for IE. The report details how consultation was carried out at the key stages of plan preparation having regard to the SCI Regulations and the Regulations. LCCC has complied with all the requirements of the SCI in the preparation of and consultation on its LDP and discharged the duty imposed on it by Section 8 (4) (b) of the Act.

Preferred Options Paper

1.21 LCCC engaged extensively with various statutory and non-statutory consultation bodies in preparation of its POP. Details are set out at page 13 and Appendices 17, 18 and 27 of its Self-Assessment. It took account of the representations arising from the pre-POP engagement. Accordingly, Regulation 9 of the Regulations has been satisfied.

1.22 LCCC's POP identified 30 Key Issues grouped under 6 Strategic Objectives accompanied by a suite of supporting documents that are listed on its website under the headings "*Preferred Options Paper (POP)*" and "*POP Position Papers*". Section 3 of LCCC's "*Preferred Options Paper Public Consultation Report*" (SUBDOC-049) details the scope of the POP consultation process. At pages 13 and 14 of SUBDOC-034, it

sets out how each requirement of Regulation 10 of the Regulations was complied with. This statutory duty is satisfied.

1.23 LCCC's PCR includes Appendix B: Statement on how POP Representations have been taken into account (pages 405 – 417 inclusive). Details of how it observed the obligations imposed by Regulations 11 (1), (2) and (3) are set out at pages 14 and 15 and Appendices 10 and 20 of its Self-Assessment. All were satisfied.

1.24 LCCC's SUBDOC-049 included comprehensive consideration of the 181 formal consultation responses associated with the POP and a further 5 concerning the draft Sustainability Appraisal (SA). It also took account of feed-back from POP "*drop-in sessions*". As set out at page 15 of its Self-Assessment, LCCC considered all representations made on the POP. Soundness test P2 requires that LCCC prepares a POP and takes account of representations made in respect of it. Some representors said that they consider the dPS to fail this test as associated policies run counter to their POP consultation response. However, the test requires that such submissions are taken into account and not that the dPS incorporates them. At pages 7 and 8 of its Self-Assessment, LCCC explained why it considers that soundness test P2 has been complied with; I agree with its reasoning and conclusion. Accordingly, the dPS evidence base demonstrates that LCCC has prepared its POP and taken account of any representations made in accordance with Regulation 11 (4) of the LDP Regulations.

Form and Content of a development plan document

1.25 The dPS accords with the stipulated form and content for a DPD. Accordingly, Regulation 12 of the Regulations is satisfied. Whether the "*reasoned justification of the policies in it*" satisfies the soundness tests for consistency, coherence and effectiveness is a separate issue to legislative compliance.

Proposals Map

1.26 Regulation 13 of the Regulations states that a DPD must contain a map or maps (known as "the proposals map"), describing the policies and proposals set out in the therein so far as practicable to illustrate such policies or proposals spatially. The proposals map is to be sufficiently detailed to enable the location of proposals for the development and use of land to be identified. Section 23.0 of Development Plan Practice Note 7: "*Plan Strategy*" (DPPN 7) says that the PS should contain maps which provide clarity on LCCC's strategic policies and proposals where the proposals for development of land can be expressed spatially. It is recommended that the PS should contain an Overview Map to show the plan area boundary and strategic proposals as well as any environmental designations to show specific areas of environmental protection which have been designated by the Department. The PS may also contain other maps, diagrams, illustrations or other descriptive matter that LCCC thinks appropriate.

1.27 In addition to the 13 maps contained within Part 1 of the dPS, page 12 thereof refers to a Map Viewer available on the LCCC website (SUBDOC-082) that combines 3 proposals maps namely: spatial strategy; settlement hierarchy; and environmental designations in an interactive format. Considered in their totality, the suite of maps and figures within the dPS fulfil the statutory requirement.

1.28 6 existing DPDs cover the current plan area. These are listed at page 24 of Part 1 of the DPS. Although passed their end date, where stated, they remain the DPDs as defined in the Schedule to the Regulations. Page 16 of Part 1 of the dPS identifies "*Transitional Arrangements*". Therein LCCC identifies the draft Belfast Metropolitan Area Plan (November 2004) in its pre-inquiry form in conjunction with recommendations of the PAC Public Local Inquiry Reports and the post-inquiry draft (dBMAP 2015) as material considerations. It will be for LCCC to consider what weight should be given to the dBMAP 2015 designations in implementing the PS policies when adopted. As they are not part of this dPS they cannot be adopted as part of it. This will not afford interested parties the degree of clarity and certainty that the plan-led system aims to provide. However, with the two-stage plan process, one of the statutory plans being almost 30 years beyond its stated end date and no indication that dBMAP 2015 will be legally adopted, only adoption of the LPP will resolve this issue.

1.29 Notwithstanding the above, I am satisfied that the proposal maps included in the dPS are in accordance with Regulation 13 of the Regulations.

Additional Matters to be taken into Account

1.30 Regulation 14 (a) of the Regulations requires that the plan must take into account the objectives of preventing major accidents and limiting their consequences. LCCC addressed the requirement in its Self-Assessment paper at pages 15 and 16 and "*Clarification to DfI*" June 2021 (SUBDOC-083) at pages 4-6 inclusive. Regarding the single COMAH (Control of Major Accident Hazards) site in the plan area there is no need to include specific policy for it at this strategic stage of the LDP process to satisfy the legislative requirement. LCCC considered the requirements of Regulation 14 (b) at page 15 of its Self-Assessment paper and pages 4 and 5 of SUBDOC-083. Its provisions for these legislative considerations are satisfactory and the dPS is consistent with Regulation 14.

1.31 Regulation 15 makes provisions for the availability of a DPD. In its Self-Assessment paper, LCCC listed how it considered that it met each of the associated statutory requirements. Regulation 15 (a) refers to *"the places referred to in paragraph (b)"*. Section 37 (2) of the Interpretation Act (Northern Ireland) 1954 directs that in an enactment, words in the plural shall include the singular. In addition, Regulation 15 (b) (ii) confers discretion on LCCC where it refers to such places within the council district as it considers appropriate. Considering the size of the council area and the availability of other appropriate places during office hours, making the required documents available at only its principal office is sufficient. All were available on-line. There was no request for physical inspection of the documents set out in

Regulation 15 (a) (i) – (iii). The availability of the dPS complied with the requirements of Regulation 15.

1.32 At pages 16 and 17 of its Self-Assessment, LCCC set out how it complied with the requirements of Regulation 16 regarding public consultation on a DPD document. This is satisfied.

1.33 Regarding the availability of representations on a DPD, Regulation 17 (b), for the same reasons as considered in respect of Regulation 15, that the representations were only made available at the council's principal offices does not weigh against it. This consideration together with the evidence at pages 17 and 18 of LCCC's Self-Assessment is persuasive that it complied with Regulation 17.

1.34 The legislative obligations of Regulations 18 and 19 relating to the submission of and publicity for counter-representations are considered at page 18 of LCCC's Self-Assessment. Regarding the availability of representations on site-specific policy representations, LCCC was not in breach of Regulation 19 (a) (ii), for the same reasons as considered in respect of Regulation 15, whereby the representations were only made available at its principal offices. The requirements of Regulations 18 and 19 were met.

1.35 Regulations 20 and 21 are concerned with the submission of documents for IE and their availability for inspection. Regulation 21 (b) (ii) raised the same issue as previously considered regarding the documents only being made available at LCCC's principal offices. However, for the reasons already set out, that does not weigh against it. Based on this conclusion and coupled with LCCC's evidence at pages 18 – 20 inclusive of its Self-Assessment, Regulations 20 and 21 were complied with.

1.36 Taking account of: commitments set out in the SCI; the Self-Assessment and SUBDOC-083; and legislative requirements, LCCC has facilitated public consultation in the preparation of the dPS as statutorily required.

Sustainability Appraisal/Strategic Environmental Assessment

1.37 Section 8 (6) of the Act requires that LCCC must: (a) carry out an appraisal of the sustainability of the plan strategy; and (b) prepare the report of the findings of the appraisal.

1.38 The LDP is informed by an iterative SA that runs in parallel to preparation of the POP, PS and LPP. The role of the SA is succinctly set out at section 1.1 of the dPS draft Sustainability Appraisal Report (SUBDOC-005), which was supplemented by SUBDOC-006 & 007. The Report built upon the SA that accompanied the POP (SUBDOC-047 & 048) and consideration of associated representations at section 7 of the POP Public Consultation Report (SUBDOC-049). Section 3.9.1 of the draft SA Report specifically identified how it influenced the dPS.

1.39 The role of Strategic Environmental Assessment (SEA) is set out at Section 1.3.1 of the SA Report. Its Appendix 1: Compliance Checklist for SEA is a record of how The Environment Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 as amended have been complied with.

1.40 At section 5 of its PCR, LCCC considered representations received in relation to the draft SA and those that commented on it within the main body of their representation. Where I required clarification over and above what LCCC included at pages 378-389 thereof, this was provided at the public hearing sessions of the IE when LCCC helpfully pointed to where its evidence base addressed my queries. In keeping with the iterative nature of SA, Matter Arising (MA001) proposed two corrections to SUBDOC-005; **RA003** and **RA004** are needed for clarity.

1.41 An addendum to the draft SA [SUBDOC-016(a)] was published for public consultation in January 2021 to accompany the "*Consultations on Focussed Changes Addendum including Minor Changes Schedule*" January 2021 (SUBDOC-016). LCCC concluded that, following consideration of the proposed changes to the dPS, that they can be screened out of requiring further SA incorporating SEA based on having no potential for significant negative impacts on the Sustainability Objectives. There were no representations to the contrary. I agree with it.

1.42 The requirements of Section 8 (6) of the Planning Act and Article 15 (a) (ii) of the Regulations have been satisfied. As LCCC undertook a SA and prepared a report on its findings, Regulation 6 (2) (b) of the Regulations has been complied with.

Habitats Regulation Assessment

1.43 The Habitats Regulations Assessment is required by the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 as amended. The Regulations require assessment of possible adverse effects on the integrity of European sites (Special Areas of Conservation and Special Protection Areas) as a result of plans and policies in the LDP. An assessment was also carried out for Ramsar sites. A total of 15 International sites that have a theoretical connection to the plan area were identified and it was found that 13 might be affected by the implementation of policy in the dPS. The draft Habitats Regulations Assessment (dHRA) Report (SUBDOC-029) included an Appropriate Assessment (AA) of dPS policies on environmentally sensitive sites within and connected to the plan area, either alone or in combination with, other plans and projects. This comprehensive assessment concluded that, subject to mitigation, the dPS would not have any adverse effect on the integrity of the European Sites connected to the plan area either alone or in combination with other plans and projects. The mitigation measures largely required that identified policies be amended to say that they must meet the requirements of Policy NH1 European and Ramsar Sites - International.

1.44 In its Public Consultation Report (SUBDOC-009) LCCC addressed comments received on the dHRA within the main body of representations. Save for the issue of

amending selected polices to cross-reference it to Policy NH1, I agree with its assessment of and conclusions in respect of those comments.

1.45 An addendum to the draft HRA [SUBDOC-016(b)] was published for public consultation in January 2021 to accompany the "*Consultations on Focussed Changes Addendum including Minor Changes Schedule*" (SUBDOC-016). LCCC concluded that assuming that the mitigation measures, implemented through the proposed minor changes are all accepted, and the plan amended accordingly, then the dPS would have no adverse effect on the integrity of International sites. On that basis, the need for AA was screened out. There were no representations to the contrary. By virtue of the third paragraph of the Preamble to Part 2 of the dPS, operational policies must not be read in isolation from one another. On foot of that statement, the identified mitigation measures in the dHRA can be affected without the proposed associated minor changes that cross-refence to Policy NH1 in individual policies. This is not essential to ensure avoidance of a likely significant effect on international sites; the provisions of Policy NH1 will have to be complied with regardless.

1.46 The dHRA is an on-going process that will be updated and finalised following IE and published alongside the adopted PS. In the interim, the relevant legal requirements have been observed to date.

Interim Conclusion on Legal and Procedural Compliance

1.47 I am satisfied that:

- The dPS has been prepared in accordance with LCCC's timetable and SCI. Therefore, Section 7 of the Act has been complied with and procedural soundness test P1 has been met;
- LCCC has prepared its POP and taken into account any representations made; thereby procedural soundness test P2 has been satisfied;
- The dPS has been subject to a SA and SEA in accordance with Section 8 (6) of the Act and procedural soundness test P3; and
- LCCC has complied with the Regulations on the form and content of the DPD and procedure for its preparation; thereby procedural soundness test P4 has been complied with.

Equality Impact Assessment

1.48 A council is required to ensure that its DPD is prepared in accordance with Section 75 of the Northern Ireland Act 1998. That requires that all public bodies, in carrying out their functions, have due regard to: the need for equal opportunities between identified groups of people; and the desirability of promoting good relations between persons of different religious belief, political opinion or racial grouping. Consequently, an Equality Impact Assessment (EqIA) must be carried out to determine the potential impacts upon Section 75 groups because of the policies and proposals contained in the DPD.

1.49 Both the POP and dPS were subject to EqIA screening. Account was also taken of the Disability Discrimination (NI) Order 2006 that introduced new duties requiring all public authorities, in carrying out their functions, to have regard to the need to: promote positive attitudes towards disabled people; and encourage participation of disabled people in public life. On foot of that, no need for amendments or alternative policy were identified. LCCC's draft EqIA (SUBDOC-028) was issued for consultation purposes to accompany the dPS. No responses were received that specifically commented on the EqIA Screening Report.

1.50 An addendum to the draft EqIA Screening Report [SUBDOC-016(c)] was published in January 2021 to accompany the "*Consultations on Focussed Changes Addendum including Minor Changes Schedule*" January 2021. Following consideration of the proposed focussed changes, LCCC concluded that as the aims and objectives of the affected policies are unaltered, the outcomes are unchanged from those originally identified and considered in the initial EqIA Screening Report. The Addendum was published for public consultation for a period of 8 weeks. This course of action accords with guidance set out in paragraph 4.9 of DPPN 10. No associated implications for the EqIA were identified.

Rural Needs Impact Assessment

1.51 Section 1 (1) of the Rural Needs Act (Northern Ireland) 2016 requires that LCCC must have due regard to rural needs when developing or implementing policies. Section 6 thereof defines "*rural needs*" as the social and economic needs of persons in rural areas. LCCC observed this statutory duty in its Rural Needs Impact Assessment – Draft Plan Strategy document (SUBDOC-030). It was undertaken in accordance with the Department of Agriculture, Environment and Rural Affair's Rural Needs Act (NI) guidance and template. There was no indication of any likely significant adverse impacts on rural needs because of the implementation of dPS policy or from any differential effects on people in rural and urban areas. When the Rural Needs Impact Assessment (RNIA) was made available for public consultation alongside the dPS no representations were received that specifically commented on it.

1.52 As with the EqIA, an addendum was issued for public comments following consideration of the proposed focussed changes {SUBDOC-016(d)]. No associated implications for the RNIA were identified.

Approach to consideration of soundness

1.53 Section 8 (5) of the Act sets out what a council must take account of in preparing its PS. These include: (a) the Regional Development Strategy (RDS); (aa) LCCC's current community plan (as amended by Section 77 of the Local Government Act (Northern Ireland) 2014); (b) any policy or advice contained in guidance issued by the Department; and (c) such other matters as the Department may prescribe or, in a particular case direct. Section 8(5)(c) also states that the council may have regard to such other information and considerations as appear to it to be relevant. The phrase "*take account of*" is not defined in in the Act's Interpretation at Section 250 thereof.

Consistency tests C1, C2 and C3 of Development Plan Practice Note 6: *"Soundness"* (DPPN 6) mirror these legal requirements. Again, the phrase is not defined.

1.54 Section 6 (4) of the Planning Act directs that in making any determination under its provisions, regard is to be had to the LDP and that determination must be made in accordance with the plan unless material considerations indicate otherwise. This establishes the primacy of the LDP in the plan-led system as acknowledged by paragraph 5.11 of the SPPS. In accordance with Sections 6 (4) and 45 (1) of the Planning Act, extant regional policy will remain a material consideration in decision-making. Therefore, if an LDP is silent on a particular issue but regional policy addresses it, then the latter will have to be taken into account by the decision-maker albeit that the LDP has primacy. The plan-led system does not mean that the provisions of the SPPS are no longer a material consideration in decision-making.

1.55 Many representations considered that elements of the dPS were unsound as they did not replicate provisions and the exact wording of policy and guidance issued by the Department; or could be made *"more sound"* by so doing. Paragraph 5.23 of the SPPS says that the overarching purpose of the PS is to provide the strategic policy framework for the plan area and to bring forward a local growth strategy. In doing so, councils are required to *"address the range of policy matters set out in the SPPS"*; this is not a requirement to reproduce them in their entirety. Paragraph 6.3 of DPPN 7 also affords councils discretion and flexibility. The final sentence thereof is particularly pertinent: *"Therefore, whilst a council must consider the following topic areas, it may only decide to include strategic policies and proposals to supplement (my emphasis) the requirements of the RDS and SPPS on those topic areas which it considers to be relevant and help achieve its objectives for the local area"*. This policy and guidance supports LCCC's stance that its dPS should align with the core principles and aims of regional policy but, in responding to circumstances in the plan area, are not to be rigidly constrained by it.

1.56 In the absence of a legal or other definition for *"take account of"* and persuasive evidence to the contrary, I agree with LCCC's position that the requirement does not mean that every provision of current regional planning policy must be included within the PS to comply with Sections 8 (5) (a) and (b) of the Planning Act.

1.57 At page 11 of Part 1 of the dPS is a section titled *"How to use the plan"*. This sets out what Parts 1 and 2 of the plan comprise, lists the (additional) supporting documents and refers the reader to LCCC's website for access to all supporting documents. When read together, these represent the strategic policy framework for the area as a whole, across a range of topics. The dPS must be read holistically and the entirety of its provisions taken into account when considering whether development proposals are in accordance with it. This is clearly sign-posted at:

- Page 42 of Part 1 of the plan that contains the following statement: *"These strategic policies underpin the Spatial Strategy of the Plan and must be read together and in conjunction with other planning policy, including the RDS 2035, SPPS and Operational Policy in Part 2 of this Plan Strategy"*; and

- The 3rd paragraph of Page 03 of Part 2 of the plan that reads: "*For the purposes of ensuring sustainable development these operational policies must not be read in isolation from one another. Proposals must comply with all other policy requirements contained in the operational policies, where relevant to the development*".

1.58 As the dPS must be read in the round, there is no need to replicate elements of policies relating to one topic in identifying those for another. Such exhaustive cross-referencing and wholly unnecessary repetition of policy would make the dPS unwieldy, confusing and lacking in clarity. Therefore, I have considered the plan "in the round" and this has guided my assessment of whether individual policies within the dPS meet the soundness tests.

1.59 Section 8 (5) (b) of the Act requires that in preparing the PS, account must be taken of any policy or advice contained within guidance issued by the Department. Paragraph 5.4.13 of DPPN 6 acknowledges that a DPD, or its constituent parts, may have implications beyond its area and requires that regard be had to relevant plans, policies and strategies in adjoining areas. Paragraph 5.4 of Development Plan Practice Note 7: "*The Plan Strategy*" (DPPN 7) says that, amongst other things, the objectives of the PS should aim to identify interdependencies and relationships between places both within and across administrative boundaries. Therefore, soundness test C4 requires that the dPS has regard to other relevant plans, policies and strategies relating not only to LCCC's district but also to any adjoining council's district. That said, there is no statutory duty that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in individual LDPs. The procedural tests do not require that Councils' policies dovetail and align with one another and/or with strategies, policy or plans of government departments or infrastructure providers.

1.60 LCCC published a "*Consultation and Engagement Strategy with Neighbouring Councils*" (SUBDOC-033). Section 3 gave particulars of the current approach to consultation and engagement with its five neighbouring councils (shown on Map 2 of Part 1 of the plan). This includes Working Groups, the Metropolitan Area Spatial Working Group (MASWG), Neighbouring Councils Spatial Working Group, Lough Neagh Forum and Minerals Working Group. The following section set out, in detail and on a topic basis, LCCC's proposed approach to consultation including an Action Plan in Table 2: Areas of Mutual Interest at Appendix 8. How LCCC considers to have complied with soundness test C4 is also addressed at pages 30 & 31 and Appendices 17 and 29 of its Self-Assessment.

1.61 The constituent councils of MASWG are at different stages in their LDP programmes. Therefore, it would be unreasonable to expect that LCCC would have clear alignment with or agreement on all matters of a cross boundary strategic nature within the Metropolitan Area. However, the MASWG provides a forum for discussion of issues pertaining to relevant plans, policies and strategies in adjoining areas considering the legal duty imposed by Section 8 (5) (b) of the Act. At this stage no overarching issues

are apparent regarding compliance with soundness test C4. However, it remains to be considered when it comes to individual policies and strategies.

Plan Period

1.62 The Act does not set out a prescribed period that the plan should cover. The SPPS requires, at paragraph 5.7, that LDPs should set out a "*long-term spatial strategy*". Amongst other things, paragraph 2.6 of Development Plan Practice Note 1: "*Introduction: Context for Local Development Plans*" (DPPN 1) says that the LDP should provide a 15-year plan framework to support the economic and social needs of a council's district in line with regional strategies and policies, while providing for the delivery of sustainable development. There is no suggestion therein that the 15-year plan period commences upon adoption of the plan. With one qualification, paragraph 22 of the English National Policy Planning Framework says that strategic policies should look ahead over a minimum 15-year period from adoption to anticipate and respond to long-term requirements and opportunities. However, with no such equivalent policy in this jurisdiction, regardless of the perceived merits of the English approach, the dPS is consistent with NI policy and guidance.

1.63 Belfast City Council's (BCC) LDP's stated end date is 2035. Notwithstanding this, the Foreward to its dPS (published in August 2018) referred to a "*15-year planning framework*". At that juncture, its revised LDP timetable of March 2018 indicated that the PS would be adopted in late 2019 thus equating to a plan period of at least 15 years post-adoption. BCC's evidence base also extended to the year 2035.

1.64 The Local Government Act (Northern Ireland) 2014 does not prescribe a period that the community plan (CP) should cover. Thus, Belfast City Council was at liberty to have its Community Plan "*The Belfast Agenda*" cover the 18 years from 2017 – 2035 to tally with its PS. The Lisburn & Castlereagh Community Plan covers the period 2017 – 2032. Another function of the LDP, as identified by paragraph 2.6 of DPPN 1, is that it should deliver the spatial aspects of a council's current CP. Paragraph 2.8 of DPPN 7 says that the PS and CP should work in tandem towards the same vision for a council area. Soundness test C2 of DPPN 6 requires that the Council take account of its CP. Considering those cited statements in DPPN 1 and 7 and in the absence of persuasive evidence to the contrary, it is difficult to reconcile how LCCC could be adjudged to have taken account of its CP in preparing its dPS if the two covered different time periods.

1.65 The CP aside, there was no impediment to LCCC opting for an end date of later than 2032 for its dPS. However, that is the period that its evidence base covers. Had it attempted to extrapolate that evidence base post-publication to cover the extended period sought by representors, such action would have given rise to fundamental concerns about how compliance with soundness test CE2 could be achieved as its robustness would be called into question. In addition, there could be implications for the supporting documents, notably the SA/SEA and the SCI. There would also be ramifications for further public consultation. For all the above reasons, whilst LCCC

could have opted for a longer plan period, recommending its extension at IE stage would raise fundamental concerns with legislative compliance and soundness.

1.66 At pages 62 - 63, 77, 84 - 85, 86 - 87 and 398 of PCR and paragraphs 2.48 – 2.57 of its "*Housing and Employment Topic Paper*" of January 2021 (SUBDOC-031) LCCC addressed additional associated matters raised by representors in respect of the plan period. I concur with its assessment and conclusions in respect of both issues that I have already considered and additional points addressed therein. The plan's notional end date shall remain as 2032.

Focussed and minor changes

1.67 DPPN 10 provides for both focussed and minor changes to the plan and the purpose and scope of each are explained at paragraphs 4.5 – 4.7 inclusive thereof. LCCC published "*Consultations on Focussed Changes Addendum including Minor Changes Schedule*" January 2021 together with consequent addenda to the Draft SA, dHRA, EqIA and RNIA as required by paragraphs 4.9 and 4.10 of DPPN 10. The 15 proposed focussed changes are small in number by comparison to the number of policies in the dPS and do not go to the heart of the DPD, affecting only limited parts of it in accordance with paragraph 4.8 of DPPN 10.

1.67 LCCC's steer was sought on how it considered that policies subject of proposed FCs should be dealt with at the public hearing sessions. Helpful reference was made to *Compton Parish Council & Ors v Guildford Borough Council & Anor [2019] EWHC 3242 (Admin)* – see MA002 & MA002A. Although the English statutory regime for the LDPs differs to that in this jurisdiction, as the proposed FCs have been published for consultation and the addenda to supporting documentation updated, notably the SA/SEA, they will be considered as part of the submitted dPS. This approach does not fetter the discretion afforded to the examiner by paragraph 4.11 of DPPN 10 whereby those proposed changes are without prejudice to their final recommendations following consideration of issues through the IE.

1.68 DPPN 10 is clear on how the examiner should deal with MCs and MCs for factual consideration (SUBDOC-032). Where clarification was needed on the former or, despite advice that MCs were published for information only, that representations were made on them, LCCC was asked for its response to those comments.

1.69 In respect of both FCs and MCs, each is addressed individually in this report. Where they are considered necessary for soundness, have been included in the Commissioner's Schedule of Recommended Amendments (RAs) at Appendix 6.

Supplementary Planning Guidance

1.70 LCCC prepared supplementary planning guidance (SPG) to accompany the PS and support its operational policies at Part 2 thereof. This was provided in a separate document (Part 3) that it was available for public consultation and comment.

1.71 Appendix E – Monitoring Framework of Part 1 of the plan says that monitoring indicators may suggest the need for further guidance to be provided. Whilst it is realistic to expect that issues with interpretation may arise when the dPS policies are put into practice, the published SPG is comprehensive. In due course it will be accompanied by the Section 76 Framework document that is considered later in this report.

Covid 19 pandemic

1.72 The public hearing sessions of the IE into the dPS took place during the Covid-19 pandemic. The published IE agenda included questions about its potential implications housing growth, demand for employment and retail floor space.

1.73 The plan covers a 15-year period where changes in patterns of how people live, work and shop would be likely regardless of the pandemic. Section 21 of the Act requires that LCCC must make an annual monitoring report (AMR) to the Department. This must contain such information as is prescribed as to the extent to which the objectives set out in the LDP are being achieved. Furthermore, section 13 (1) of the Act requires that a council must carry out a review of its LDP at times as the Department may prescribe. Section 14 thereof enables LCCC to instigate revision of its PS. Accordingly, there are statutory provisions to require monitoring and review the plan. Implications of the Covid pandemic could either trigger or be included within any review of the plan. Any revised documents would be subject to the same scrutiny as if the PS were made in the first place in accordance with Section 14 (2) of the Act. Chapter 5 of the dPS specifically deals with monitoring and review.

1.74 Section 6 of LCCC's "*Housing and Employment Topic Paper*" (January 2021) addressed the impact of Covid-19 in relation to housing delivery and economic impact. This evidence is considered in chapters 5 and 6 of this report. The issue was also discussed with parties to the public hearing sessions concerned with Town Centres, Retailing and other uses (including The Retail Hierarchy) and Sprucefield Regional Shopping Centre. Save for Retail NI, all said that other than the sharp shock caused by lockdowns that it is too early to say if the pandemic's legacy will have lasting implications for retail trends. Retail NI gave a cogent and reasoned explanation for its position that "in-person" comparison retail is declining and why it is considered reasonable, rational and logical that the trend will continue especially in light of the cost-of-living crisis, hybrid working patterns and the popularity of "*shop local*" for both comparison and convenience goods. It drew on its members' experience of market change and said that unspecified, recognised publications in that field corroborated that feedback. The experience and foresight of Retail NI's members is evidence to which substantial weight is attached. However, at this point, no one can predict the pandemic's lasting implications on shopping habits especially coupled with current challenging economic conditions and the pressures on consumers' disposable income. On balance, there is insufficient persuasive evidence to prompt the conclusion that the plan's provisions for retailing are unsound in respect of those overarching considerations and need to be revised now.

1.75 The Covid 19 pandemic does not provide justification for changing the dPS or halting its adoption. The appropriate response to this issue will be through the legally prescribed annual monitoring process and, if considered appropriate, by early review of the PS. The approach would be wholly consistent with the provisions of paragraphs 5.36 – 5.39 inclusive of the SPPS and the suite of soundness tests concerned with coherence and effectiveness.

Assessment of Soundness

1.76 This report deals with the main issues raised by the representors in respect of the tests of soundness. It does not: respond to every point or issue raised by them; document the answer to every question raised with parties at the public hearing sessions; or refer to every policy in the dPS, only those that representors have said are unsound. The report generally reflects the layout of the dPS save for where:

- Consideration of each of the six Plan Objectives is found at the start and finish of associated chapters. For example, Objective D: An Attractive Place and its six associated actions is examined at the start and finish of chapter 8 that deals with the strategic and operational policies for firstly tourism and then open space, sport and outdoor recreation;

- Some of the Strategic Policies have been considered on a topic basis together with their operational policy. For example, examination of Strategic Policy 19 Protecting and Enhancing Natural Heritage immediately precedes the six operational Natural Heritage policies;

- Appendix E of Part 1 of the plan provides the proposed Monitoring Framework. Rather than address this in a separate chapter, where specific representations have been made, they have been considered in association with the topic that they relate to; and

- Appendix 6 is a schedule of RAs to the plan and should be read alongside this report. The RAs are numbered sequentially, reflecting the order in which they arise in the report.

2.0 Policy and Spatial Context

2.1 LCCC proposed a focussed change (FC1A) to text under the "*Housing*" heading on page 28 of Part 1 of the dPS. Having considered associated representations, LCCC acknowledged that it was mistaken in its quantification of affordable housing need. **RA005** is necessary for coherence and effectiveness. **RA005** is not endorsing LCCC's approach to affordable housing need nor the provision that has been made for it in the Strategic Housing Allocation; it is merely setting out what LCCC sees to be the context for further consideration of the issue. The entirety of this sub-section of the plan needs to be read in the context of chapter 5 of this report.

2.2 At page 15 of its Public Consultation Report (SUBDOC-009) [PCR] LCCC addressed a representation relating to the Living With Water Programme. I concur with its assessment and conclusion. No associated amendment is needed for the sake of soundness.

2.3 At page 16 of LCCC's PCR it responded to a representation asserting that the plan is at odds with soundness tests C1 and C3. The representor did not specify how the document needed to be amended to be "*sufficiently supportive*" of cited RDS policy or "*properly enact*" specific SPPS policy. Taking account of LCCC's response and conclusions that are reached in chapters 4 and 5 of this report, account has been taken of the RDS and regional policy and no issues about soundness arise regarding associated consistency tests.

2.4 Other than **RA005**, Chapter 2 of Part 1 of the plan is sound as written.

3.0 Vision and Plan Objectives

3.1 The LDP Vision on page 32 of Part 1 of the dPS reflects the three pillars of sustainable development identified in paragraph 3.3 of the SPPS.

3.2 Six Plan Objectives have been developed to deliver the vision for the LDP. They set out the aims of the LDP and what it seeks to achieve from 2017 – 2032. Each will be considered in the context of the strategic and operational policies that are designed to achieve the Plan Objectives and deliver the spatial aspects of the Community Plan.

3.3 LCCC proposed a "*minor change*" (MC1) to Plan Objective C on page 36 of Part 1 of the dPS. A new 4th aim is to be inserted and the succeeding aims renumbered accordingly. **RA006** is needed to reflect District and Local Centres'

3.4 place and status within The Retail Hierarchy at Figure 5, page 97 of Part 1 of the plan and to comply with soundness tests C3 and CE3.

3.5 Proposals would have to comply with the requirements of the Water Framework Directive irrespective of whether it is included within the Plan Objectives or strategic policy. No consequent amendment of the PS is required in respect of soundness.

3.6 Other than **RA006**, Chapter 3 of Part 1 of the plan is sound as written.

4.0 Strategic Policies and Spatial Strategy

4.1 Section 8 of the Planning Act says that a council must set out its objectives in relation to the development and use of land in its district and its strategic policies for their implementation. The strategic policies aim to reflect the longer-term aspirations for the plan area. They are overarching and cross-cutting, applicable to all development and relate to the topic-based, operational policies in the plan.

4.2 The strategic policies embody the LDP Vision and Plan Objectives and embrace core planning principles such as: sustainable development; improving health and well-being; community cohesion and good relations; positive placemaking; environmental resilience; connectivity; and blue and green infrastructure that flow from the regional planning framework provided by the RDS and SPPS.

Strategic Policies 01 – 07 inclusive

4.3 At pages 34 – 36 inclusive of its PCR, LCCC addressed representations in respect of Strategic Policy 01 Sustainable Development. Save for the perceived need of proposed "*minor change*" MC7A to Strategic Policy 19 Protecting and Enhancing Natural Heritage, which is dealt with in chapter 9 of this report, I concur with LCCC's assessment and conclusions. Accordingly, there is no need to amend the policy in the interests of soundness.

4.4 A representor said that they would like to see Strategic Policy 02 Improving Health and Well-Being (SP 02) amended whereby Health Impact Assessment (HIAs) are required for major development. Paragraphs 4.3 – 4.12 of the SPPS specifically deal with "*Improving Health and Well-Being*" in addition to that objective being a material consideration in various subject policies throughout. Its Diagram 1: The determinants of health and well-being in our neighbourhoods and the associated commentary identify the myriad of issues that can influence and determine health outcomes. At the public hearing sessions, LCCC painstakingly identified the various elements of its strategic and operational policy that comprehensively and persuasively address those determinants.

4.5 Paragraph 4.6 of the SPPS says that taking account of health issues and the needs of local communities may include consideration of potential health and health equity impacts, expected future changes and any information about relevant barriers to improving health and well-being. However, there is no policy imperative to require HIAs. On the other hand, paragraph 5.23 thereof would enable LCCC to introduce such a stipulation provided it took account of the relevant tests for soundness; it chose not to. Nevertheless, its oral audit was persuasive that the associated provisions of the SPPS have been taken on board and that its dPS can assist in achieving the Community Plan [CP] Theme 3 and its associated Outcomes (SUBDOC-065). Therefore, SP 02 does not need to include HIAs to satisfy the tests for soundness.

4.6 The two Air Quality Management Areas (AQMAs) within the plan area include strategic Park & Ride/Park & Share sites at Dundonald Park and Sprucefield. The reasons for their designation are directly linked to traffic volumes. Policies in the dPS and the Local Transport Plan, being produced in parallel, that are concerned with achieving a modal shift, promoting active travel and the use of renewable technology will assist in addressing the issues affecting AQMAs and achieving the CP's vision for healthy communities set out at page 19 thereof.

4.7 Annex A: Managing Noise and Improving Air Quality of the SPPS sets out how the planning system can positively contribute to the improvement of air quality and in minimising its harmful impacts on health and well-being. LCCC provided a comprehensive oral overview of where associated facets of regional policy had been taken account of in the dPS in respect of those concerns. The use of associated Key Site Requirements (KSRs) at LPP stage when sites are zoned for specific development could assist in achieving those policy objectives including supplementing the role and aim of AQMA action plans.

4.8 The wording of SP 02 is consistent with the first sentence of paragraph 4.11 of the SPPS in requiring that noise and air quality be taken into account in managing development. In the context of the 2-stage plan process, the dPS satisfies soundness tests in respect of its provision for improving air quality and reducing or managing noise.

4.9 The CP refers to one of the challenges facing the well-being of the Lisburn and Castlereagh as small pockets of rural deprivation throughout the area that can go largely unnoticed. Deprivation was an issue taken into account in the economic overview of the plan area that informed the Employment Land Review within Technical Supplement 3 (paragraphs 3.24 & 3.25). That evidence set the issue in context whereby "*Lisburn & Castlereagh is characterised by relatively low levels of deprivation*". Nevertheless, LCCC identified dPS policies that are concerned with the promotion of strong and sustainable economic growth. Map 4 of Part 1 of the dPS shows the spatial strategy for the plan area and illustrates its relatively compact nature but with a spread of settlements that, in tandem with dPS policy, should provide access to jobs, schools, further education and local services. These measures will operate in tandem with LCCC's Community Services Unit that provides a range of support and development functions to assist local community/voluntary groups. LCCC's proactive measures in this respect satisfy associated soundness tests.

4.10 For the above reasons, when considered with LCCC's response to other associated concerns at pages 37 & 38 of its PCR, SP 02 is sound as written.

4.11 Outcome 7 of the draft Programme for Government Framework is that everyone feels safe. To this end, LCCC suggested a proposed "*minor change*" (MC2) whereby the J&A text to Strategic Policy 05 be amended so that its final paragraph refers to the requirement that new development considers deterring crime and promoting personal safety. This would be consistent with Theme 5f of LCCC's CP and its supporting outcome f. It would also provide linkage between this strategic policy

and criterion l) of Policy HOU4 Design in New Residential Development. **RA007** is needed to satisfy soundness tests C2, C4 and CE1.

4.12 LCCC responded to representations concerning: Strategic Policy 03 Creating and Enhancing Shared Space and Quality Places; Strategic Policy 04 Supporting Sustainable Economic Growth; Strategic Policy 05 Good Design and Positive Place-Making (SP 05); and Strategic Policy 06 Protecting and Enhancing the Environment at pages 39 – 46 inclusive of its PCR. LCCC's consideration of representors' associated concerns with these policies is robust and its conclusions persuasive. The policies relate to what paragraph 4.2 of the SPPS deems core planning principles of the two-tier planning system that are fundamental to achieving sustainable development. Subject to **RA007**, they take on board what is said in respect of each at paragraphs 4.13 – 4.40 inclusive of the SPPS. No soundness issues arise.

4.13 At the public hearing sessions, LCCC gave a full explanation of why its Section 76 Planning Agreements Framework was still at the preparatory stage and why it would be specific to the plan area and not, as indicated at footnote [17] on page 46 of Part 1 of the dPS, a collaborative framework to be developed in conjunction with other Council areas. On that basis, **RA008** is needed whereby footnote [17] is deleted.

4.14 Section 6 of Development Management Practice Note 21: "*Section 76 Planning Agreements*" (DMPN 21) does not prescribe when such associated guidance should be published. In line with the final sentence of paragraph 6.2 thereof, Strategic Policy 07 Section 76 Planning Agreements (SP 07) sets out broad principles, including the items for which contributions will be sought and the occasions when they will be sought; and there have been attendant opportunities for scrutiny and examination.

4.15 LCCC said that the draft Section 76 Planning Agreements/Developer Contributions Framework would be subject to public consultation and normal governance procedures including consideration by the Planning Committee and full Council. Thus, providing further opportunity for scrutiny. When adopted as Council policy, the Framework will provide supplementary planning guidance to the PS.

4.16 SP 07 does not need to be amended to refer to "*highway infrastructure*" given that criterion a) refers to "*improvements to the transport network, including walking and cycling routes, public transport or, where necessary appropriate parking provision*". A change to the policy was also sought on the basis that it should refer to developers contributing to the on-going maintenance of that infrastructure. Paragraph 5.5 of DMPN 21 says that in some cases where no binding successor in title is required, an associated agreement under The Roads (NI) Order 1993 "*may be more appropriate, quicker and easier to agree*". This is best considered on a case-by-case basis as only with the circumstances of a development in mind could LCCC be sure that: the Act is the best vehicle for delivering what DfI Roads is seeking to achieve; and inclusion of such an obligation within the legal agreement is not stepping beyond the bounds of what is permissible on foot of Section 76 of the Act

4.17 In its PCR at pages 47 – 51 inclusive, LCCC addressed representors' additional concerns. I agree with its consideration and conclusions and, subject to **RA008,** find SP 07 sound as written.

Spatial Strategy

4.18 The spatial strategy (SS) is set out at page 47 of Part 1 of the dPS. 8 of its 9 elements rely on strategic and operational policies within the dPS to achieve its aims. KSRs are a matter for the LPP stage of the overall LDP process. Subject to RAs as necessary, the associated strategic and operational policy is sound either for preceding reasons or those set out in succeeding chapters of this report. Therefore, the SS is sufficiently robust to achieve the key aim set out in the first paragraph on page 47.

Settlement Hierarchy

4.19 The proposed Settlement Hierarchy (SH) reflects the outcome of the POP stage of the plan process in respect of this Key Issue 1 that was considered at pages 35 and 36 of SUBDOC-044. The associated Consultation Report (SUBDOC-049), pages 20-23 inclusive, explains why the chosen option (1A) was carried forward into the dPS. At the public hearing sessions LCCC explained the evidential relationship between the Settlement Appraisals in Technical Supplement 6: "*Countryside Assessment*" [TS 6] (SUBDOC-025) and Appendix D – Evaluation of Settlement Characteristics at Part 1 of the plan (pages 170 – 174 inclusive). Its exposition included references to account that had been taken of the RDS and supplemented responses to representors' concerns about the SH in this strategic context that are included in LCCC's PCR at various junctures on pages 55-90 inclusive. Reference was also made to the Rural Needs Impact Assessment (SUBDOC-030) that identified and considered the social and economic needs of people in rural areas. Whilst Appendix D helped inform the SH it is distilled from TS 6 and is not the totality of the supporting evidence.

4.20 LCCC's proposed "*minor change*" MC3B entails amendment of Table 1 on page 49 of Part 1 of the plan not only to correct figures showing the proportion of the plan area's population residing in each tier of the designated SH but to include a percentage in respect of the countryside. This factual change **RA009** is needed for the sake of coherence and effectiveness.

4.21 Moira is designated as a Small Town in dBMAP (Designation SETT 1) and is retained as such in the dPS having been specifically considered as part of the evidence base identified in paragraph 4.19 above.

4.22 Representors were concerned with Moira's capacity to cope with additional traffic. DFI's Transport Modelling & Planning Unit (TPMU) had no objection to Moira's status within the proposed SH. It said that congestion within the town is due to the volume of through-traffic on the A3 and not just because of journeys originating in Moira. This is a feature of many towns in NI, not only attributable to the number of journeys but to the current dependence on private vehicles. Technical Supplement 8: Local Transport Plan Transport Study (SUBDOC-028) considers accessibility and the dPS

contains policies aimed at achieving modal shift. TPMU will work with LCCC in developing the Belfast Metropolitan Transport Plan 2035, identifying transport measures to promote sustainable travel and, where possible, alleviate associated issues in Moira including consideration of a by-pass. Meanwhile, Table 3 of the PS shows that over 70% of the SHA for the town would potentially come from committed sites, whose impact on the roads network have already been considered and deemed acceptable. LCCC advised that further accessibility analysis would be required at LPP stage in considering the associated impact of potential dwelling units on urban capacity sites together with windfall potential; possibly giving rise to associated KSRs to address roads/transport issues.

4.23 Building on the Settlement Appraisal in TS 6, Position Paper 14 Education, Health, Community & Cultural Facilities (SUBDOC-064) did not identify any attendant deficiencies that would suggest that Moira should not be retained as a town within the proposed SH. In all, there is no persuasive evidence that LCCC's consideration of the issue has been deficient and at odds with coherence and effectiveness tests for soundness.

4.24 The distinct issue of designation of a Town Centre for Moira is dealt with in Chapter 7 of this report.

4.25 Specific provision was not made for Dundonald in SETT I of dBMAP; it was part of the Belfast City (Contiguous Development Zone). That was defined as the continuous built-up area centred on Belfast and which extends in an arc from Jordanstown and includes Metropolitan Newtonabbey, Belfast City, Metropolitan Lisburn, Metropolitan Castlereagh and Metropolitan North Down. The dPS includes it within the Greater Urban Areas (GUA) tier of the SH, whose extent is shown on Map 4. This strategic issue was considered in the POP and appraised as part of the evidence base identified in paragraph 4.19 above.

4.26 Paragraph 5.7 of the SPPS says that LDPs should set out a long-term spatial strategy, provide robust operational policies that provide certainty and transparency for all users of the planning system and be evidence based. Paragraph 5.4 of Development Plan Practice Note 7: "*The Plan Strategy*" (DPPN 7) says at paragraph 5.4 that the objectives of the PS should aim to (*my emphasis*), amongst other things, provide a SH that identifies settlements and their role within the hierarchy in accordance with the RDS 2035 Spatial Framework Guidance and any policy or advice issued by the Department such as the SPPS and current CP.

4.27 The Regional Spatial Framework of the RDS 2035 includes Diagram No. 2.2 The Hierarchy of Settlements and Related Infrastructure Wheel. This is reproduced at page 67 of the dPS. Paragraphs 2.15 and 2.16 of the RDS explain the rationale for this approach. In the context of the RDS Infrastructure Wheel a representor identified the range and type of uses found in Dundonald and concluded that it merits designation as a Regional Town. In Appendix D of part 1 of the dPS, at page 171, LCCC acknowledged that: "*Dundonald has a good range of services including a hospital, ice bowl and cinema providing leisure and recreation opportunities*".

However, Level 3 of the Infrastructure Wheel includes Clusters as well as Regional Towns. In defining the GUA as the second tier of the SH, LCCC has arguably adopted the clustering approach advocated by the RDS. As set out in the opening chapter of this report, soundness test C1 does not require that the dPS slavishly adhere to the provisions of the RDS.

4.28 The representor also set out the case for disaggregating Dundonald from the GUA, outlining the perceived material change in circumstances that underpinned the dBMAP approach and adding that a landscape wedge separates it from those parts of Belfast that are close to it so that it is a free-standing entity. Perceived accessibility issues were also raised. LCCC was not opposed to this suggestion in principle. Its stance was unsurprising given that the Appendix D went on to acknowledge that to the north-west and east/south-east of Dundonald are Urban/ Rural Landscape Wedges and to the north and south are Areas of High Scenic Value. Nevertheless, it considered that its evidence base was sufficiently robust to satisfy the soundness tests of coherence and effectiveness as they should be applied to the dPS in the context of the two-stage plan process. It added that the extent of site appraisal and field work needed to properly review maintenance of the *status quo* that the SH advocated in respect of Dundonald will not be available until the LPP stage of the binary plan process.

4.29 The provisions of paragraph 5.7 of the SPPS apply to the two-part LDP. Albeit that the spatial strategy and SH are not at odds with regional policy or the CP, paragraph 5.4 of DPPN 7 is aspirational and not mandatory. The issues of disaggregation and considering whether Dundonald should be designated as a town and moved down a tier of the SH is one the merits further consideration. However, at this juncture, the evidence base to date for the SH is realistic and appropriate considering the two-stage LDP process.

4.30 Dundonald's place in The Retail Hierarchy is a distinct issue that is considered Chapter 7 of this report.

4.31 Paragraph 4.32 of the SPPS says that key to successful place-making is identifying the assets of a particular place as well as developing a vision for its future potential. SP 05 provides strategic direction that LPP policies can build on in respect of specific settlements and sites. That the SH has not assessed the assets of specific settlements, areas of settlements and/or constituent parts of the GUA does not undermine it. If at the LPP stage that level of detail is considered necessary to give site/area-specific effect to the objectives of SP 05 then the adequacy of those provisions can be assessed at that stage of the overall LDP process.

4.32 LCCC's evidence base took account of paragraph 13.4 of DPPN 7 in establishing the SH. It considered associated representations at pages 176 – 183 inclusive of its PCR. It is not the examiner's role to consider the different approaches that could be taken to identifying a spatial strategy and designating a SH; the task is to apply the soundness tests to the option that LCCC chose to pursue. In that light I find its assessment of representations and conclusions thereon to be persuasive. LCCC's

evidence base demonstrates that the proposed approach satisfies soundness tests for consistency, coherence and effectiveness in the context of the two-stage LDP process. Therefore, subject to **RA009**, the SH is sound.

5.0 A Quality Place – Enabling Sustainable Communities and Delivery of New Homes

5.1 Plan Objective A: A Quality Place seeks to enable sustainable communities and delivery of new homes. Eight associated aims to be achieved over the plan period are set out at page 34 of Part 1 thereof. These are to be realised through associated strategic and operational policy. At Figure 2 on page 33 and page 54 of Part 1 of the dPS, LCCC has set out how its PS will contribute to specific themes and outcomes identified in its CP. Appendix C – Statutory Link with Community Plan of Part 1 of the plan illustrates the synergy between Community Plan Themes and Outcomes and Plan Objectives (pages 166 – 169 inclusive).

Housing in Settlements

5.2 Chapter 2 of LCCC's Technical Supplement 1: Housing Growth Study (HGS) [SUBDOC-020] identifies the policy context for consideration of housing in settlements. Section 13 of Development Plan Practice Note 7: "*The Plan Strategy*" (DPPN 7) sets out the key requirements for preparation of a PS in respect of this issue.

5.3 In addition to Technical Supplement 1 (TS 1), LCCC's evidence base underpinning Strategic Policy 08 Housing in Settlements (SP 08) was informed by the sources identified in paragraph 6.139 of the SPPS including: Technical Supplement 2: Urban Capacity Study [TS 2] (SUBDOC-021); Settlement Appraisals found at Section 7.0 of Technical Supplement 6: Countryside Assessment (SUBDOC0025), which took account of the Housing Evaluation Framework (HEF) set out in Table 3.2 of the RDS; Housing and Employment Topic Paper (SUBDOC-031); and "*Clarification to DfI*" (SUBDOC-083). The Topic Paper addresses and updates responses LCCC made to representations on SP 08 at pages 55-90 inclusive.

Housing Need

5.4 The HGS examined the robustness of the Housing Growth Indicator (HGI) for the plan area by testing 5 growth scenarios to consider their demographic, housing and economic implications. Details of the scenario modelling, their summary and implications were considered in paragraphs 6.11 – 6.29 inclusive of the HGS and illustrated in Figure 6.1 Summary of Scenarios. Whilst two of the scenarios were employment-led, that was not the sole consideration of the PopGroup suite of demographic software used to consider the implications of achieving alignment between housing and employment growth. Footnote [1] to page 1 of the HGS explains the remit of the software, which takes account of multiple parameters. Whilst modelling was employed as a basis to inform LCCC's consideration of housing need, the scope of its evidence base shows that tool was only one element used to inform its decision-making. Demographic implications for housing and meeting specific needs have not been ignored, they are addressed in operational housing policy.

5.5 HGIs are issued by DfI and are based on sound evidence prepared by the NI Statistics and Research Agency. They provide an estimate of future housing need within NI's 11 local council areas. After publication of the dPS, the 2016 HGI [2012-based] was superseded by that for 2019 [2016-based]. The revised HGIs, published in September 2019, cover the period from 2016 to 2030 and identified a total need of 10,700 dwellings for LCCC over those 15 years. This equates to 713 dwellings per annum (dpa).

5.6 This material change in circumstances was fundamental to proposed focussed change FC1B, which was subject of public consultation in January 2021 (SUBDOC-016). FC1B proposes to amend Table 3 of the dPS (page 64) and related text on pages 58-63 relating to the SHA to reflect the 2019 HGI. As set out in Chapter 1 of this report, the proposed FC1B will be the focus of my consideration as to whether the SHA is sound. It supersedes many of the representations made on the issue when the dPS was published for consultation.

5.7 Proposed FC1B read in tandem with the Addendum to the HGS and paragraphs 2.5 – 2.13 and 2.58 and 2.59 of the Topic Paper explains how, based on the 2019 HGI, the baseline SHA figure of 11,250 dwellings for the plan period or 750 dpa was devised. This was supplemented by explanation at the public hearing sessions in response to representations on FC1B. LCCC's rationale for considering employment-led growth scenarios is to ensure that lack of housing will not present an impediment to employment opportunities and conversely that job creation would reduce the need to commute outwith the plan area. In that context, there is no persuasive reason as to why it should have chosen the lower of the two scenarios. It is noted that this is the approach that Belfast City Council (BCC) took in its employment-led growth strategy. In seeking to manage housing growth to achieve sustainable patterns of residential development, RG8 of the RDS 2035 does not preclude LCCC's methodology. Soundness test C1 requires that it take account of the RDS and considered in tandem with test CE2, LCCC's evidence base in this respect is sufficiently robust to render the allocation realistic and appropriate. The examiner's task is not to consider the relative merits of different approaches to modelling housing need but to deliberate on whether the chosen approach satisfies the tests for soundness.

5.8 The Topic Paper (paragraphs 2.14 – 2.18) includes consideration of representations made on the issue of use of past trends to indicate future housing need. This was supplemented by evidence in "*Clarification to DfI*" on pages 9 – 11 inclusive and the Briefing Note in Appendix 14 thereof. Regardless of whether the 3rd bullet point of paragraph 6.139 of the SPPS provides a policy basis for consideration of this issue, it is a material consideration that LCCC took account of. Despite its submission that past trends cannot be relied on solely as a robust indicator of future housing needs, for the reasons set out in paragraph 2.16 of the Topic Paper, LCCC said that such a review can be a useful means by which to undertake a sense check of the figures derived from other sources in terms of their consistency with past trends or the extent to which a step-change in delivery would be necessary to meet identified requirement levels. This is a reasonable approach. Discussion of Figure 2.1 Housing

completions in Lisburn and Castlereagh, 2004/5 - 2018/19 supplemented that evidence with completion figures for the last 2 years, which showed that market demand remained strong despite the Covid-19 pandemic. Taking account of the further debate at the public hearing sessions, LCCC's analysis and conclusions are persuasive that the chosen methodology for identifying housing need is founded on a robust evidence base, consistent with the RDS HEF and the other criteria set out at paragraph 6.139 of the SPPS. There is no guidance on what weight should be attached to those criteria. However, it is evident that LCCC took account of them and it gave cogent reasons for its decisions based on their evaluation, but not limited to them. It adopted a holistic approach, of which consideration of past trends is only a single element, in harmony with RG8 of the RDS 2035.

5.9 The RDS refers to HGIs as a "*guide for those preparing development plans*" (page 101) and "*baselines or starting points*" (page 103). The first bullet point of paragraph 6.139 of the SPPS says that HGIs have been incorporated within the RDS as a guide (*my emphasis*) to councils in preparing development plans. They are described as providing an estimate for new dwellings and a guide for allocating housing distribution across the plan area. DfI Planning (CFC-020 (a)) said that HGIs should not be considered a cap or target rather a robust starting point that can be adjusted taking account of the full range of factors that may influence housing requirements over the plan period. On that basis, that the baseline figure exceeds the 2019 HGI is not fatal to the SHA.

5.10 LCCC set out its evidence for application of a 10% flexibility margin to the HGI baseline figure at page 58 of the dPS, section 9 of TS 1 and section 4 of the Addendum to the HGS. The issue was revisited in the Topic Paper (paragraphs 2.19 – 2.27 inclusive). This supplemented: LCCC's response to associated representations at various junctures between pages 55 – 90 inclusive of its PCR; and debate at the public hearing sessions when consideration was also given as to whether the 10% margin is too low. Again, there is no indication that the factors that should inform housing supply set out in paragraph 6.139 of the SPPS are exhaustive nor am I persuaded that LCCC is in breach of soundness test C3 regarding this issue. Soundness test CE1 does not require that LCCC's approach to its SHA mirrors that of other councils who have published draft plans. As required by soundness test CE2, this element of the SHA is founded on a robust evidence base. In this evidential context, it is not at odds with regional policy aimed at furthering sustainable development, Plan Objective A or Strategic Policy 01 Sustainable Development of this plan. Nor is it a derogation from the 'plan, monitor and manage' approach to housing land supply advocated by the SPPS. The proposed uplift is consistent with soundness test CE4. This yields a figure of 12,335 units or 825 dpa over the plan period from 2017 to 2032 and provides the overall SHA.

5.11 Representors said that an extra allowance should be made to address predicted growth over the plan period plus a 5-year supply, prior to the application of a 10% flexibility margin. Reference was made to English case law that appeared to be *Compton Parish Council & others v Guildford Borough Council & others [2019] EWHC*

3242 Admin. That decision was taken in the context of what the National Planning Policy Framework says about maintaining supply and delivery. As NI has its own strategic policy that must be taken account of, little weight attaches to that case.

5.12 The first sentence of paragraph 6.140 of the SPPS cannot reasonably be considered in isolation from the entirety of the section headed "*Monitoring and Review*". In that overall context, I do not read it as requiring LDPs to provide for identified housing need over the plan period plus a 5-year supply beyond the notional end date; this would be at odds with the 'plan, monitor and manage' approach. That Departmental DPDs have almost invariably been in use beyond their end date does not justify an approach that would be contrary to principles of sustainable development. Soundness test CE4 requires a DPD to be "*reasonably* (my emphasis) *flexible to enable it to deal with changing circumstances*". However, the issue must be considered in the round together with soundness test CE2. LCCC addressed representors' associated concerns both in its PCR (pages 62, 63, 69, 73 & 87) and Topic Paper (paragraphs 2.29 – 2.31). This was supplemented by debate at the public hearing session. Its evidence was comprehensive and robust; no associated change is needed for the sake of soundness.

5.13 LCCC supplemented its response to representations on the issue of further uplift to the SHA in its PCR with paragraphs 2.32 and 2.33 of its Topic Paper. Its evidence is robust and persuasive and no associated adjustment to the SHA of 12,335 units over the plan period is needed in the interests of soundness.

5.14 Representations that housing need in neighbouring council areas should be factored into LCCC's SHA were addressed in both its PCR and paragraphs 2.32 and 2.33 of its Topic Paper. LCCC made the point that BCC has made no approach to it on foot of paragraph 3.27 of the Commissioners' report into IE of that LDP. BCC responded on foot of public consultation on the proposed focussed changes to this PS. Therein it specifically commented on proposed FC1B and said that BCC's LDP is seeking to accommodate the housing growth associated with its baseline economic growth within its own boundaries and urges LCCC to reduce its SHA to reduce commuting (SUBDOC-019). Like BCC, LCCC's employment-led growth scenario is predicated on the co-location of jobs and housing within its own area and not on commuting. There is no persuasive evidence of conflict between the twin aims of growing the population of the city of Belfast in accordance with SFG2 of the RDS and achieving a strong, healthy, vibrant and sustainable LCCC area, both on foot of an employment-led growth strategy

5.15 As required by regional policy and consistent with soundness test C4, in quantifying affordable housing need, LCCC had regard to: NI Housing Executive's (NIHE) Housing Market Analysis Update for the plan area (SUBDOC-020(a)); the Lisburn and Castlereagh Housing Investment Plan 2019 – 2023 (SUBDOC-020(b)); and the Lisburn and Castlereagh Housing Investment Plan Annual Update 2020 (SUBDOC-020(c)). Its most up to date evidence on the issue is set out at paragraphs 3.99 – 3.113 of the Topic Paper, which relied on the latest available data at the time that document was

being prepared. Table 3.11 Supply of Affordable Housing (AH) in Lisburn & Castlereagh indicates a residual requirement for 1,272 social units and a total of 3,192 affordable (social and intermediate units). This corrected and supplemented evidence set out in the PCR in response to representations on the issue at pages 56, 64, 70, 73, 78, 89 and 90. There was no persuasive evidence that LCCC had misunderstood bullet point 7 of paragraph 6.139 of the SPPS.

5.16 Having already endorsed **RA005**, **RA010** is necessary for the same reasons whereby the total AH requirement for the plan period needs to be revised to 4,320 units on page 61 of Part 1 under the heading 6. Housing needs Assessment/Housing Market Analysis.

5.17 A "*minor change*" (MC3A) was also proposed whereby a paragraph would be added to the J&A text of Strategic Policy 08 referring to the current definition of AH. This **RA011** is needed to satisfy soundness tests CE3 and CE4.

5.18 The rationale for the threshold incorporated in Policy HOU10 Affordable Housing in Settlements is considered later in this chapter. Given that the policy can only be applied to sites that do not currently benefit from planning permission, the 20% contribution would result in a total of 1,006 – 1,024 affordable dwellings over the remainder of the plan period (paragraph 3.112 of the Topic Paper). Added to the known supply of 1,128 units, this totals 2,134 – 2,152 affordable dwellings to 2032 (plus delivery from windfall sites). To reduce this shortfall, paragraph 3.113 of the Topic Paper says that an allocations policy setting out KSRs and the zoning of land for AH may come forward through the LPP. If monitoring were to show that delivery was not addressing need, this would be consistent with what paragraph 6.143 of the SPPS and paragraph 13.3 of DPPN 7 see as the complementary role of LPPs.

5.19 Taking account of the proportionate contribution of committed sites to the SHA and subject to **RA012** that is considered later in this chapter, in the context of the two-stage plan process, representations that the SHA needs to be elevated above 12,375 units to satisfy the residual AH need are not persuasive. Such an amendment is not needed to satisfy soundness test CE2.

Housing Supply

5.20 Key Issue 2 of the POP was facilitating Future Housing Growth (Settlements) when 3 Preferred Options were identified. Consultation responses are considered at pages 24- 27 inclusive of the POP PCR. Soundness test CE2 requires the consideration of relevant alternatives; that LCCC did not assess every possible approach to achieving the SHA, including increasing density, does not mean that its approach is unsound.

5.21 On foot of response made to a representation at page 182 of its PCR about the relationship of its evidence base with its SHA and an apparent disconnect between the two, at the public hearing sessions LCCC gave a very comprehensive and persuasive overview of how it considered to have complied with soundness test CE2 in this respect. Many of the evidential sources it cited are considered below.

5.22 Section 3.0 Housing Supply of the Topic Paper comprehensively sets out LCCC's latest evidence on that issue. Paragraphs 3.18 – 3.27 inclusive thereof explain the rationale for applying a 10% discount to housing supply and specifically refer to some of the representations previously commented on in the PCR at various junctures between pages 55 – 90 inclusive. This was supplemented by verbal evidence at the hearing session, which was not rebutted. On this evidential basis, LCCC's stance is persuasive: this element of the SHA accords with soundness test CE4.

5.23 The approach taken to identifying housing supply in proposed FC1B is predicated upon paragraph 6.139 of the SPPS. Read together with paragraphs 3.5 – 3.10 of the Topic Paper, proposed FC1B explains that the number of units committed (with planning permission), those remaining on zoned land not committed within the urban settlement limits and allowing for the potential in villages, small settlements and the open countryside gives an overall total of 10,072 units. Applying the 10% discount due to the possibility of non-deliverability of sites over the plan period, results in an assumed capacity of 9,064 units.

5.24 These extensive commitments, by comparison to identified housing need, are an unavoidably substantial component of housing supply. Most of the committed sites have extant planning permission. Therefore, there is a reasonable prospect of their development. LCCC tabled evidence that there are only 6 committed sites where it does not know the potential developers' intentions as they did not respond to its enquiries (paragraph 3.8 of Topic Paper). These would yield 250 units of the discounted allowance of 9,064 for committed dwellings. LCCC commented on the implications of this consideration at paragraph 3.9 of the Topic Paper and its conclusion is reasonable. The issue of zonings in DPDs and land-banking of such sites was raised with LCCC at the public hearing sessions. It provided comprehensive and cogent oral evidence to allay these concerns; this was unrebutted. Paragraph 6.139 of the SPPS says that an allowance for existing housing commitments should inform LDPs. LCCC's approach is therefore consistent with this facet of regional policy and is logical given the legal and financial implications of revoking planning permission. Whilst the scale of the commitment is influential in the SHA, this is not commensurate with the contention that it lacks a robust evidence base.

5.25 The mixed-use development of proposed Designation SMU01 West Lisburn/Blaris is acceptable in principle for reasons set out below. The persuasive rationale for the allotted yield of 1,350 dwellings in Table 3 (as amended by FC1B) was set out at page 70 of the PCR. The resultant running total is 10,414 units.

5.26 The conclusions of the Urban Capacity Study (UCS) [TS 2] were updated in the Topic Paper at paragraph 3.11. The potential yield, minus 10% for non-deliverability, was estimated at 813 units for the remainder of plan period. This increases potential yield to 11,227 units. This has been critically considered in light of representors' UCS reviews, which are a useful counterbalance to LCCC's submission on the issue. Notwithstanding possible constraints on delivery, on balance, there is a realistic prospect of urban capacity sites making the forecast contribution. By comparison to the number of units required over the remainder of the plan period, they have a

proportionately small role to play in realising the SHA. If the forecast yield were not forthcoming, this would be picked up in annual monitoring provisions and remedial action could be taken. This element of the SHA does not render it unsound.

5.27 Density is considered in the context of Policy HOU4 Design in New Residential Development. However, at the strategic level, density was assessed as part of the site assessment process component of the UCS (paragraph 3.2.8.1). Criterion (a) of Policy HOU3 Site Context and Characteristics of New Residential Development requires that the surrounding context be respected. Given that the density bands at criterion d) of Policy HOU4 (subject to **RA020**) were based on density analysis, there is no persuasive evidence that those elements of operational policy will frustrate housing yield and undermine the soundness of the SHA. Neither am I persuaded that there is insufficient range in the density bands that application of Lifetime Homes standards and the Building Regulations Nearly Net-Zero Energy requirements for New Buildings will undermine the SHA and frustrate the sims of SP 08.

5.28 The 4th bullet point of paragraph 6.139 of the SPPS says that Councils should assess the potential for future housing growth within the urban footprint as defined by the RDS. The RDS Glossary of Terms defines the urban footprint in respect of towns and cities. The 5th bullet point of paragraph 6.139 of the SPPS refers to windfall potential within the urban (*my emphasis*) footprint. Read holistically, it is a reasonable interpretation of policy that the 5th bullet point refers only to urban footprints. That LCCC's evidence does not take account of possible windfall in villages, small settlements and the open countryside does not undermine the robustness of its evidence in this respect.

5.29 The conversion of upper floors of shops or commercial premises to residential use would have been factored into consideration of historic windfall delivery at Chapter 5.3 of the UCS thereby informing the evidence base; it is not deficient in this respect.

5.30 LCCC defined windfall supply as "*lumpy*" whereby unforeseen circumstances might arise during the plan period e.g., where a factory closes and the site is redeveloped for housing. It would be inappropriate to extrapolate from such a one-off situation; it does not equate to a trend and form a reliable basis for forecasting supply based on past trends. I agree with its position.

5.31 Reference was made to conclusions on windfall allowance in the Commissioners' report into the dBMAP public inquiry (paragraphs 3.2.28 – 3.2.32). It was suggested that their recommendation that windfall estimates should be reassessed is one that I should follow. Their conclusion was based on evidence before them between April 2007 and May 2008. My task of adjudicating on the soundness of this PS must be based on the evidence currently before me. Such a recommendation would only be appropriate if I considered that evidence not to be robust.

5.32 The evidence on windfall at chapter 5 of the UCS, as it relates to housing, must be considered in the round rather than cherry-picking individual elements in support of a specific point. When that comprehensive evidence in considered holistically and

together with the complementary submission in the Topic Paper and its responses to representations in the PCR (pages 55 – 90 inclusive), LCCC's methodological approach to this element of housing supply is robust and is consistent with soundness tests C1 and C3 in respect of both the SPPS and Planning Policy Statement 12: "*Housing in Settlements*". Therefore, its position that the discounted contribution that windfall sites might make (1,108 units) [paragraphs 3.12 – 3.15 of the Topic Paper] is sound.

5.33 In all, the committed and potential sources have a potential yield 12,335 units. As the plan period started in 2017, the figures were adjusted to take account of the 1,559 dwellings completed between April 2017 and March 2019 equating to a need for 10,816 units (832 dpa) for the remainder of the plan period 2019 to 2032.

SMU01 Strategic Mixed Use Designation West Lisburn/Blaris – Principle

5.34 A key element of the SHA is proposed SMU01 Strategic Mixed Use Designation West Lisburn/Blaris. The site was subject of Key Issue 6 in the POP when 3 Preferred Options were identified (page 79). A "*do nothing*" option was not a relevant alternative given that the site is zoned as a Major Employment Location (MEL) in dBMAP. Comments in respect of the Preferred Option were considered at pages 36-38 inclusive of the POP PCR.

5.35 The Metropolitan Area Centred on Belfast is one of the 5 key components of the Spatial Framework of the RDS 2035. In respect of Lisburn, paragraph 3.36 thereof says that potential exists to provide a range of flexible commercial accommodation and business parks at development locations such as Blaris and the Maze/Long Kesh. SFG1 seeks to promote urban economic development at key locations throughout the Belfast Metropolitan Urban Area (BMUA) and ensure that sufficient land is available for jobs. Paragraph 3.41 says that one of the drivers for achieving that aim is to identify and protect key locations for economic growth. West Lisburn/Blaris is cited as a major employment/industrial location that will support the drive to promote a range of opportunities for job creation.

5.36 Allocation EMP1 of dBMAP 2015 identifies 119 hectares (ha) at West/Lisburn Blaris as a MEL. The associated J&A text says that MELs' location at regional gateways and within major transportation corridors facilitates the creation of new employment opportunities in sustainable locations which are accessible to all sections of the community. That plan's BMA Office Strategy comprised limited dispersal of major office development to MELs including West Lisburn/Blaris. Allied to this, Policy OF 4 Office Development at Major Employment Locations provided for up to 5,000m^2 of gross floorspace for business use. Map 2/001 Lisburn City showed the extent of the proposed MEL and proposed Designation SMU01 mirrors it. A slightly smaller MEL of 105 ha at West Lisburn/Blaris was proposed in the original dBMAP published in 2004 (Zoning LC 07). Construction of the 1.6 km long Knockmore Link Road between Junction 8 of the M1 and the junction of Knockmore Road with Moira Road was a KSR for development of the proposed MEL in both versions of dBMAP.

5.37 Proposed Designation SMU01 extends to approximately 100 ha of developable land. Criterion b) of the overall Concept Masterplan required by Designation SMU01 West Lisburn/Blaris says that approximately half of the developable area would accommodate employment uses and the remainder housing. Criterion j) identifies the acceptable uses.

5.38 Considering its purpose and status, set out in Chapter 1 of the RDS, SFG1 does not stipulate the quantum of land required within the MELs identified at the first bullet point of paragraph 3.41 to achieve the associated strategic aim. The dPS proposes to retain approximately half the site for employment use. Chapter 6 of this report concludes that there is a legacy surplus of employment land for the plan area even with proposed mixed use of Designation SMU01. However, as the RDS is concerned with regional planning, the local surplus must be considered in that wider context. In the decade since its publication, which post-dated the public inquiry into dBMAP, there is no evidence of the quantum of employment land required across the BMUA to fulfil the associated regional strategic aims of the RDS.

5.39 The RDS also identifies Belfast Harbour Area (including Titanic Quarter) as a MEL yet it has been developed for mixed use. Given that the first bullet point of SFG1 identifies this site as a key location to be protected (*my emphasis*) for economic growth, its inclusion in bullet 4 is not persuasive that proposed Designation SMU01 would prejudice the overarching strategic aim. The final sentence of that 4th bullet point recognises the synergy between mixed use development with industry and trade. There is nothing explicit in SFG1 that would diminish the value of the site for urban economic development were Designation SMU01 endorsed and its potential yield halved by comparison to the extent of the MEL in dBMAP 2015. It would still be at a key location within the BMUA and would maximise the use of existing and planned infrastructure, including key transport. However, securing the Knockmore link road is vital to realising its strategic value.

5.40 LCCC's Topic Paper (paragraph 4.13) set out the potential of mixed-use development of proposed Designation SMU01 to support the creation of 3,500 jobs. Albeit that not all would likely be forthcoming within the plan period, they would represent a significant proportion of the employment growth forecast in LCCC's Technical Supplement 3: Employment Land Review (TS 3) [SUBDOC-022]. Its unrebutted evidence suggested that additional spending by new residents at West Lisburn/Blaris would generate 1,300 jobs across the LCCC area together with a further 1,600 indirect and induced jobs. When SFG1 is considered in the context of paragraph 3.2 of the RDS, the proposed protection of land at this key location for economic growth is not concerned with the economic multiplier effect that might accrue from employment/industrial development at West Lisburn/Blaris. Nevertheless, that does not rule it out as a material consideration in assessing whether the allocation is part of a coherent approach to achieving the LDP Vision and Plan Objectives.

5.41 TS 3 assessed the West Lisburn/Blaris site as "*poor*" with one of the determining factors being its reliance on the Knockmore link road that is critical to unlocking the site. In contrast, a mixed-use development thereon that could cross-subsidise the

road and incorporation of pedestrian, cycle and public transport links, would significantly improve its rating making it the highest scoring of all 20 assessed by the Employment Land Review (ELR) in TS 2. This is illustrated at Table 4.1 of the Topic Paper. Identification of this consideration as material in assessing whether Designation SMU01 would prejudice the plan's overall soundness is not indicative that all employment sites rated as "*poor*" in the ELR should or could be released for housing. Reference to the ELR is made to highlight the essential nature of the link road in delivering employment land at this location. It is a consideration particular to this site that distinguishes it from others with the same ELR ranking.

5.42 Invest NI is the regional business development agency; its role is to grow the local economy, delivering the government's economic development strategies. Despite its support for retaining the dBMAP 2015 policy provision in relation to employment use of the site, INI has not identified West Lisburn/Blaris as one that would be added to its portfolio of serviced sites or benefit from any direct investment.

5.43 The Topic Paper, at paragraphs 4.14 to 4.28, addressed the issue of cross-subsidy of the M1-Knockmore Link Road whose cost has been estimated at £13 million. Scenarios for its delivery were considered in respect of: residential development only; the overall site's employment use; and mixed use. The evidence shows how the value generated by housing development, as envisaged by the proposed mixed-use Designation SMU01, could cross-subsidise the link road that is essential to the delivery of any development at this location, including strategic employment land. In contrast, there would be a funding gap in respect of the link road under the employment only scenario and no evidence of public sector support to fill it. There was no persuasive rebuttal of this cogent evidence.

5.44 There are two current planning applications for development of proposed Designation SMU 01 involving: construction of a 1.6km long link road connecting the existing M1 junction 8/A101 roundabout to the existing Moira/Knockmore Road junction; and, amongst other things, 1,300 dwellings and 754,000 square feet of commercial floorspace. DfI used its "call in" powers in April 2001 before LCCC issued approvals on both. It gave the IE no indication of the basis for its concerns or progress on the applications' consideration. Their determination is a separate issue from this examination of whether the dPS plan is sound. However, material to that consideration is that there is a developer who would accept a negative condition of precedent on any forthcoming planning permission to provide the link road prior to occupation of any of the proposed dwellings that it would serve. This verbal evidence supported LCCC's position about cross-subsidy of M1-Knockmore link road.

5.45 The 2nd bullet point of the RDS SFG1 refers to Lisburn being strategically located at the meeting of key transport corridors and its high development potential and scope to generate additional jobs. Paragraph 4.27 of the Topic Paper and the J&A to proposed Designation SMU01 identified undisputed added value to the area in terms of accessibility and sustainability that would accrue from its delivery, including the requisite link road. Those considerations are entirely consistent with that facet of SFG1 and would enhance the locational benefits of Lisburn and associated

employment opportunities identified at paragraph 3.36 of the RDS. They are as follows:

- Completion of the "missing link" in Lisburn's transport infrastructure;
- Enhanced access to the new Knockmore Road rail halt;
- Improved access to the Park & Ride/Park & Share facility at Junction 8 of the M1;
- Potential to facilitate improved public transport access around Lisburn;
- Capacity to reduce congestion with Lisburn city centre by diverting traffic around the city;
- Provision of an alternative link to Belfast to ease congestion if the M1 were blocked; and
- The provision of the Knockmore Link Road has the potential to realise the development potential of the Maze Lands.

5.46 There was no evidence, in the 17+ years since it was first published, of any proposal to realise the dBMAP zoning for development of the proposed MEL at West Lisburn/Blaris or of its ability to fund delivery of the enabling link road. The current iteration of the RDS covers the period to 2035. If the link road were to be in place to enable release of the lands for employment use by that date, it is reasonable to assert that any allocation of associated public funds would be known of at this stage. The contention that a developer or means of funding for that essential infrastructure might emerge between now and 2035 was aspirational rather than rooted in evidence. Setting aside the wording of soundness test C1, if one subscribes to the suggested interpretation of SFG1 that the entirety of the dBMAP zoning should be retained solely for employment use, it is unreasonable, indeed arguably irrational, that such a course of action would be compatible with realising the overarching aspirations for this site in the context of SFG1 of the RDS. At any rate, the dPS must merely take account of the RDS, which the evidence base has indisputably done; it is not required to slavishly adhere to its provisions.

5.47 The Topic Paper looks at the proposed designation in light of the RDS HEF at sections 4.35 - 4.38 inclusive. Account has been taken of this regional policy and the evidence is persuasive that the proposed designation is consistent with it.

5.48 LCCC's PCR (page 105) addressed the issue of the proposed Designation's relationship with the provisions of paragraph 6.297 of the SPPS and Strategic Policy 20 Transportation Infrastructure. Although dBMAP remains unadopted, weight is given to the fact that implications of its use as a MEL on the transport network was considered as part of that plan-making process. The issue of the site's sustainability was the subject of further discussion at the public hearing session when extensive verbal evidence was given on: how the proposed co-location of housing and employment has the potential to reduce dependency on the private car; various transport schemes in the vicinity that would encourage and facilitate a modal shift and afford sustainable access to Belfast via public transport; linkage to Lisburn City Centre via an orbital bus route; how criteria g) and h) of the proposed Designation

would facilitate active travel and modal shift; improvements to connectivity that the requisite link road would yield locally and more widely on the Trunk Road network; how that link would facilitate future development of The Maze lands; and how development of the proposed Designation would be consistent with measures in the Belfast Metropolitan Transport Study. That further oral evidence reinforced LCCC's position in its PCR that the site's development, as envisaged by the Masterplan, would be wholly consistent with associated strategic policy aims. In that context, I am not persuaded that transport implications of the proposed designation and its potential impact on the BCC area were not considered or that they give rise to concerns about soundness.

5.49 Appendix C of Part 1 of the dPS sets out linkage between its Objectives and the CP. In response to criticism that proper account has not been taken of the CP in promoting Designation SMU01, LCCC gave extensive oral evidence as to how they are perceived to be consistent. Reference was made to Supporting Outcomes 3C, 3D, 4B, 4D, 4E and 5D. This complemented evidence at paragraphs 4.39 – 4.42 of the Topic Paper. In addressing concerns about delivery of the provision that criterion j) of the Designation makes for small-scale and local needs convenience retailing and healthcare facilities, LCCC referred to criterion c) of Policy HOU4 Design in New Residential Development. This would also apply and would secure local services. The totality of the evidence is persuasive that development of the site would be sustainable and consistent with aims of the CP.

5.50 LCCC's evidence, supplemented by that of the representor who proposes to develop the site, points to proposed Designation SMU01 being deliverable and having the potential to yield significant direct and indirect economic benefits. Whilst not bound by the Commission's recommendation in respect of this site on foot on the public inquiry into dBMAP, the robustness of the evidence base in support of proposed Designation SMU01 is a vital distinguishing factor. Account has been taken of the RDS and, in principle, the proposed Designation is realistic and appropriate.

5.51 Calling in of the current planning applications for construction of the link road and the mixed-use development that it would facilitate is a material change in circumstances, outside LCCC's control, since the dPS was published for consultation. LCCC and the site's promoter differed as to whether the link road would take 18 months or two years to build. The latter said that had the associated planning applications not been called in, the road scheme had been ready to go to tender and the necessary infrastructure could have been in place in 2023. However, this could reportedly be reactivated within weeks, if not days, if planning permission were forthcoming. Even if fresh applications had to be made on foot of an agreed Concept Masterplan, if the Designation were confirmed in this PS, both parties agreed that they could be progressed swiftly given that: roads issues had been resolved to the satisfaction of DfI Roads; and that the mixed-use scheme already broadly addressed the component requirements of the Masterplan. Paragraphs 4.43 – 4.52 of the Topic Paper addressed the issue of delivery of housing on this site. Note has been taken of what the concluding paragraph said. This was supplemented

by discussion at the public hearing sessions where differing views were expressed as to the robustness of the evidence on deliverability.

5.52 There is no certainty that the entirety of this element of the SHA could be delivered by 2032 even if the current planning applications are approved and/or DfI directs LCCC to adopt the PS based on my recommendation. Whilst deliverability is not a test for soundness it is instrumental in achieving the duty imposed by Section 1 (1) of the Planning Act. This endorses the proposed 10% flexibility margin and discounting of supply built into the SHA. With the 'plan, monitor and manage' approach advocated by the SPPS to be implemented by the PS's provisions for monitoring and review, uncertainty about the contribution of this site to the SHA is not so profound as to render this element of the plan incoherent and ineffective.

Deliverability

5.53 Looking at the issue of deliverability more generally, MA016 is the up to date (March 2022) version of the NI Water's Wastewater Treatment Works' (WWTW) headroom information. NI Water's witness gave extensive oral evidence on: whether WWTWs' capacity would have implications for the SHA and deliverability of housing. Based on that robust and comprehensive submission, there would be no associated infrastructural impediments.

5.54 This evidence on deliverability that was specifically tabled in respect of proposed Designation SMU01 is generally applicable across the entirety of the SHA. The flexibility margin will help in driving continuity of supply even when lead-in times are taken account of, especially when considered against the backdrop of the number of commitments with extant planning permission.

Phasing

5.55 The issue of phasing of housing land supply was comprehensively considered at paragraphs 3.28 – 3.57 of the Topic Paper. This supplemented associated evidence in LCCC's PCR (pages 79, 83, 91, 172, 198 and 395). Whilst NI Water said that phasing would be beneficial, there was no suggestion that it was necessary to address specific constraints. Taken in the round, LCCC's evidence base is persuasive that provision for the phasing of housing land is not needed to satisfy the requirements of Section 1 (1) of the Act or the soundness tests concerned with coherence and effectiveness.

Transport Assessments

5.56 The 7th bullet point of paragraph 6.139 of the SPPS says that Transport Assessments should inform housing allocations in the LDP. The role of transport planning in the supply of new housing was the subject of extensive consideration at paragraphs 3.76 – 3.94 inclusive of the Topic Paper in addition to Technical Supplement 8: Local Transport Study (SUBDOC-027). Discussion at the public hearing sessions

supplemented this evidence. It is robust and persuasive that no associated adjustment to the SHA is needed in the interests of soundness on foot of associated comments raised in respect of proposed FC1B. Policy TRA6 Transport Assessment provides operational policy in respect of this consideration.

Distribution

5.57 It is not the examiner's role to consider the different approaches that could be taken to distribution of the SHA such as affording a percentage of the overall SHA to villages, proportionate to their population. My task is to apply the soundness tests to the option that LCCC chose to pursue. In this instance, and considering paragraph 6.139 of the SPPS, LCCC's starting point was dictated by existing commitments and where the UCS identified opportunities for housing growth within the urban footprint and windfall sites.

5.58 The 2nd column of Table 3 as revised by FC1B, shows that villages, small settlements and the countryside could yield a total of 1,636 dwellings after the 10% non-delivery discount is applied. This is 15.1% of the SHA for the plan area over the plan period. The yield for villages and small settlements (1,004) is more than that for the towns of Moira, Hillsborough and Culcavy (896). In terms of distribution, there is also a spread of housing commitments between the villages and small settlements. TS 6 provided a detailed assessment of all settlements against the RDS HEF criteria together with two additional that relate to social equity and development constraints. The results are given in Appendix 2 of TS 6 and paragraphs 3.60 to 3.75 deal comprehensively with issues raised in representations in addition to responses in the PCR.

5.59 Albeit that they are legacy commitments rather than new allocations, provision has been made for the needs of the rural community living in smaller settlements and the countryside in pursuit of the complementary urban/rural balance required by SFG13, paragraph 3.21 and contributing to the aims of paragraph 3.101 of the RDS. Taking account of LCCC's robust evidence base and the RNIA, soundness test CE2 is satisfied in respect of the SHA distribution; there is no conflict between Plan Objectives A4 and A5.

5.60 When the discounted yield from committed, urban capacity and windfall sites (10,985) are subtracted from identified housing need over the plan period (12,335), this leaves 1,350 dwellings that LCCC chose to direct to proposed Designation SMU01 at West Lisburn/Blaris. Issues regarding connectivity, accessibility and sustainability have already been considered in respect of proposed Designation SMU01; none weigh against it. The strategic benefits of the associated Knockmore Link Road have also been identified. The 4th bullet point of paragraph 6.139 of the SPPS advocated application of a sequential approach and identification of suitable sites for settlements of over 5,000 population. LCCC's proposed approach sits on step 2 of Diagram 3 – extensions to cities and towns. Its latest evidence on this issue is set out in paragraphs 4.36 to 4.38 of its Topic Paper. This complements paragraphs 4.24 to

4.30 inclusive of TS 1 and foregoing evidence about account taken of the SPPS HEF. LCCC also took account of regional policy as required by soundness test C3.

Conclusion on SHA and Strategic Policy 08

5.61 For reasons already considered, proposed FC1B (**RA012**) is needed to satisfy soundness tests C3 and CE2.

5.62 The SHA exceeds the HGI figure and both a flexibility margin and discounting of supply have been factored into the former to maximise flexibility and deliverability. On that basis, there is no need to amend criterion a) of Strategic Policy 08 by inclusion of "*broadly*". Representors' additional issues not specifically mentioned above are addressed at pages 55 – 90 of the PCR. I agree with LCCC's analysis and other than **RA010** – **RA012** inclusive, no further amendments are required in the interests of making the SHA and/or Strategic Policy SP08 sound. It provides strategic policy for the management of housing land within settlements. Together with Strategic Policies 02, 03 and 05, they address RG8: Strengthen community cohesion of the RDS. There is no policy lacuna in this respect.

Monitoring and Review of SHA and Strategic Policy 08

5.63 The next stage of the LDP process would provide the opportunity to allocate housing sites if monitoring showed components of the SHA to be under-performing and its overall delivery to be jeopardised. Otherwise on foot of the Annual Monitoring Report (AMR), a review of the LDP would provide for adjustment of the SHA.

5.64 LCCC requested (MA011) that the 2nd bullet point of the 1st column on page 158 of part 1 of the PS be amended to read: "*The number of net additional housing units built in the period since the LPP was first adopted*". This **RA013** is required in compliance with Regulation 25 (2) (b) (ii) of the Regulations and soundness test CE3.

5.65 On page 175 of Part 1 of the PS, the Monitoring Target in the first row relates to figures superseded by the 2019 (2016-based HGI) and FC1B. **RA014** is needed to update both and to satisfy soundness test CE4.

5.66 LCCC requested (MA012) that the Trigger Point for the first Indicator at page 175 of Part 1 of the dPS be amended to read "*Building more than 750 housing units per year or less than 700 housing units per year in the Council Area*". The 750 dpa figure comes from the SHA of 12,375 (825 dpa) minus 10% for non-delivery. If the 750 dpa was consistently exceeded, in accordance with the 'plan, monitor and manage' approach advocated by the SPPS (paragraphs 5.26, 5.36 – 5.38 inclusive, 6.140 & 6.141), a review could be undertaken to ensure continuity of supply over the plan period. The lower figure is needed to ensure than the SHA remains on course to be met. **RA015** is needed to satisfy soundness tests CE3 and CE4.

5.67 Some of the representations submitted in respect of Chapter 5 Monitoring and Review and Appendix E – Monitoring Framework (both Part 1) raised issues relating to housing supply/delivery. LCCC addressed these at pages 165 – 173 of its PCR. Chapter 5 and Appendix E as it relates to Plan Objective A need to be considered together and taking account of **RA013 – RA015** inclusive. In that context and read in conjunction with Part 6 of the Regulations, I concur with LCCC's consideration of those representations. Other than **RA013 - RA015** inclusive no further amendments are required in respect of monitoring and review of Plan Objective A when considering soundness test CE3.

SMU01 Strategic Mixed Use Designation West Lisburn/Blaris – Detail

5.68 There was extensive discussion at the public hearing sessions about evolution of delineation of the site at West Lisburn/Blaris through various iterations of the associated Framework document (MA017 & SUBDOC-070) and dBMAP. This built on what was said on the issue at pages 104 and 105 of the PCR. LCCC satisfied soundness test C4 as it had regard to other relevant plans, policies and strategies; it is not bound by them. Having found the SHA to be sound and recommended that the legacy of surplus employment land is considered critically at LPP stage, there is no persuasive evidential basis of the strategic need to extend the site to the west of the proposed link road in the interests of coherence and effectiveness. Whilst the road is not an existing feature, it is integral to development of the lands and would form a strong physical and visual boundary to the edge of the city. In written evidence, the promoter of the current applications said that securing a mix of land uses at Blaris, which includes lands to the west of the road, is vital to realise the necessary value in the land and contribute towards funding the link road. Their later oral evidence did not suggest that delivery of the road was predicated on anything other than mixed use development of proposed Designation SMU01. LCCC's evidence in the Topic Paper is also persuasive that mixed use development as proposed by SMU01 could fund this vital infrastructure. On that overall basis, there is no need to amend the extent of the proposed Designation shown on Map 7 of Part 1 of the PS in the interests of soundness.

5.69 The boundary of the proposed Designation on Map 7 (purple line) does not include the extensive area coloured green and denoted in the Key as "LLPA/Linear Park". Its extent will be a matter for the LPP stage of the plan process. Criterion e) of SMU01 says that the Masterplan shall outline a linear riverside park and other appropriate open space. The wording provides flexibility, consistent with soundness test CE4, as it does not prescribe that the entirety of the green-coloured area is required in conjunction with criterion e). On that basis, there is no need for Map 7 to be changed in the interests of soundness.

5.70 That the current planning application for mixed use development of the site includes uses other than those prescribed by criterion j) of proposed designation SMU01, carries little weight in the context of my task in determining whether the dPS is sound. That LCCC found leisure uses acceptable in that context is not binding in my consideration of this issue. In its response to the representor's concerns at page 104

of its PCR and oral evidence, LCCC's focus was on the site's proximity to proposed SMU03 Sprucefield Regional Shopping Centre and the range of uses that would, in principle, be accepted there; with no justification for their duplication here. For reasons set out in chapter 7 of this report, I have recommended that Designation SMU03 be deleted from the PS. Nevertheless, LCCC's consideration of what the Concept Masterplan should contain satisfies soundness test CE2 given: the contribution that the site is expected to make to the SHA; the need for small-scale local needs convenience retailing and healthcare facilities so that these vital services are provided locally in the interests of sustainability; and notwithstanding the surplus of legacy employment land, the strategic policy importance of retaining half of the developable area as a MEL. In this overall evidential context, that other uses have not been provided for does not go to the issue of soundness.

5.71 Criterion j) must be read holistically with the remainder of the requirements for the Masterplan. The issue of securing Use Classes A1 and D1(a) was resolved earlier in this chapter. When criterion j) is considered in conjunction with criterion b), there is no need to amend the former's wording from "*will only be acceptable*" to "*must include*".

5.72 Notwithstanding the current planning applications relating to the proposed Designation, the prospective developers' intent to provide the link road and there being no evidence of the availability of any public funds for this infrastructure, criterion l) provides flexibility given the possibility that those circumstances might change during the lifetime of the plan. If the current proposals do not come to fruition, albeit that there is no evidence of the prospect being other than aspirational, public monies might be forthcoming if the road were needed in association with development of the Maze Lands. Retention of the criterion as worded is consistent with soundness test CE4.

5.73 LCCC addressed concerns that I had raised with some of the criteria for what the Masterplan should include and other issues that might need to be addressed. Having considered its verbal submissions, no associated amendments are needed.

5.74 Proposed Designation SMU01 and Map 7 do not need to be changed to make the PS sound.

5.75 In addition to consistency with the Concept Masterplan for the site, as the PS must be read in the round, a proposal on this site would also have to comply with associated operational policy including those relating to natural heritage, the use of green and blue infrastructure and Policy ED9 General Criteria for Economic Development. In addition, it is noted that the equivalent Zoning LC 05 in dBMAP 2015 does not require the level of detail suggested by a representor. The Concept Masterplan is the appropriate vehicle for considering: the relationship of proposed employment use to existing land uses in the vicinity and housing within the site (criterion b)); the precise extent of landscaping and its maintenance (criteria e) and f)): and a retail floorspace cap to control the scale of convenience retailing (criterion

j)). As an appropriate balance is struck between soundness test C4, CE3 and CE4, there is no need to amend the policy in these respects to make it sound.

Housing in Settlements – Operational Policy

5.76 The reference to "*mixed use development*" in criterion d) of Policy HOU1 New Residential Development and "*mixed use development schemes*" in the final sentence of the policy's J&A text relates to city and town centres. SMU01 Strategic Mixed Use Designation West Lisburn/Blaris criterion b) refers to "*approximately half of the developable area for employment uses and half of the developable area for residential dwellings*". Criterion a) of SP 08 says that the plan will support development proposals that are in accordance with the SHA as amended by **RA012**. Therefore, it is inconsistent that associated operational policy does not provided for housing as part of mixed-use developments outside designated city and town centres. LCCC proposed a focussed change (FC4) whereby criterion b) of Policy HOU1 would be amended by the addition of "*or as part of mixed-use development*". **RA016** is vital to ensure that the plan's overall provisions for new residential development are coherent and effective.

5.77 LCCC's proposed "*minor change*" MC12 proposes to expand the remit of criterion c) of Policy HOU1 by including housing development within the settlement development limits of the city, towns and greater urban areas. **RA017** is needed for consistency with criterion a) of SP08 and its Table 3 as amended by **RA012**.

5.78 LCCC considered representors' additional comments at pages 186 - 188 inclusive of its PCR. I agree with its analysis and conclusions and, subject to **RA016** and **RA017**, Policy HOU1 is sound.

5.79 Policy HOU2 Protection of Land Zoned for Housing, in the second paragraph of its J&A text, cross-references the need for proposed alternative uses on such sites to comply with Policy HOU4 Design in New Residential Development. By way of context, LCCC referred to paragraph 4.19 of the J&A text to Policy QD1 Quality in New Residential Development of Planning Policy Statement 7: "*Quality Residential Developments*" (PPS 7). Looking at Policy HOU4, some of the criteria explicitly relate to residential development. However, others are concerned with issues that could apply to alternative uses on land zoned for housing such as criteria a), b), g) – j) inclusive and l). If the alternative use is to respect and be compatible with its context, it is appropriate that it comply with those considerations. For the sake of soundness test CE3, the second paragraph of the J&A text to Policy HOU2 should be amended to refer to those criteria only. Therefore, **RA018** is necessary to avoid any ambiguity and Policy HOU2 is sound subject to its incorporation.

5.80 LCCC proposed a consequential focussed change (FC5A) to Policy HOU4 whereby a second sentence would be added to the first paragraph of its J&A text to say that it would apply to alternative uses deemed to be acceptable under Policy HOU2. However, as criteria c), d), e), f) and k) apply to residential development, that amendment would be irrational. In SUBDOC-019 the reason given for the proposed

FC5A is in response to DfI's representation. However, in its response to the proposed focussed and minor changes, DfI said that FC5A does not address its concern; which I agree with. On foot of **RA018**, there is no need to include a cross-reference to Policy HOU2 in HOU4; it addresses the ambiguity with which DfI was concerned. There is no justification or need for FC5A, it would be at odds with soundness test CE3.

5.81 Annex A of the Addendum to PPS 7: "*Safeguarding the Character of Established Residential Areas*" prescribes space standards for dwellings, extracted from the Departmental Housing Association Design Guide 2009: Design Standards. Criterion (c) of its Policy LC 1 – Protecting Local Character, Environmental Quality and Residential Amenity says that all dwelling units and apartments are to be built at a size not less than those set out in Annex A. LCCC confirmed that it does not intend to depart from those standards that are referred to in the final paragraph of Policy HOU3 Site Context and Characteristics of New Residential Development and associated Footnote [1]. However, the way it is written suggests that the standards will only apply in aforementioned designated areas and not in all instances. Therefore, **RA019** (MA013) is necessary in the interests of soundness test CE3.

5.82 LCCC considered representors' additional comments at pages 190 – 192 inclusive of its PCR. Its response to the representation seeking an amendment to criterion b) was discussed at the public hearing sessions. Statutory consultees would have the chance to comment during the development management process and the decision maker would have to take on board and weigh their comments when exercising their professional judgement. Therefore, as written, criterion b) strikes an appropriate balance between soundness tests CE3 and CE4 and no amendment is needed.

5.83 LCCC's comments on the suggested reference to "*landscape character*" rather than "*local character*" in the second sentence of Policy HOU3 are noted. "*Local character*" is the concern of: the 1st bullet point of paragraph 6.137 of the SPPS; the second point of the second bullet point of paragraph 2.1 of PPS 7; the second paragraph of Policy QD 1 Quality in New Residential Development of PPS 7: and the Preamble to the Addendum to PPS 7, its paragraph 1.6 and Policy LC 1. The wording is consistent with soundness test C3 and LCCC's rationale for its retention is persuasive. In respect of LCCC's other responses, I agree with its consideration and conclusions and subject to **RA019**, Policy HOU3 is sound.

5.84 LCCC proposed a "*focussed change*" (FC5B) to amend the 2nd and 3rd bullet points of criterion d) of Policy HOU4 Design in New Residential Development so that they correctly reflect the range of areas to which the correspondent density bands would apply. **RA020** is necessary as it clarifies the scope of policy. Whether the density band for within settlement development limits of the City, towns and Greater Urban Areas is appropriate is a separate issue.

5.85 The existing density in settlements was assessed using the housing monitor and a recommended density was then applied as set out in paragraph 4.19 and Table 7 of TS 1. The issue was informed by the UCS. Considering the extent of the UCS study

area, as set out in paragraph 3.1.1 thereof, Lisburn City Centre aside, paragraph 3.1.3 concluded that the remainder is considered to have a similar residential typology and character for the purposes of considering density of development. The density analysis at paragraph 3.2.8.1 and Table 2 of the UCS bears this out. The average (*my emphasis*) density in the remaining area was found to be 25 dph. Considering the recommendation at page 42 of the UCS that LCCC give further consideration to the issue of density, the evidence in TS 1 acts as a check and balance that bolsters the robustness of the basis for the density bands prescribed in criterion d) of Policy HOU4 as amended by **RA020**.

5.86 The 1st bullet point of paragraph 6.137 of the SPPS says that higher density housing developments should be promoted in town and city centres and in other locations that benefit from high accessibility to public transport facilities. This echoes Planning Control Principle 1 Increased Housing Density without Town Cramming of Planning Policy Statement 12: "*Housing in Settlements*" (PPS 12). Whilst the 1st bullet point of criterion d) of HOU4 requires higher density development within the City Centre boundary, the 2nd bullet point, as amended by **RA020**, does not differentiate between the area within the settlement development limit of a town and its Town Centre Boundary. No provision is made for "*other locations that benefit from high accessibility to public transport facilities*".

5.87 Paragraph 3.2.8.1 of the UCS says that the correspondent range of 25-35 dph in Policy HOU4 "*takes account of the aspiration to increase densities as set out in the RDS and SPPS*". Whilst that may be true of densities across the remainder of the UCS study area outwith Lisburn City Centre, the prescribed range based on average densities may be at odds with paragraph 6.137 of the SPPS that requires planning authorities to deliver increased housing density without town cramming. Account was taken of LCCC's evidence that the SHA set out in Table 3, as amended by **RA009**, can be achieved at the densities prescribed in the revised criterion e). Nevertheless, for the sake of soundness tests C1 and C3, **RA021** is necessary whereby LCCC sets out in criterion d) of Policy HOU4 what density bands will be applied to town centres and other locations that benefit from high accessibility to public transport facilities bearing in mind the requirements of regional policy in those respects. This may have implications for the SHA and would need to be reviewed in the AMR.

5.88 That consideration aside, TS 1 and the UCS provide a robust evidence base for the density bands set out in criterion d) as amended by **RA020.** Soundness test C4 does not require that density bands for localities within the plan area that are contiguous with and/or adjoin the Belfast City Council area are raised in cognisance of its PS's correspondent range of 25-125 dph within the outer city. Whilst increasing densities in such areas to bolster their contribution to the SHA is one approach that LCCC might and/or could have considered, the examiner is tasked with applying the soundness tests in DPPN 6. This element of Policy HOU4 is not at odds with soundness test CE2. That LCCC, based on its TS 1 and UCS, took a different approach to density bands in the Greater Urban Areas to its neighbouring authority does not equate to this element of Policy HOU4 being at odds with soundness test CE1. Other than **RA020** and **RA021**, no further changes to criterion d) are necessary.

5.89 LCCC proposed a "*minor change*" (MC13) to criterion e) so that it correctly reflects its intent whereby all dwellings should be accessible for wheelchair users as opposed to being capable of modification for their occupation.

5.90 Paragraph 3.15 of the RDS says that the varied requirements of the whole community need to be met including the availability of affordable and special needs housing. Policies HOU10 Affordable Housing in Settlements and HOU11 Specialist Accommodation are aimed at meeting those needs and the NIHE Housing Needs Assessment/Housing Market Analysis has been taken account of in the SHA. Paragraph 6.137 of the SPPS, 4th bullet point, says that planning authorities should aim to use the range of planning powers they possess to create environments that are accessible (*my emphasis*) to all. Planning Control Principle 4 of PPS 12 says that a mix of house types and sizes should be provided to promote choice and assist in meeting community needs; its Policy HS 4 House Type and Sizes provides the associated policy for achieving that aspiration. Grant-aided housing will have to comply with 'Lifetime Homes' standards as a condition of funding. General housing will have to comply with current standards of accessibility imposed by Building Regulations. However, there is no regional policy requiring that all new homes are wheelchair useable/adaptable 'Lifetime Homes'. When considered in the broader context of Policies HOU10 and HOU11, the change proposed by MC13 would not frustrate the delivery of plan Objective A.5. or Supporting Outcome 4.c. of the CP. Whilst adjoining councils may have more ambitious policies in this respect, soundness test C4 does not require LCCC to follow their lead. The proposed change is not at odds with the soundness tests concerned with consistency.

5.91 MC13 does not go far enough in clarifying the scope of Policy HOU4. Reading the proposed change in the overall context of criterion e) suggests that its first sentence does not require all new dwellings to be 'Lifetime Homes'. Yet the reference to "*Adaptable Accommodation*" in the J&A text could be read as requiring just that This is at odds with evidence in LCCC's PCR: on page 194, supplemented by discussion at the public hearing sessions, whereby if monitoring and the HNA/HMA showed that a range of dwellings that are accessible and adaptable are not being delivered then associated KSRs could be introduced on individual sites at the LPP stage of the plan process; and at page 196 where it refers to "*... the relevant policy and appropriate standards contained within existing Building Control Regulations*". **RA022** is essential to address this apparent ambiguity and provide clarity. Potential developers need to know precisely what is expected of them in this respect given that there is no statutory requirement for all new housing to be 'Lifetime Homes'.

5.92 At page 194 of its PCR LCCC addressed the contention that a criterion should be added to Policy HOU4 to increase biodiversity within new residential developments. Bearing in mind that the plan must be read in the round, at the public hearing sessions LCCC expanded upon that response pointing to strategic and operational policies that concern biodiversity. Where applicable, its "*Local Biodiversity Action Plan*" (SUBDOC-078) would also be a material consideration in decision-making. In this respect the dPS provisions are consistent with the: 3rd bullet point of RG7 of the

RDS; Theme 4a of the CP; and the 2nd bullet point of paragraph 6.137 of the SPPS. There is no inconsistency between Strategic Policy 06 and Policy HOU4 in this respect as the former refers to enhancing diversity where possible (*my emphasis*). Nevertheless, the suite of policy provisions could secure enhancement and not just maintain the *status quo*. There is no need to amend Policy HOU4.

5.93 Pages 193 – 199 inclusive of LCCC's PCR addresses representors' additional concerns in respect of Policy HOU4. Subject to further discussion of some of these issues at the public hearing sessions together with its response to some points that I alone raised, I am satisfied with its analysis and conclusions. Subject to **RA020 – RA022** inclusive, the policy is sound as written

5.94 Planning Policy Statement 8: "*Open Space, Sport and Outdoor Recreation*" (PPS 8), published in February 2004, makes no mention of green and blue infrastructure (G&BI). The third bullet point of RG7 of the RDS 2035 (published in 2010) says that plans should make provision for adequate (*my emphasis*) G&BI. The third bullet point to paragraph 3.31 under the heading of RG11 refers to the protection and encouragement of G&BI within urban areas in mitigating against absorption and storage of heat energy in urban areas. Paragraph 4.5 of the SPPS (published September 2015) says that when plan-making, planning authorities should contribute positively to health and well-being by, amongst other things, facilitating the protection and provision of G&BI. At paragraph 6.196 it says that LDPs should seek to identify and promote G&BI where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements. Albeit in the context of Open Space, Sport and Outdoor Recreation as opposed to Housing in Settlements, paragraph 6.210 of the SPPS advocates that zonings for future open space needs should take into account, amongst other things, making adequate provision of G&BI. However, as Policy HOU5 Public Open Space in New Residential Development is concerned with providing for future open space needs, albeit in the context of new residential development, paragraph 6.210 of the SPPS is material in that context.

5.95 Strategic Policy 02 Improving Health and Well-being engages with paragraph 4.5 of the SPPS by expressing support for development proposals that contribute positively to the provision of G&BI. LCCC referred to Strategic Policy 19 Protecting and Enhancing Natural Heritage at the third paragraph, second sentence of its J&A text in respect of the requirements of RG11 of the RDS and paragraph 6.196 of the SPPS. However, Policy HOU5 Public Open Space in New Residential Development puts a different slant on the provisions of RG7 of the RDS and paragraph 6.210 of the SPPS in requiring that adequate provision be made for open space that links with G&BI where possible. The thrust of regional policy is to add to existing G&BI whereas Policy HOU5 seeks to link existing provision. Whilst soundness tests C1 and C3 do not require the dPS to mirror regional policy, no persuasive explanation has been given for this departure from it.

5.96 LCCC proposed a "*minor change*" (MC14) to Policy HOU5 whereby the second sentence of the first paragraph of the J&A text would be amended to include reference to G&BI. The stated rationale in its SUBDOC-106 is in response to a representation that seeks that the wording of the first sentence of Policy HOU5 is changed to require that adequate provision for G&BI be made in public open space. As MC14 does not address the concern, that I share, is not needed for soundness and is not justified. Instead, **RA023** is needed to satisfy soundness tests C1 and C3. Whilst "*adequate*" would have to be assessed in light of a site's characteristics, location, context etc, relying on the exercise of professional judgement in the development management system strikes an appropriate balance between soundness tests CE3 and CE4.

5.97 LCCC addressed representors' other concerns at pages 200 and 201 of its PCR. I concur with its analysis and conclusions. Subject to **RA023**, Policy HOU5 is sound.

5.98 LCCC proposed a "*minor change*" (MC15) to the first paragraph Policy HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning. This would explain that: its requirements would apply whether the application for residential development is in outline, full or for reserved matters; identify the purpose of the requirement; and refer to the statutory basis for it. **RA024** is needed to comply with soundness test CE3.

5.99 Paragraph 6.137 of the SPPS (second bullet point, second paragraph) relates to design concepts; it does not set a threshold for the scale of development where one would be required. Although Policy QD2 Design Concept Statements, Concept Masterplans and Comprehensive Planning of PPS 7 does just that, its paragraph 3.4 sets out the rationale for concept master plans without reference to a threshold but refers to "*major development sites*". Compliance with soundness test C3 is not dependent on the provision of regional policy being replicated in the LDP. LCCC is free to lower the thresholds imposed by Policy QD 2 in consideration of local circumstances. Its response to associated concerns at page 203 of its PCR is persuasive that it has not mistakenly conflated legislative requirements with policy. Its aim in aligning the thresholds in Policy HOU6 with those set out in the Schedule of The Planning (Development Management) Regulations (Northern Ireland) 2015 and associated legislation was to provide clarity and set a defensible ceiling. Policy HOU6 does not need to be amended to align with Policy QD 2 to be sound.

5.100 LCCC addressed representors' other concerns at pages 202 – 204 inclusive of its PCR. I concur with its analysis and, subject to further discussion at the public hearing sessions, also its conclusions. Subject to **RA024**, Policy HOU6 is sound.

5.101 Turning to Policy HOU7 Residential Extensions and Alterations. There is no definition for "*local landscape features*" (LLF) in the Glossary. Trees subject of a Tree Preservation Order are cited as an example in the first sentence of paragraph 6 of the J&A text. However, the second sentence starts "*In other cases….*" and refers to "*compensatory planting*", making it clear that the policy is concerned with more than

trees subject of Footnote 8 on page 23. This element of the J&A text should not be read in isolation from the policy itself and criterion c) specifically cites trees; a wider remit than "*mature trees*" that the representor refers to. Criterion c) requires LLFs to "*contribute significantly to local environmental quality*" and amending the J&A text to refer to "*other boundary vegetation*" could be overly prescriptive and fetter the decision-maker's discretion. When the policy and J&A text are considered together, there are clear mechanisms for implementation but with reasonable flexibility to allow professional judgement to be exercised on a case-by-case basis; balancing soundness tests CE3 and CE4. No associated amendment is required in the interests of soundness.

5.102 LCCC proposed a "*minor change*" (MC16) whereby the final paragraph of the J&A text to Policy HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments would be deleted. The persuasive explanation for the proposed change is addressed at length at page 207 of its PCR. **RA025** is needed for clarity.

5.103 In accordance with the definition of "*building*" at Section 250 (1) of the Act, Policy HOU 9 would provide for the consideration of planning applications for the conversion of part of existing buildings to residential use e.g., upper floors of commercial or retail premises. Criterion d) of Policy HOU 1 is permissive in respect of living over the shop schemes within designated town and city centres. This potential source of housing has not been overlooked.

5.104 Paragraphs 6.73, 6.139 and 6.143 of the SPPS all refer to NIHE's role in identifying need. LCCC proposed a "*minor change*" (MC17) to criterion b) of Policy HOU10 Affordable Housing in Settlements whereby a proposal would have to demonstrate that the application is made by a registered Housing Association or NIHE. **RA026** is needed to satisfy soundness tests C3 and CE3.

5.105 In accordance with paragraph 6.139 of the SPPS, one of the considerations that should inform housing allocations in LDPs is a Housing Needs Assessment/Housing Market Analysis (HNA/HMA) carried out by NIHE. The HNA will influence how LDPs facilitate the right mix of housing tenures and types. Paragraph 6.142 thereof states that LDPs should, amongst other things, identify settlements where the HNA has found there to be an affordability pressure.

5.106 NIHE produced "*Housing Market Analysis Update*" Lisburn & Castlereagh City Council Area April 2018 [SUBDOC-020(a)]. At page 84 it concluded that housing need has remained at a consistently high level in Lisburn & Castlereagh and is focused in the main urban settlements with projected need over the next 15 years at approximately 2,500 units. This is broken down by settlement in Table 11: Social/Affordable Housing Requirements of Technical Supplement 1: Housing Growth Study October 2019 (SUBDOC-020) [TS 1]. Affordable Housing Needs are also assessed at Section 8 of the Lichfields Housing Growth Study of September 2019 that forms Chapter 6 of TS 1. Paragraphs 4.34 – 4.37 inclusive and Table 12: Social/Affordable Housing Delivery of TS 1 set out how LCCC developed a policy-led approach to enable the delivery of affordable housing (AH). In addition to addressing submissions on Policy

HOU10 in its PCR, LCCC supplemented its evidence base at paragraphs 3.95 – 3.129 of the Topic Paper. This included consideration of estimated AH delivery under different policy scenarios and the justification of thresholds.

5.107 The thresholds identified in the first paragraph of Policy HOU10 were informed by analysis of a number of development plans in England and Wales. Soundness test CE2 refers to a *"robust evidence base"*; it does not impose geographical or jurisdictional limits on what can be taken into account in establishing whether a council's approach is sufficiently vigorous; the issue of the weight to be attached to them is a different matter. Were the threshold approach advocated by Policy HOU10 well-established in this jurisdiction, lesser weight would be given to evidence from outside NI. However, in this evidential context, it is reasonable for LCCC to have considered approaches adopted by LDPs in other jurisdictions in considering whether its policy approach to AH is coherent and effective.

5.108 The Topic Paper satisfactorily addressed the issue of perceived weakness in the robustness of LCCC's evidence base regarding the issues of viability and the weight to be given to the DSD publication *"Developer Contributions for Affordable Housing in Northern Ireland - Report of Study"*, Three Dragons Report, 2015 in setting thresholds for AH. Soundness test CE2 does not require consideration of the merits of different thresholds and percentage provision that have been proposed by representors to address what they perceive to be unsoundness. The alternatives that LCCC considered are relevant to the robust evidence base and those elements of Policy HOU10 are realistic and appropriate.

5.109 Paragraph 6.143 of the SPPS says that the development plan process will be the primary vehicle to facilitate any identified need by zoning land or by indicating, through KSRs, where a proportion of a site may be required for social/affordable housing. In this instance with the legacy of committed housing sites making up the SHA, the chosen threshold/proportionate approach is realistic and appropriate in pursuit of criterion c) of Strategic Policy SP 08.

5.110 Paragraphs 3.126 and 3.127 of the Topic Paper specifically engage with concerns about delivery and paragraph 3.128 identifies how these will and could be addressed if they materialise. These concessions do not call into question the policy's compliance with soundness test CE2; rather LCCC has stuck a workable balance between it and soundness test CE3 at this initial stage of the binary LDP process. Identifying possible issues with implementation of the policy and associated mitigation measures shows that LCCC has critically considered its likely effectiveness. This is consistent with the plan, monitor and manage approach to housing land supply; supplemented by monitoring arrangements at page 175 of Part 1 of the plan in Appendix E – Monitoring Framework. It does not undermine the robustness of LCCC's evidence base or contradict the conclusions reached at paragraph 3.117 of the Topic Paper.

5.111 The Commissioners' report on IE of the Banbridge, Newry and Mourne Area Plan 2015 expressed misgivings about the proportionate approach to achieving the

provision of AH that Policy HOU10 advocates. Those comments were made in that evidential context in March 2012 whereas LCCC's approach has been informed by an HNA for the plan area and its own evidence base, tailored to local circumstances. At any rate, the third paragraph of Policy HOU10 makes provision for consideration of "*exceptional circumstances*" that might merit an alternative approach being taken to that set out in its opening paragraph. The phrase "*exceptional circumstances*" is commonly used in planning policy and its deployment in Policy HOU10 makes it unequivocally clear that the onus is on the developer to demonstrate that the AH requirement cannot be met. A reasonable equilibrium between soundness tests CE3 and CE4 has been reached in this respect.

5.112 At page 216 of its PCR LCCC addressed concerns about the provisions of the first paragraph of Policy HOU10 where it refers to "*a minimum 20% of all units to be affordable*". It needs to explain in the J&A text when a 20% AH provision might not be deemed sufficient to offer developers a measure of certainty in making investment decisions. For example, in considering the need to provide for AH as part of the SHA, LCCC referred to: car park sites that had been considered in the UCS and that a higher AH requirement might be appropriate in those highly sustainable locations; legacy industrial sites that might be re-zoned or earmarked for housing at LPP stage to boost delivery of AH; and with changes in the housing market and AH product, committed sites might come forward offering either a higher proportion or entirely AH. Whilst LCCC would have to give reasons as to why more than 20% was being sought in any such instance, leaving the issue of the required proportion until negotiation of a legal agreement would not be compatible with the statutory objective of the planning system in securing the orderly and consistent development of land. The policy is not unsound provided that clarity, at least in the form of guidance, is provided in this respect. Therefore, **RA027** is vital to satisfy soundness test CE3.

5.113 The second paragraph of Policy HOU10, supplemented by the 3rd paragraph of its J&A text, is aimed at securing "*tenure blind*" developments and addressing any residual stigma associated with AH. This approach is consistent with: paragraphs 4.16, 6.136 and 6.147 of the SPPS; aligned with the associated provisions of RG8 of the RDS; and the aspirations of the CP in developing and delivering proposals for mixed tenure housing. The plan can only address these regional policy provisions for sustainable residential development; housing providers will have a role to play in managing their properties to ensure that different tenures can co-exist harmoniously. In these respects, Policy HOU10 is consistent with soundness tests C1, C2 and C3.

5.114 At the public hearing sessions LCCC outlined how it had engaged with neighbouring councils in terms of comparative policy requirements for AH and consideration of the impact these might have on supply and demand across the wider housing market. On that basis I am satisfied that soundness test C4 has been complied with.

5.115 Pages 208 - 217 inclusive of LCCC's PCR addresses representors' additional concerns in respect of Policy HOU10. Paragraph 3.129 of the Topic Paper is also noted where NIHE's approach to the issue of AH is supported by NIHE. Subject to further discussion of some of these issues at the public hearing sessions together with its response to some points that I alone raised, I am satisfied with its analysis and conclusions. Subject to **RA026** and **RA027**, the policy is sound as written.

5.116 LCCC proposed a "*minor change*" (MC18) to the J&A text of Policy HOU11 Specialist Accommodation to define the term "*Specialist Residential Accommodation*". **RA028** is essential for the sake of clarity and to satisfy soundness test CE3.

5.117 Criterion a) of Policy HOU11 is not prescriptive in the detail to be included in the statement of specialist housing need or the format it should adhere to. Where need for specialist residential accommodation has been identified by NIHE and/or the scheme is grant-funded, criterion a) would set a low hurdle as there would be no practical requirement for a lengthy statement. Accordingly, there is no persuasive case for exempting such schemes from this requirement; criterion a) strikes an appropriate balance between soundness tests CE3 and CE4.

5.118 Representors' additional concerns are addressed in LCCC's PCR at pages 218 & 219. Taking account of further discussion of one of these points at the public hearing sessions, I agree with its consideration and conclusions. Subject to **RA028**, Policy HOU11 is sound.

5.119 Three "*minor changes*" are proposed to Policy HOU12 Accommodation for the Travelling Community. They are as follows:

- MC19A – Criterion a) would be expanded by the addition of "*to visually integrate the proposal*". The first bullet point of paragraph 6.144 of the SPPS and Policy HS 3 Travellers Accommodation (Amended) of the Addendum to Planning Policy Statement 12: "*Housing in Settlements*" refer to adequate landscaping being provided in association with traveller's specific accommodation. Nevertheless, **RA029** is necessary in the interests of soundness test CE3 as it qualifies the purpose of the required landscaping and the standard to be achieved;

- MC19B – Would amend the final paragraph of policy by reference to the sequential requirements of Policy COU5 Affordable Housing in respect of a single family traveller transit site or serviced site. The penultimate paragraph of Policy HS3 of PPS 12 says that; "*Exceptionally, and without a requirement to demonstrate need, a single family traveller transit site or serviced site may be permitted in the countryside. Such proposals will be assessed on their merits*". Paragraph 6.146 of the SPPS says that where need is identified for a transit site or a serviced site, which cannot be readily met within an existing settlement in the locality, proposals will be required to meet the policy requirements in respect of rural planning policy for social and affordable housing. It is noted that the SPPS does not specify whether this provision applies to a site for a single

family and/or a site for more than one family, it is reasonable to presume that it relates to all such sites. There is tension between the provisions of the SPPS and retained policy. Therefore, in accordance with the transitional arrangements set out at paragraph 1.12 of the SPPS, the provisions of the SPPS prevail.

The proposed "*minor change*" does not address the representors' concern that is given in SUBDOC-016 as the rationale for the amendment. However, having found that element of Policy HOU12 consistent with prevailing regional policy, **RA030** is needed for clarity. Although the previous paragraph refers to the sequential requirements of Policy COU5 Affordable Housing, the proposed amendment would clarify what "*sequential test*" applies to such proposals; and

- MC19C – Would amend the final paragraph of the J&A text by referring to (then) draft guidance issued by the Department for Communities. Whilst there may be some utility in signposting associated guidance, its provisions would apply regardless and soundness test CE3 would not be offended without the reference. This "*minor change*" is not essential.

5.120 Paragraph 1 of the DfI draft Model Licence Conditions differentiates between the responsibilities of the planning system and those that rest with councils in licensing sites. As the publication relates to the Caravans Act (Northern Ireland) 1963 and Section 5 that enables councils to set licence conditions, it relates to a separate legislative regime that applicants will have to comply with independent of the development management system. The tests for soundness do not require reference to this document in the J&A text of Policy HOU12.

5.121 An additional representation is addressed in LCCC's PCR at page 220. I agree with its consideration and LCCC'S conclusion. Subject to **RA029** and **RA030**, Policy HOU12 is sound.

Housing in the Countryside

5.122 LCCC responded to representations about Strategic Policy 09 Housing in the Countryside at pages 91-94 inclusive of its PCR. There was further discussion at the public hearing sessions about a representor's contention that the policy could (*my emphasis*) be amended "*to refer to the specific ambition to achieve rural regeneration where necessary*". The discussion emphasised LCCC's position in its PCR that the plan policies must be considered holistically especially those operational policies relating to development in the countryside and economic development in villages, small settlements and the countryside. It advised that the final sentence of the first row on the right-hand column on page 93 of its PCR, referring to a "*minor change*" could be disregarded. Subject to that clarification, I concur with LCCC's assessment of the issues considered therein and consider the policy sound as written.

Education, Health Community and Culture

5.123 At Pages 95 and 95 of its PCR LCCC considered representations made in respect of Strategic Policy 10 Education, Health, Community and Culture. I concur with its analysis and conclusions. The policy is sound as written.

5.124 Pages 222 - 224 of its PCR LCCC addressed representors' concerns in respect of Policies CF01 Necessary Community Facilities and CF02 Protection of a Local Community Facility. Its consideration of those points is persuasive. Those policies, as written, satisfy the soundness tests.

Development in the Countryside

5.125 LCCC proposed that Policy COU1 Development in the Countryside be amended by adding to the 4th paragraph to provide clarity on its stance on retailing in the countryside (MC29). Notwithstanding the provisions of the 3rd paragraph of the Preamble to Part 2 of the dPS (page 3) and even when reading the plan in the round, it is not readily apparent what provision has been made for retail proposals outside settlement development limits. Mindful of soundness test CE3, **RA031** is therefore necessary. Subject to this proposed change, Policy COU1 is otherwise sound.

5.126 LCCC's proposed insertion of the sub-heading *"Non-listed vernacular dwellings"* above the third paragraph of Policy COU3 Replacement Dwellings would be consistent with the use of a sub-heading later on in the policy and make it easier for the reader to identify what the policy provisions are for such buildings. However, the paragraph that it would precede specifically refers to *"non-listed vernacular dwellings"* in its text. Accordingly, the careful reader would not reasonably be left in any doubt as to what the policy is for those buildings. Whilst the suggested change would make it more readily apparent, the change is not needed for soundness reasons. MC20A is not justified.

5.127 LCCC proposed a second *"minor change"* (MC20B) to Policy COU3 whereby its 3rd paragraph would finish *"in accordance with Planning Policies COU4 and HE13"*. Account has been taken of the provisions of the 3rd paragraph of the Preamble to Part 2 of the dPS (page 3) and that the plan must be read in the round. However, the additional wording (**RA032**) is necessary in respect of soundness test CE3 as it would signpost enabling policies in pursuit of achieving sustainable forms of development as opposed to cross-referencing the need to comply with other operational policies.

5.128 LCCC's proposed focussed change FC6 would amend the last paragraph of Policy COU5 Affordable Housing by stipulating that generally only one group (of affordable housing) will be permitted in close proximity to any particular settlement in the rural area and should demonstrate that the need cannot be met within the identified settlement.

5.129 Paragraph 6.73 of the SPPS sets out strategic policy for residential development in the countryside that should be taken into account in the preparation of LDPs. The final bullet point relates to social and affordable housing and expresses qualified support for the development of a small group of dwellings adjacent to or near a small settlement. There is no stipulation for the developer to demonstrate that the need cannot be met within the adjoining settlement. Policy CTY 5 – Social and Affordable Housing of Planning Policy Statement 21: "*Sustainable Development in the Countryside*" (PPS 21) says that planning permission will only be granted, amongst other things, where a demonstrable need cannot readily be met within an existing settlement in the locality. LCCC's stated reason (SUBDOC-019) for FC6 is by way of response to DfI concerning clarity of the policy wording. The Department's submission suggests that the policy (COU5) wording should refer for the requirement to demonstrate that the need cannot be readily met "*within an existing settlement in the locality*". The second paragraph of the J&A text to Policy COU5 says that such proposals will need to be accompanied by information demonstrating that the potential to locate the necessary housing within settlement limits has been explored and that no suitable sites are available. This wording does not, as FC6 proposes, limit the availability of sites within settlements to the one that the application site is adjacent to or near. For all the foregoing reasons, there is no need or justification for FC6 for Policy COU5 to be sound.

5.130 LCCC's proposed "*minor change*" MC21A would amend the end of the first paragraph of Policy COU5 so that it would read: "*…which meets a need identified by the NIHE within that settlement*". For the same reasons that **RA026** is required, stipulating that need is identified by NIHE is consistent with regional policy; the proposed minor change is testament to the fact that LCCC does not propose to depart from it in that respect.

5.131 If, having taken account of regional policy, LCCC decided to tailor the provisions of that strategic policy to local circumstances, it should give reasons for doing so. It has not persuasively done so in respect of the wording "*within that settlement*". That element of proposed MC21A is inconsistent with regional policy; it is not justified or necessary. The reason given in the PCR for doing so is in response to three representations. Whilst all say that need should be identified by NIHE in line with regional policy, none said that the qualification by adding "*within that settlement*" is necessary for soundness. Accordingly, for the sake of consistency and coherence, **RA033** is necessary but not the entirety of proposed MC21A.

5.132 LCCC proposed a "*minor change*" (MC21B) to the final paragraph of the associated J&A text whereby planning permission will only be granted where the application is made by a registered Housing Association or the NIHE. Mention of NIHE is needed for the same reasons as **RA026** and **RA033**. However, no persuasive explanation was given as to why this regional policy stipulation, contained within the main body of Policy CTY 5 of PPS 21, is only referred to in the J&A text to Policy COU5. The amended 4th paragraph of the J&A text should be included within the body of Policy COU5 (bold text) for the sake of consistency – **RA034**.

5.133 The first sentence of Policy COU8 infill/Ribbon Development reads that planning permission will be refused for a building which extends (*my emphasis*) or adds to a ribbon of development. Both the 5th bullet point of paragraph 6.73 of the SPPS and the first sentence of Policy CTY 8 – Ribbon Development of PPS 21 refer to "*creates or adds to a ribbon of development*". Soundness test C3 does not require that the wording of Policy COU8 mirror that of regional policy. However, having taken account of it, if the Council decides to tailor the provisions of that strategic policy to local circumstances, it should give reasons for doing so. In this instance it has not. Indeed, it tabled a "*minor change*" (MC22) so that the wording replicates that of regional policy. On this evidential basis, **RA035** is necessary to ensure the policy's coherence and effectiveness.

5.134 LCCC proposed a "*minor change*" (MC23) to Policy COU15 Integration and Design of Buildings in the Countryside by adding a sentence to the J&A text under the sub-heading "I*ntegration*" that would read: "*All landscape features which are required to be retained will be appropriately conditioned to be protected prior to the commencement of any other side works including site clearance*". It is to be added "*for clarity*". Paragraph 5.65 of the SPPS sets out policy on the use of planning conditions. As the proposed addition to the J&A text would not conflict with it, those provisions would still apply after adoption of the PS. The suggested wording relates to operation of the development management process as opposed to setting policy for the retention of landscape features and their protection in the interests of sustainable development. The proposed change is not justified based on the coherence and effectiveness tests for soundness; the policy is sound as written.

5.135 LCCC considered representors' additional points in its PCR at pages 226 – 245 inclusive. Having taken account of discussion at the public hearing sessions, I concur with its analysis and conclusions. Subject to **RA031– RA035** inclusive**,** Policies COU1 – COU16 inclusive are sound.

Monitoring and review

5.136 Appendix E – Monitoring Framework of the dPS sets out the mechanisms for monitoring the extent to which the Plan Objectives are being achieved, as required by Section 21 (2) of the Act. Regulation 25 of the Regulations sets out what the AMR must specify. Taking account of those legislative requirements, paragraphs 5.36 to 5.39 inclusive of the SPPS and paragraphs 5.5.14 – 5.5.17 inclusive of DPPN 6 neither statute, policy nor guidance are prescriptive on how this issue and the associated actions of Plan Objective A.5 should be monitored in order that soundness test CE3 is satisfied. There is a plethora of alternative ways in which that could be done and myriad indicators, monitoring targets and trigger points that could be specified. However, whether those would be helpful, efficacious and/or preferential is not the task that the examiner is statutorily required to perform.

5.137 Regarding representations on the monitoring and review of implementation of policies associated with achieving Plan Objective A.5, LCCC set out its position on the issue at pages !65 and 166 of its PCR. This was supplemented by discussion at the

public hearing sessions, which did not alter its approach to and conclusions on the issues raised. It sees monitoring is an iterative process that will be further developed and refined with experience of compiling the AMR and considering the outcomes of scrutiny and review. In this context and even though the number of wheelchair properties and 'Lifetime Homes' and the number of planning consents issued for dwellings with integrated renewable technology are not included as indicators with monitoring targets and trigger points, this element of the plan does not raise fundamental issues of unsoundness in respect of test CE3.

Conclusion – Plan Objective A

5.138 LCCC's response to representations in respect of Plan Objective A are addressed at pages 20 & 21 of its PCR. For reasons already addressed in the entirety of this chapter, there is no persuasive evidence that the suite of policies and plan provisions aimed at achieving Plan Objective A, subject to the identified RAs, will not contribute to a quality place. Therefore, I concur with its analysis and conclusions in respect of those representations. Neither is there persuasive evidence that account has not been taken of the CP, as required by soundness test C2, in the measures proposed to realise Plan Objective A. No further amendments are required in the interests of soundness.

6.0 A Thriving Place – Driving Sustainable Economic Growth

6.1 Plan Objective B: A thriving place is concerned with driving sustainable economic growth. Seven associated actions are identified at page 35 of Part 1 of the dPS. These are to be achieved through associated strategic and operational policy. At Figure 2 on pages 33 and 70 of Part 1 of the dPS, LCCC has set out how its PS will contribute to specific themes and outcomes identified in its CP (SUBDOC-065). Appendix C – Statutory Link with Community Plan of Part 1 of the plan illustrates the synergy between CP Themes and Outcomes and Plan Objectives (pages 166 – 169 inclusive).

6.2 As well as the plans and policies identified at pages 71 – 75 of Part 1 of the dPS, paragraphs 5.2 and 5.3 of the "*Housing and Employment Topic Paper*" of January 2021 (SUBDOC-031) sets out a succinct commentary on how Objective B accords with the main associated requirements of regional planning policy.

Economic development

6.3 In addition to the dPS strategic policies specifically concerned with sustainable development, there are two that relate to economic development namely: Strategic Policy 11 Economic Development in Settlements; and Strategic Policy 12 Economic Development in the Countryside.

6.4 RG1 of the RDS 2035 seeks to ensure an adequate supply of land to facilitate sustainable economic growth. The rationale for the three stage Employment Land Evaluation Framework at Table 3.1 thereof is set out in the preceding bullet point in paragraph 3.3. The RDS 2035 was published in March 2012 and, at paragraph 1.8, referred to the review of public administration and the transfer of planning powers to new councils that subsequently occurred in 2015. Other than that, there is no reference to the current two stage LDP process.

6.5 The Framework is concerned with assessing the quality and viability of sites zoned for economic development uses in the area plans (*my emphasis*). The plan's strategic employment allocation is set out at page 77 of Part 1 thereof. Considering it in the context of each of the 3 evaluation stages set out in Table 3.1:

Stage 1 – Taking Stock of the Existing Situation

6.6 The Sustainability Appraisal Interim Report for the POP (SUBDOC-047) considered three options in respect of safeguarding existing employment land. Appraised against 14 sustainability objectives the option of maintaining the current provision of land zoned for employment (Option 5A) scored most favourably. In summary it said that: "*Option 5A had many positive impacts and given than (sic) the area is determined, and the use as employment land is decided, it is possible to more accurately determine these impacts*". On that basis, as LCCC considered the policy approach founded on Option 5A to be consistent with regional policy in its SA Report

(SUBDOC-005). it said that no reasonable alternatives were identified after the POP stage of the plan process.

6.7 Having further considered the issue in Technical Supplement 2: Urban Capacity Study, the baseline for LCCC's Employment Land Review [ELR] in Technical Supplement 3 (TS 3) consisted of land zoned for economic development uses in dBMAP 2015 comprising both developed and undeveloped land of 0.5 hectares (ha) and over. There are 30 key employment sites across the plan area. Details of these sites are set out at Table 5 of Part 1 of the plan with further supplementary information at TS 3 and the Topic Paper (paragraphs 5.4 – 5.17 inclusive). The initial assessment showed that approximately 220 ha of employment land remains undeveloped. This includes 52.49 ha identified at West Lisburn/Blaris, subject of proposed Strategic Mixed Use designation SMU01, rather than the full 120 ha that was zoned for employment in dBMAP.

6.8 The environmental implications of the existing land portfolio and its accessibility were assessed during the preparation of dBMAP and during the subsequent public inquiry. The dPS evidence base included detailed assessments of the 30 sites zoned in dBMAP. The scoring for the matrices used in the site assessment is explained at Appendix 3 of TS 3 and the pro forma in respect of the 30 sites are included at its Appendix 4 and Appendix 2 of the Topic Paper. The assessment took account of 12 criteria including landscape and environmental designations and Tree Preservation Orders. The first 3 criteria specifically refer to access (road, public transport and pedestrian/cycle). Those such as proximity to residential areas, community facilities, infrastructure and the site's relationship with adjoining uses are also pertinent to consideration of accessibility. The public transport access criteria would have taken account of changes in that element of the transport infrastructure since its consideration during the dBMAP process. Stage 1 of the RDS Employment Land Evaluation does not specify that accessibility analyses be carried out as part of the initial assessment of the "fitness for purpose" of the existing (*my emphasis*) employment land portfolio. In the context of reliance on "legacy" sites from dBMAP that have previously been subject to that two-stage scrutiny, that LCCC did not use the software-reliant accessibility analysis that DfI TMPU advocated in assessing the "fitness for purpose" of the zonings as part of its evidence base, is not fatal to its strategic employment allocation.

6.9 As detailed in section 5.14 of the Topic Paper, a mixed-use development would significantly improve the rating of the West Lisburn/Blaris site, with improved accessibility moving it from the poor to high quality category. This would yield 15 high quality sites (104.68 ha), 10 average quality sites (89.03 ha) ad 5 poor quality sites (27.97 ha).

6.10 Paragraph 4.28 of the RDS describes the Maze/Long Kesh regeneration site as an example of a site of regional importance. The Maze Lands, that encompass an area of approximately 141 ha, are designated as a Strategic Land Reserve of Regional importance in dBMAP 2015 (Designation LN 09). The Designation says that they are safeguarded from any development that would prejudice their potential as a reserve

for any future major development of regional significance. The associated J&A text notes that the Lands are in the ownership of the Office of the First Minister and the Deputy First Minister (OFMDFM) and "*present considerable potential for future development and form a significant land reserve, which could at some future point be developed in the wider public interest*". It added that the facilitation of proposals for the regeneration of this substantial site are being taken forward by the OFMDFM and that the plan safeguards the site from development that could undermine its strategic significance. Policy EMP 1 Employment/Industry of dBMAP did not include The Maze Lands as part of its zoning for employment/industrial use.

6.11 At page 77 of Part 1 of the dPS is an explanation as to why that site has not been considered as part of the overall quantum of employment land. In its PCR, LCCC responded to representors' submissions on exclusion of these lands from the strategic employment allocation at pages 23 and 394 – 398 inclusive. The issue was the subject of further discussion at the public hearing session of the IE but LCCC did not resile from the position set out in its written evidence base. I concur with its reasoning and conclusions. To that end, LCCC's proposed "*minor change*" (MC67) whereby removal of reference to the Maze Lands from the Urban Capacity Study (SUBDOC-021) is necessary as **RA036** and **RA037** in the interests of clarity, consistency and coherence.

Stage 2 – Understanding Future Requirements

6.12 An overview of the employment and economic land baseline was initially set out in LCCC's POP Position Paper 3: Employment and Economic Development (SUBDOC-053). Its subsequent TS 3 and Technical Supplement 4: Office Capacity Study (TS 4) [SUBDOC-022 & 023 respectively] updated those considerations. An independent evidence-based employment land review was undertaken by Lichfields and its report formed part of TS 3. Having reviewed the context and identified the report's scope and methodology, the main issues were considered were:

- The plan area's spatial and economic context including workforce jobs per sector, employment past trends and Class B job change. Class B being industrial and business uses, as defined by The Planning (Use Classes) Order (Northern Ireland) 2015:
- Existing employment sites and development trends, taking on board associated market feedback;
- The future need for employment space to accommodate Class B uses; and
- Assessment of employment sites.

It culminated in overall conclusions drawn from the preceding sections and outlined the key implications in relation to planning for future employment land needs in the LCCC area. The evidence base that accompanied submission of the dPS was updated and supplemented by the Topic Paper that:

- Reviewed and responded to representations made in respect of Strategic Policy 11 Economic Development in Settlements;

- Updated the Employment Land Review (ELR);
- Advised on any consequential changes that should be made to the dPS; and
- Considered the economic impact of Covid-19.

6.13 Lichfields developed six potential economic scenarios to provide a framework for considering future economic development growth needs and B class employment space requirements (Table 6.12 of TS 3). As with any such forecast there may be a variety of methodologies that could be employed. However, there is no persuasive evidence to suggest that the chosen approach is not robust. The scenarios produced a series of Class B floorspace requirements that ranged from 12.64 hectares (ha) under the baseline scenario to 44.85 ha under the past completions scenario over the period 2017 – 2032. At page 77 of Part 1 of the dPS under the heading "*Strategic Employment Allocation*" LCCC considered the scenarios from the ELR and set out why Scenario 5: Past Completions was deemed the most appropriate and likely outcome. It forecast a need for 48.85 ha of employment land need over the plan period. The evidence base in this respect is comprehensive and robust having considered the relevant alternatives and a provided cogent explanation of why Scenario 5 was chosen.

6.14 The evidence base did not go as far as *"identifying sites that should clearly be released for other uses"*. Together with outstanding matters highlighted in consideration of Stage 3 below, these are issues that can be dealt with during preparation of the LPP. As the RDS pre-dates the two stage LDP process, the timing of that site-specific review is not fatal to the plan's strategic employment allocation.

6.15 Regarding the impact of the Covid-19 pandemic: paragraphs 6.1 – 6.5 inclusive of the Topic Paper identified the role of the planning system in promoting economic growth; and paragraphs 6.6 – 6.14 inclusive went on to consider its economic impact. Based on that evidence the report concluded that when looking at the LDP period as a whole, that pre-Covid forecasts are not expected to over-state the long-term growth levels. It sets out the reasons for firmly rebutting any suggestion that the level of growth that is anticipated by the dPS should be adjusted downwards. The paper's assessment of likely effects is cogent and coherent. In that context, its conclusions are as robust as forecasting can be.

Stage 3 – Identifying a "new" portfolio of sites

6.16 Identification of a "new" portfolio of sites as required by stage 3 of Table 3.1 is squarely a matter for the LPP stage of overall LDP process. This is evidenced in Development Plan Practice Note 8: "*The Local Policies Plan*" at paragraphs 1.1, 1.3, 5.3, 5.6 and 5.9.

6.17 Regarding future employment land needs, the ELR in TS 3 concludes that in order to ensure a flexible and responsive framework it will be necessary not just to concentrate on meeting the forecast quantitative requirements for office and industrial space, that will fluctuate over time, but to reflect on the opportunities and risks that flow from particular policy approaches. Notwithstanding considerations

about choice and flexibility in respect of the range of factors that will determine whether a particular site will meet the needs of a specific business, there is a significant mismatch between the quantum of "legacy" employment and economic development land carried over from dBMAP 2015 (220 ha) and the forecast of the amount required over the plan period (44.85 ha). This suggests that there will be no need to identify additional lands in the LPP, brownfield included.

6.18 The dPS is consistent with paragraph 6.94 of the SPPS in respect of its Strategic Mixed Use sites (SMUs). Together SMU01 and SMU02 comprise a total of 96.32 ha of developable land for employment. Local employment sites make up the balance of the strategic employment allocation of 220 ha. Accordingly, there is no persuasive evidence that the dPS promotes the SMUs over other employment zonings. The evidence base, notably paragraph 8.18 – 8.35 inclusive of the ELR and Figure 7.1 in TS 3, demonstrates that the existing portfolio of employment land provides a range of good and average quality sites across Lisburn and Castlereagh, not limited to a particular geographic area. It also includes two rural employment sites with a total developable area of almost 12ha. In these respects, the strategic employment allocation is consistent with the 3rd sentence of paragraph 6.92 of the SPPS where the role of LDPs is identified in achieving the regional strategic objectives for economic development, industry and commerce. Neither of these considerations currently point to the need for additional sites to be zoned at LPP stage.

6.19 When LCCC completes the evaluation exercise set out in Stage 1 and carries out that at Stage 3 of RDS Table 3.1 in preparing its LPP, it is strongly urged to consider:

- Whether in the interests of sustainable development, there is merit in and/or a need to de-zone some of the "existing" zoned sites either in whole or in part. This is especially pertinent in light of: the finding at paragraph 4.13 of TS 3 that the zoned sites comprise a higher proportion of greenfield than brownfield land - the site-by-site breakdown is set out at Appendix 5 of TS 3; point 4 at paragraph 4.7 of TS 3 that notes a market preference for existing properties that are cheaper to refurbish than new builds on undeveloped sites; and the provisions of paragraph 6.93 of the SPPS. Consideration should be given to the balance to be achieved between strategic policies concerned with sustainable development and the case for retaining zoned greenfield land in order to reduce the cost of development, thereby removing barriers to inward investment;

- At paragraphs 5.15 – 5.17 of the Topic Paper, LCCC set out its approach to the zoned employment sites identified as "poor". Account has also been taken of its oral evidence that not all businesses need and/or could afford to establish on or move to the better quality sites; they broaden choice and flexibility for the range of B class uses. Nevertheless, scrutiny should be given to these sites' retention considering the factors that have led to them being identified as "poor" and the objectives of the plan's strategic policies concerned with sustainable development; and

- It is noted that the ELR took account of market demand (paragraph 4.14 of TS 3). Nevertheless, considering the comments at 8.17 of the Lichfields paper at Section 5 of TS 3, LCCC is also urged to re-visit the points raised therein when zoning sites as the LPP stage. Although deliverability of policy objectives is not a test for soundness, from the perspective of achieving orderly and sustainable development it is a pertinent consideration in the context of law, policy and guidance.

6.20 When these factors are considered in the round, additional sites might need to be allocated at LPP stage if it were considered that some dBMAP zonings' retention would not be in the best interests of achieving Plan Objective B. However, at this initial stage of the binary plan process, when the Employment Land Evaluation Framework at Table 3.1 of the RDS relates to the former unitary area plan, the strategic employment allocation does not give rise to such fundamental misgivings about coherence and effectiveness as to render it unsound. Therefore, whilst LCCC is urged to take on board the considerations in the preceding paragraph when preparing its LPP, they cannot be subject of a recommended amendment as they do not go to soundness of the dPS.

6.21 The full extent of evaluation required by the RDS in respect of the former unitary plan system has not yet been carried out. However, at this juncture, the evidence base to date is realistic and appropriate considering the two-stage LDP process. Only site-specific evaluation at the LPP stage can fully address concerns about the scale of the quantitative oversupply and whether it is inconsistent with Strategic Policy 01 Sustainable Development and Strategic Policy 04 Supporting Sustainable Economic Growth. At that juncture, consideration could be given to when sites would start to make a meaningful contribution to supporting Class B jobs in the plan area. Pending adoption of the LPP, operational Policies ED4 Redevelopment of an Established Economic Development Use in the Countryside and ED7 Retention of Zoned Land and Economic Development will provide the framework for consideration of individual planning applications for the re-use of existing and zoned economic development land comprising the "legacy" sites. These should prevent the blight of the zoned "legacy'" sites retained from dBMAP as part of the strategic employment allocation.

6.22 The monitoring mechanism for review of strategic and operational policies concerned with economic development is found in the first row of the table in Appendix E – Monitoring Framework, page 176, of Part 1 of the plan. The outcome of that element of the statutorily required AMR will assist in informing associated policies at the LPP stage of the overall plan process. When the LPP is adopted, after the aforementioned site-specific work has been carried out during its preparation, if monitoring showed there to be a mismatch between what is available on the ground and the identified strategic need for additional employment floorspace, LCCC could opt for an early review of the plan. This is consistent with paragraphs 5.36 – 5.39 of the SPPS and the legal and policy framework identified therein. However, in the context of the two stage LDP process with the legal and policy emphasis on plan,

monitor and review, the strategic employment allocation complies with the soundness tests that are concerned with coherence and effectiveness.

6.23 At paragraphs 5.18 – 5.24 of the Topic Paper, LCCC set out its approach to unzoned employment sites and their relationship with the strategic employment allocation. Its evidence in this respect is coherent and robust. Policy ED7 will provide the basis for considering development proposals that would result in the loss of Class B1, B2, B3 and B4 uses. Thereby flexibility is afforded to enable alternative uses to come forward where their benefits would outweigh the loss of the land for economic development use. This accords with paragraph 6.89 of the SPPS. Pending the LPP stage of the binary LDP process, this approach is realistic and appropriate.

Economic Development in Settlements

6.24 Not all the sites that make up the strategic employment location are located within settlements; the last two entries on Table 5 of the dPS appear under the heading "Rural Employment Sites". These are Local Employment Sites as defined on page 77 of Part 1 of the dPS. Criterion b) of Strategic Policy 11 Economic Development in Settlements relates specifically to such sites. Despite being raised by a representor, this is a matter that only came to my attention after the public hearing sessions so that a form of wording was not discussed with the parties. However, for the sake of clarity **RA038** is necessary whereby this discrepancy is addressed so that it is made clear that despite the policy header, it applies to sites outwith settlements.

6.25 Criterion c) of Policy SP11 encourages mixed use schemes supporting regeneration on sites previously used for economic purposes to help tackle inequality and deprivation. As set out in the Introduction to this report, the PS must be read in the round. Operational Policy ED7 Retention of Zoned Land and Economic Development presumes against the loss of zoned employment land and unzoned employment land in settlements. The type of scheme envisaged by criterion c) of Policy SP11 would have to qualify as an exception to the presumption against the loss of employment land clearly articulated in Policy ED 7. Therefore, there is no conflict between the dPS when considered holistically and Policy PED 7 Retention of Zoned Land and Economic Development Uses of Planning Policy Statement 4: "*Planning and Economic Development*" (PPS 4). Soundness test C3 is not offended in this respect.

6.26 LCCC considered additional representations in respect of Strategic Policy 11 at pages 97 – 101 inclusive of its PCR. I concur with its assessment and conclusions and there is no need to amend the policy or its J&A in the interests of soundness.

SMU02 Purdysburn/Knockbracken

6.27 The Strategic Mixed Use site subject of SMU02 Purdysburn/Knockbracken extends to 85.54 ha and, of that, a total of 44.03 is developable (Table 5, Part 1). Talking account of that context, the nature and mix of uses already on the site are likely to be influential in determining where the uses permitted by criterion h) would be located. It is noted that when zoned in dBMAP 2015 (Zoning MCH 13) that the

associated comprehensive masterplan/development framework for the site was to indicate an "*appropriate mix of specific uses*". This language is consistent with criterion h) of Policy SMU02, which requires that the associated concept masterplan shall outline "*an appropriate mix of the following uses*". Although dBMAP 2015 remains a draft DPD, it has been through public inquiry and weight attaches to it. In considering clarity, given the site characteristics and context, the phrase strikes and appropriate balance between soundness tests C4 and CE4.

6.28 At page 108 of its PCR, LCCC engaged with a representation in respect of SMU02 concerned with natural heritage and the use of green and blue infrastructure. In addition to the required Concept Masterplan for the site, as the PS must be read in the round, a proposal thereon would also have to comply with associated operational policy. In oral evidence LCCC cross-referenced a number of operational policies that would address the representor's concerns. In addition, the equivalent Zoning MCH 15 in dBMAP 2015 does not require that level of detail in the comprehensive masterplan/development framework for the site. As an appropriate balance is struck between soundness test C4, CE3 and CE4, there is no need to amend the policy in these respects in the interests of soundness.

6.29 At Pages 107 – 109 inclusive of its PCR, LCCC engaged with representations in respect of SMU02. Over and above the issues already considered, I concur with its assessment and conclusions and there is no need to amend the policy or its J&A in the interests of soundness.

Economic Development in the Countryside

6.30 At pages 110 and 111 of its PCR LCCC addressed representations in respect of Strategic Policy 12 Economic Development in the Countryside. I concur with its assessment and conclusions and there is no need to amend the policy in the interests of soundness.

Economic Development – Operational policies

6.31 The final paragraph of Policy PED 4 Redevelopment of an Established Economic Development Use in the Countryside of PPS 4 says that exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the provisions of PPS 21. Outside of a Dispersed Rural Community, Policy CTY 5 Social and Affordable Housing of Planning Policy 21: "*Sustainable Development in the Countryside*" (PPS 21) sets a sequential locational test for the acceptability of sites for such development outside a small settlement where the need for it cannot readily be met within an existing settlement in the locality. Criterion (b) of the 3 associated criteria relates to a site close to the settlement limits which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment. Policy COU5 Affordable Housing of the dPS mirrors the sequential locational test in CTY 5 of PPS 21.

However, Policy ED4 Redevelopment of an Established Economic Development Use in the Countryside does not reproduce the final paragraph of Policy PED 4 of PPS 4.

6.32 LCCC pointed to three provisions of the SPPS that it said to show that Policy ED4 is not at odds with those elements of regional policy:

- The policy objectives for development in the countryside at paragraph 6.66 that are concerned with different facets of sustainable development;
- The policy approach of paragraph 6.69 to cluster, consolidate and group new development with existing established buildings and promote the re-use of previously used buildings: and
- Paragraph 6.73 directs that strategic policy for residential development in the countryside that should be taken into account in the preparation of LDPs. The 9th bullet point relates to social and affordable housing development. It allows for an identified need for such development adjacent to or near a small settlement.

6.33 Policy COU5 of the dPS is consistent with paragraph 6.73 of the SPPS. However, the latter does not specify that such development should be limited to greenfield sites. Where an established economic use is located just outside a settlement, its redevelopment for social and affordable housing would, in principle, be consistent with paragraph 6.69 and would not offend any of the regional strategic policy objectives at paragraph 6.66 of the SPPS.

6.34 Soundness test C3 does not require that the provisions of the dPS replicate existing regional policy. The planning authority is at liberty to tailor its provisions to address local circumstances provided there is a persuasive explanation for doing so. In this instance, LCCC's rationale for omitting the final paragraph of Policy PED 4 of PPS 4 is not persuasive considering the SPPS provisions that it relied on lend support to the need to change the policy. Therefore, **RA039** is necessary whereby a final paragraph should be added to Policy ED4 to make the same exception for social and affordable housing provided they meet the provisions of Policy COU5.

6.35 Paragraph 6.89 of the SPPS sets a presumption against the loss on unzoned lands in settlements in current economic development use (or land last used for those purposes). Policy ED7 Retention of Zoned Land and Economic Development initially omitted the reference to land last used for economic development use. Whilst soundness test C3 does not require LCCC to replicate this provision provided its evidence base explains why it chose to take a different approach, the associated proposed focussed change (FC7) shows that was not its intention. In that context, **RA040** is needed for soundness.

6.36 LCCC proposed to add an additional criterion to Policy ED9 General Criteria for Economic Development that would require associated proposals to accord with the provisions of Policy NH1 European and Ramsar Sites – International. Its omission would not waive or undermine the statutory obligations imposed on a developer by virtue of the Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995

(as amended). Whether or not this criterion is added, LCCC confirmed that any proposal potentially affecting such sites would have to comply with Policy NH1 by virtue of the third paragraph to the Preamble in Part 2 of the plan. Therefore, its omission would not undermine either the integrity of the draft HRA or securing associated mitigation measures included therein. Accordingly, MC62 is not needed for soundness.

6.37 LCCC addressed additional points raised by representors in respect of its suite of operational policies relating to economic development at pages 247 to 260 inclusive of its PCR. Save for its response to the representation concerned with Policy ED4 that gave rise to **RA039**, I concur with its analysis and conclusions. Subject to **RA039** and **RA040**, those policies are sound as written.

Minerals Development

6.38 Paragraphs 6.153 – 6.161 of the SPPS identify considerations to be taken on board in when preparing a LDP. There is no indication that any of the considerations must be addressed at dPS stage as opposed to when the LPP is prepared. Section 14.0 "*Minerals*" of DPPN 7 provides guidance as to what consideration should be given to minerals development in LDPs. Over and above the suite of associated strategic and operational policy, it is difficult to envisage how a council could address all the considerations specified by policy and guidance without a regional overview of minerals resources, supply and demand. LCCC grappled with this point at page 89 of the dPS in the J&A text to Strategic Policy 13 Mineral Development setting out details of consultation with the Department for the Economy's Geological Survey of NI and referred to commencement of a data gathering exercise by that Department to enable a regional evidence-based approach to be developed. LCCC acknowledged in the J&A text that further work in respect of the mineral resource is needed at the LPP stage of the plan process. Whilst the dPS does not address all the issues that the SPPS and DPPN 7 identify, given the lack of a regional evidence-base to underpin local policies, this is not fatal to its soundness. To hold the dPS back pending collation of the regional evidence base would be contrary to Section 1 of the Act.

6.39 LCCC's evidence base includes a "*Landscape Character Review for Lisburn and Castlereagh*" as part of its Countryside Assessment (SUBDOC-025). Its Section 7 comprises a geological characteristics review. Consideration of each of the plan area's Landscape Character Areas includes landscape management and planning guidelines for minerals.

6.40 At pages 112 – 115 inclusive of its dPS, LCCC responded to representations about Strategic Policy 13. I am persuaded by its consideration of them and agree with the conclusions reached. The policy is sound as written.

6.41 Policy MD1 Environmental Protection is the subject of 2 focussed changes (FC8A and FC8B). At the public hearing sessions LCCC proposed omitting a superfluous word and correcting punctuation so that the second sentence would read: "*Minerals development within or in close proximity to an area that has been designated, or is*

proposed for designation to protect its landscape, scientific, natural or built heritage significance will not normally be granted permissions where this would prejudice the essential character of the area and the rationale for its designation". FC8B proposes removal of an exception to the presumption against development in or in close proximity to such designated areas in respect of valuable minerals subject of Policy MD4 Valuable Minerals.

6.42 Policy MD4 is clear in its intent where it states in respect of valuable minerals that: "*There will not be a presumption against their exploitation in any area, however, in considering a proposal where the site is within a designated area in the Local Development Plan, due weight will be given to the reason for the statutory zoning*". The wording is consistent with both the third sentence of paragraph 6.157 of the SPPS and Policy MIN 4 Valuable Minerals, and its accompanying text, of "*A Planning Strategy for Rural Northern Ireland*" (PSRNI). Read on its own, its retention suggests that proposals for the extraction of valuable minerals would not be subject of the qualified presumption in favour of minerals development. However, Policy MIN4 makes it clear that the lack of presumption against their exploitation in any area is itself qualified. In terms of interpretation and implementation, removing the bracketed text from Policy MD1 would have few implications for the application of Policy MD4. If it were retained, the only difference would be that there would be a presumption against such proposals in close proximity to a designated area or one that is proposed for designation. If the designated area were a natural heritage site subject to separate legislative provisions that would apply irrespective of policy, such as a Ramsar Site, the proposal's implications for that area would be a material consideration whether it is located within or without that area. Omitting the bracketed text from Policy MD1 would not be inconsistent with regional policy. **RA041** is necessary for clarity and in acknowledgement of statutory obligations in respect of certain designations; it would not give rise to inconsistency between policies MD1 and MD4.

6.43 LCCC proposed a "*minor change*" (MC24C) whereby the second paragraph of the J&A text of Policy MD1 would become the second paragraph of the policy itself (in bold text). The proposed change was made at the suggestion of DfI Planning. On foot of public consultation on the proposed focussed and minor changes, as detailed in the opening chapter of this report, the Department welcomed the amendment but considered that it would constitute more than a minor change as envisaged by DPPN 10. It was the only party to comment on the proposed revision. As set out in the introductory chapter, although minor changes were not formally put out to consultation many parties, including DfI Planning, availed of the opportunity to comment on them in addition to focussed changes. Comparing and contrasting the definition of "*minor changes*" and "*focussed changes*" at paragraphs 4.5 & 4.6 and 4.7 of DPPN 10 and given the opportunity for public comment, the proposed insertion of the paragraph from J&A to policy is acceptable, in principle, as a minor change. However, ultimately this is a matter for DfI to adjudicate on.

6.44 That LCCC has sought the change is testament to the fact that it is not proposing to depart from regional policy. Paragraphs 6.154 and 6.158 of the SPPS permit the

principle of the extraction of peat notwithstanding that mitigating and adapting to climate change is dealt with at paragraphs 3.10 to 3.13 thereof. In that context, it would be inappropriate to import policy from the English National Planning Policy Framework. In addition, Section 250 (1) of the Act excludes turf cut for purposes other than sale from its definition of "*minerals*". LCCC's provisions for peat extraction, subject to MC24C, are consistent with regional planning policy. **RA042** is necessary for the sake of soundness test C3 so that the provisions for the extraction of peat for sale contained within paragraph 6.158 of the SPPS are included in policy and, in the plan-led system, not seen to be accorded lesser weight.

6.45 Policy MD1 is subject to three additional suggested "*minor changes*" as follows:

- MC24A proposes to align the wording with that of paragraph 6.163 of the SPPS and **RA043A** is required for the sake of consistency;

- MC24B, as amended by MA008, would cross-reference to environmental legislation and refer to balancing a proposal for mineral development with preservation and conservation of the environment. For the reasons set out when considering the dHRA in chapter 1 of this report, reference to legislation is extraneous as not only would a proposal have to be consistent with the plan's suite of Natural Heritage policies, including NH1 European and Ramsar Sites – International, but it would also have to take on board statutory requirements. The suggested reference to the balancing exercise is included in the test of MD1 itself and there is no justification for its repetition in the J&A. MC24B, as amended by MA008, is not necessary; and

- MC63 proposes to add two additional sentences to the end of paragraph 1 of the J&A. Reference to the Special Protection Area and Ramsar Site is needed for clarity - RA**043B**. However, for reason set out when considering the dHRA, there is no need to add that proposals that may affect a European or Ramsar Site must meet the requirements of Policy NH1.

6.46 Policy MD1 sets a qualified presumption in respect of mineral development whereas Policy MD3 Areas of Mineral Constraint sets a general presumption against such development save for two exceptions. Policy MD1 is largely consistent with both Policy MIN 1 Environmental Protection of the PSRNI and its accompanying text, and paragraph 6.154 of the SPPS. Policy MD3 echoes Policy MIN 3 Areas of Constraint, and its accompany text of the PSRNI and the third bullet point of paragraph 6.155 of the SPPS. The policies have the common aim of conserving and protecting the natural and historic environment. However, Policy MD3 will apply only to Areas of Mineral Constraint, defined at the LPP stage of the overall plan process; whilst Policy MD1 will apply to the remainder of the plan area outwith such designations. Both are clear in their intent.

6.47 Policy MD4 Valuable Minerals does not specify what resources are considered to come within its ambit. The J&A text of Policy MIN 4 Valuable Minerals of the PSRNI cites oil, gas and lignite as examples. Paragraph 6.157 of the SPPS nor its Glossary do

not define the term. Section 250 (1) of the Act defines "*minerals*" but does not otherwise assist. In that context: mindful that what is considered valuable may evolve and change over the plan period; LCCC's evidence that such applications are few in number; and that the first sentence of policy provides a broad definition, consideration on a case-by-case basis and in consultation with the Department for the Economy does not mean the policy fails soundness test CE3.

6.48 Two "*minor changes*" are proposed to Policy MD4 as follows:

- MC25 would cross-reference to the suggested J&A text in Policy MD1 subject of MC24B as amended by MA008. The reasons why the latter is considered unnecessary are set out above in paragraph 6.45and apply equally to MC25, which is not required for soundness; and

- MC64 would stipulate that proposal affecting a European or Ramsar Site must meet the requirements of Policy NH1. As with the second part of MC63, this is not necessary.

6.49 LCCC considered additional representations over and above those already discussed at pages 261 – 276 inclusive of its PCR. I agree with its consideration and assessment. Subject to **RA040 – RA043B** inclusive, the suite of policies relating to minerals development are sound as written.

Conclusion – Plan Objective B

6.50 LCCC's response to representations in respect of Plan Objective B are addressed at pages 23 & 24 of its PCR. For reasons already addressed in the entirety of this chapter, there is no persuasive evidence that the suite of policies and plan provisions aimed at achieving Plan Objective B, subject to the identified RAs, will not contribute to a thriving place. Therefore, I concur with its analysis and conclusions in respect of those representations. Neither is there persuasive evidence that account has not been taken of the CP, as required by soundness test C2, in the measures proposed to realise Plan Objective B. No further amendments are required in the interests of soundness.

7.0 A Vibrant Place

7.1 Plan Objective C: A Vibrant Place aims to grow Lisburn City, town centres, retailing and other uses as defined by Footnote [34] on page 92 of Part 1 of the plan. Six associated aims to be achieved over the plan period are set out at page 36 of Part 1 thereof. LCCC suggested a "*minor change*" (MC1) whereby a new 4th aim would be introduced and the remaining 3 aims re-numbered accordingly. District and Local Centres are included in Figure 5 The Retail Hierarchy at page 97 of Part 1 of the dPS. Aims 2 and 3 on page 36 relate to the other 4 tiers of the hierarchy and the proposed change would set out the plan's ambitions in respect of District and Local Centres and provide a context for associated policy. The aims are repeated on page 92 of Part 1 at the start of the portion of Chapter 4 Strategic Policies and Spatial Strategy that considers Objective C. MC1 proposes to make the same revision as **RA006**. **RA044** is necessary for coherence and effectiveness. The aims, as amended, are to be realised through associated strategic and operational policy.

7.2 At Figure 2 on page 33 and page 92 of Part 1 of the dPS, LCCC has set out how its PS will contribute to specific themes and outcomes identified in its CP. Appendix C – Statutory Link with Community Plan of Part 1 of the plan illustrates the synergy between Community Plan Themes and Outcomes and Plan Objectives (pages 166 – 169 inclusive).

Town Centres, Retailing and Other Uses including The Retail Hierarchy

7.3 Section 2.0 of Technical Supplement 5: Retail Capacity Study (TS 5) [SUBDOC-024] provides a comprehensive overview of the regional and local policy context, both statutory and non-statutory, for retail development within the plan area. It also sets out the relevant provisions of LCCC's CP. This is supplemented by Sections 2 - 4 inclusive of Position Paper 4: Retailing, Town Centres and Other Uses (SUBDOC-054).

7.4 Sections 5.0 and 6.0 of TS 5 accord with the requirements of paragraph 6.274 of the SPPS. Section 5 comprises the Lisburn & Castlereagh Retail Capacity Study (February 2018) that: contains forecasts of spare retail expenditure capacity from 2017-27, which could support new retail development in Lisburn and the rest of the Council area; and informed LCCC's preferred options on retail and town centres (TCs) further to its POP PCR of September 2017 (SUBDOC-049). Section 6 sets out TC Health Checks 2018 for Lisburn City Centre, Carryduff, Hillsborough and Moira TCs and Dundonald Local Centre (LC) to assess their vitality and viability. The research was specifically aimed at assisting LCCC in providing the evidence base to support its preferred options, having considered the alternatives under each option on retailing and town centres in the SUBDOC-049.

7.5 LCCC proposed a "*focussed change*" (FC2) involving the deletion of the current criterion b) from Strategic Policy 14 Town Centres, Retailing and Other Uses (SP 14). Figure 5 The Retail Hierarchy of Part 1 of the plan (page 97) does not include Sprucefield Regional Shopping Centre (SRSC) that is subject of Strategic Designation SMU03. As Sprucefield sits outwith The Retail Hierarchy, for the sake of clarity, LCCC

proposed to delete mention of it from SP 14. As this change is needed to give effect to LCCC's intentions and provides clarity in respect of how it sees Sprucefield's relationship with The Retail Hierarchy, **RA045** is necessary considering soundness tests CE2 and CE3.

7.6 The penultimate paragraph of the associated J&A text says that SP 14 acknowledges the importance of SRSC as a destination. Given that **RA045** would delete mention of SRSC from SP 14, this paragraph should also be omitted to ensure consistency between the policy and its J&A. **RA046** is essential for coherence and effectiveness.

7.7 LCCC's proposed "*minor change*" MC4 would add a replacement criterion b) to Policy SP 14 expressing support for District and Local Centres. **RA047** is necessary for the same reasons as **RA044**.

7.8 The term "*Metropolitan District Centre*" is not included in regional planning policy or guidance, LCCC's CP nor is there evidence that such a definition/designation is included in other plans, policies or strategies relating to this council's district or that of an adjoining authority. Accordingly, the plan is not at odds with any of the soundness tests in not including such a tier on The Retail Hierarchy. In that context, to introduce a tier that has no foundation in policy or guidance could jar with soundness tests concerned with coherence and effectiveness.

7.9 The extent of Forestside District Centre (FDC) in dBMAP 2015 is shown on its Plan Amendment No. 1 Map No. 19 – Belfast/Castlereagh and its was subject of Designation MCH 19/01. The rationale for the boundary at page 43 of the District Proposals for Castlereagh (Part 4, Volume 5) said that many of the district centres (DCs) in the BMA (Belfast Metropolitan Area) are over-trading and are attracting trade away from the town centres. To help redress this perceived imbalance, a boundary for FDC was delineated.

7.10 The Preferred Option (14A) for FDC that emerged from the POP and consideration of associated representations refers to expansion of its dBMAP 2015 boundary to include Drumkeen Retail Park and Homebase (pages 61 – 64 inclusive of SUBDOC-049). The "*Potential Extension to the District Centre*" is shown on Map 14 of Appendix H to the POP (SUBDOC-045). This Preferred Option was considered in the Lisburn & Castlereagh Retail Capacity Study (RCS) within TS 5. The conclusions drawn in its Section 8.8.2 and the evidence underpinning them were challenged, allied with the contention that the PS should designate the physical extent of the FDC.

7.11 Paragraph 6.227 of the SPPS is silent on at what stage of the plan process the spatial extent of retail designations should be defined. Paragraph 6.288 thereof cannot be read in isolation from the context of the "*Implementation*" section that spans paragraphs 6.284 – 6.292 inclusive of the SPPS. In that context, where reference is made in that specific paragraph to "*during the plan period*" that suggests the LDP as a whole; otherwise, the PS would be required to take on board all those considerations, which is not the intent of the two-stage process.

7.12 Table 1 of Development Plan Practice Note 7: "*The Plan Strategy*" sets out a suggested *(my emphasis)* structure for the content of the PS. Row 6 refers to maps and there is nothing therein that suggests that specific designations need be included in the PS. Paragraph 20.3 says that a hierarchy of town, district and local centres should be identified - this is done in Figure 5 and the accompanying text on pages 97 and 98 of Part 1 of the plan. Paragraphs 5.7 and 6.4 also suggest that LCCC's approach is not unsound in this respect. Row 4 of the correspondent Table 1 in Development Plan Practice Note 8: "*Local Policies Plan*" (DPPN 8) refers to maps to show local site-specific proposals, zonings etc. Paragraph 20.3 thereof says that a council may build upon and update the work already undertaken for the preparation of the PS in order to determine the most appropriate sites for town centre (TC) and retail development. Paragraph 20.4 directs that the LPP should define the spatial extent of TCs, and primary retail cores/frontages. Whilst not specifically identified, it is not unreasonable to suggest that the guidance could equally apply to other designations such as DCs. On the other hand, it does not preclude designations being included in the PS. However, the plan is not unsound because the matter has been reserved for consideration at the next stage of the binary LDP process.

7.13 Extension of the boundary emerged as the Council's Preferred Option for FDC suggesting that designation of its physical extent would happen at PS stage notwithstanding conclusions drawn above based on Departmental guidance. Appendix H to the POP (SUBDOC-045) showed: a proposed extension to Lisburn City Centre (Map 10); Potential Town Centre Boundaries for Moira and Hillsborough (Maps 12 and 13); and Potential Extension to Local Centre Boundary – Dundonald (Map 15). None have been carried through as designations in the dPS despite the associated POP PCR saying that all these options received majority support. Implementing only one of these designations or extensions of designations in this PS might have ramifications for the remaining tiers of The Retail Hierarchy.

7.14 Soundness test P2 requires consideration of whether the council prepared its POP and took into account any representations made. SUBDOC-044 and 049 show that LCCC performed both these tasks. The third paragraph under the heading "*District Centre – Forestside*" on page 98 of Part 1 thereof makes the commitment to consider "*a possible extension to the District Centre boundary to consolidate and strengthen its role*". The final paragraph of the J&A text to operational Policy TC4 District and Local Centres says that it is intended to assess the boundaries for both as part of the LPP. In the context of the two stage LDP process, reserving this matter for further consideration is not at odds with soundness test P2.

7.15 Concerns about the robustness of the evidence in the RCS in TS 5 include its implications for: the extent of the DC to be designated at Forestside; the status of Drumkeen Retail Park; and the extent of the TC to be defined in Carryduff and its relationship with/implications for FDC. These are matters that are more appropriately dealt with in preparation of the LPP when, as paragraph 20.3 of DPPN 8 says, the evidence base in TS 5 can be updated and built upon including consideration of matters arising from IE of the PS.

7.16 Subject to the required **RA047**, SP 14 and The Retail Hierarchy are consistent with paragraph 6.281 of the SPPS as regards DCs. The language of the associated operational Policy TC4 District and Local Centres is permissive and aligns with the SPPS. The plan makes provision for managing development associated with FDC pending preparation of the LPP. In these respects, it is consistent with the guidance at paragraph 1.2 of DPPN 7. Therefore, points of contention about the robustness of the evidence base regarding considerations such as its catchment, function and potential for extended trading at both Forestside and Drumkeen Retail Park are not matters that I need to engage further with at this stage of the overall LDP process in order to adjudicate on soundness. Other than **RA047**, no further amendment is needed in respect of the provisions of SP 14 for DCs.

7.17 The Retail Hierarchy includes Moira as a TC. Representors expressed misgivings about the town's capacity to absorb additional development given existing issues with congestion. LCCC's starting point was dBMAP where Moira was designated as a town but without a designated town centre boundary (TCB). The POP included 2 Key Issues relating to TCs. Key Issue 12B to maintain the dBMAP 2015 *status quo* with Carryduff as the only TC or also designate TCBs in Hillsborough and Moira to align with their existing Conservation Areas as Key Issue 12A. The rationale for both options was set out at page 107 of the POP. Key Issue 12: Strengthening TCs was considered at pages 53 – 56 inclusive of the POP PCR. The Potential TCB was shown on Map 12 of Appendix H of the POP. Key Issue 12A was carried forward for consideration in the RCS and subject to a TC health check in TS 5. One of the key indicators considered in the health check was accessibility as defined in paragraph 5.2.5 of TS 5. The subsequent SWOT (strengths, weaknesses, opportunities and threats) analysis flagged up issues with parking availability and traffic congestion as weaknesses. These informed definition of a TCB for the reasons set out in paragraphs 5.12.1 and 5.12.2 of Section 6 of TS 5.

7.18 Technical Supplement 8: Local Transport Study (TS 8) [SUBDOC-025] identified draft Transport Study objectives. No. 5 is to enhance accessibility by sustainable modes of transport to the centres of, amongst other places, Moira to safeguard its viability. The Local Transport Study (LTS) considered urban sustainable transport infrastructure in the town (Section 5.4) and parking provision (Section 5.8). The LTS will inform the LPP with a joined-up approach to the issues such as the development of the Park & Ride/Park & Share facility at Moira Railway Station.

7.19 The designation of a TC in Moira is founded on a robust evidence base where relevant alternatives were considered; it is consistent with soundness test CE2. Representors' concerns are also addressed by Criterion a) of Policy TC3 Town Centres, which requires that development proposals for retail and other TC uses in Moira will be suitable in terms of, amongst other things, scale and size. This will require consideration of their impact on the local roads network and parking provision. Designation of the TCB is a matter for the LPP.

7.20 In dBMAP 2015 a LC was designated at Dundonald (Designation MCH 17). The POP relied on this "*existing*" development plan as part of its evidence base; its Map 17 showed Dundonald LC. Preferred Option 14A was to extend its boundary to include the Park & Ride site as shown in Appendix H, Map 15 Potential Extension to Local Centre Boundary - Dundonald (SUBDOC-045). Key Issue 14: Strengthening District & Local Centres was considered at pages 61-64 of the POP PCR. Representations for Dundonald to be designated as a TC rather than a LC were to be considered in greater detail through a RCS. Section 5.7 of that document (TS 5) reported on the Dundonald LC health check (pages 32 – 35 inclusive). It considered 12 key indicators and carried out a SWOT analysis. Section 5.8.2 said that the findings of the accompanying RCS "*indicate forecast spare capacity to support only small increases in convenience and comparison floorspace in Dundonald*". There was no persuasive evidence to: cast doubt on the evidence base supporting Dundonald's designation as a LC; suggest that LCCC's approach in this respect was contrary to soundness test CE2; or that the designation would impact on the application of SP 14.

7.21 Page 90 of Part 1 of the plan says that consideration of Dundonald's status as a possible TC and its associated designation, will be considered at the LPP stage. LCCC referred to paragraphs 5.7, 5.8 and 6.4 of DPPN 7 in support of its contention that the PS only need set out the policy for TCs and LCs and does not preclude such a review. The LC tier on The Retail Hierarchy does not refer to specific designations thereby affording flexibility in that respect. In all, soundness test C3 is satisfied.

7.22 Paragraph 6.277 of the SPPS lists 5 tasks for LDPs to fulfil. In accordance with the 3rd bullet point, operational policies TC1 – TC5 inclusive in Section 6 of Part 2 of the dPS make clear what uses will be permitted in the hierarchy of centres and the factors that will be taken into account for decision making. However, in addition to the hierarchy of centres that are shown in Figure 5, that bullet point also refers to "*other locations*".

7.23 Policy TC6 Petrol Filling Stations and Roadside Service Facilities, which provides for associated retail units, and Policy SMU03 Sprucefield Regional Shopping Centre are "*other locations*" that the plan provides for as required by paragraph 6.277 of the SPPS. Both sit outside the dPS Retail Hierarchy. The countryside is not included on The Retail Hierarchy. The final paragraph of the J&A text to SP 14 says that retailing in the countryside will be by exception based on identified need only. LCCC addresses the issue of policy for retail development in such locations at page 290 of its PCR. I concur with its conclusion that Policy COU1 Development in the Countryside, subject to **RA031**, addresses representors' concerns. No further amendment is required in that respect.

7.24 In its PCR (page 120), LCCC says that "*neighbourhood centres*" are a feature of the development management process that sit outside The Retail Hierarchy. However, the wording of the 3rd bullet point of paragraph 6.277 of the SPPS indicates that its provisions also apply to "*other locations*" such as local, neighbourhood shops within Lisburn City, Lisburn and Castlereagh Greater Urban Areas and towns other than within designations included in The Retail Hierarchy. Provision could be considered

under Policy HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning, Policy HOU2 Protection of Land Zoned for Housing where retail provision is sought on such sites and in accordance with KSRs at LPP stage. However, there is no specific PS policy to inform developers wanting to promote local or neighbourhood shops in settlements other than those to which Policy TC5 Villages and Small Settlements applies. That the defined Retail Hierarchy does not include all types of retailing within the plan area is not at odds with soundness tests concerned with consistency, coherence or effectiveness. However, the lack of specific policy for these forms of retailing raises concerns in respect of tests CE2 and CE3 and the statutory duty imposed by Section 1(1) of the Act.

7.25 At the public hearing sessions LCCC said that it would not apply the sequential test set out in paragraph 6.280 of the SPPS in respect of local, neighbourhood shops. However, the PS does not include such discretion. There is no persuasive evidence as to why the plan does not include policy that makes clear which uses will be permitted in these "*other locations*". Mindful of soundness tests CE2 and CE3, **RA048** is necessary.

7.26 At pages 117 – 121 inclusive of its PCR, LCCC addresses other points raised by representors in respect of The Retail Hierarchy and SP 14. I concur with its analysis and conclusions. Subject to **RA045** - **RA048**, both are sound.

7.27 The RDS 2035 (paragraph 3.41) says that Sprucefield will continue to retain its status as a regional out-of-town shopping centre. No indication is given of its role nor is the term defined. Sprucefield is not specifically mentioned in the SPPS. LCCC's RCS refers to the GL Hearn research paper on TCs and retailing that the Department commissioned prior to publication of the SPPS. However, as LCCC acknowledges at paragraph 2.20 of TS 5, there is no indication that the report was used to inform regional policy on TCs and retailing. No policy provision is made for this sole regional out-of-town shopping centre in terms of: what, if any, provision LDPs should make for it; how it is to fit into the required network and hierarchy of centres; or how associated proposals are to be considered.

7.28 dBMAP BMA Retail Strategy comprises 4 elements, one of which is the expansion of Sprucefield Regional Shopping Centre (SRSC) for bulky comparison goods only. Policy R3 Sprucefield Regional Shopping Centre thereof made qualified provision for retail development within SRSC as indicated on Map No. 2/001 – Lisburn City. Designation LC16 Sprucefield Regional Shopping Centre, shown on Map No. 2/002, included the defined SRSC and an Area of Development Potential subject to the associated KSR. The status of dBMAP 2004 and 2015 is set out at page 16 of Part 1 of this plan.

7.29 There were challenges as to the appropriateness of policy for a Regional (*my emphasis*) Shopping Centre being made in a LDP. LCCC said that legal advice had been sought on the matter. It did not elaborate on what the remit/parameters for the advice had been or give any further details on the opinion received. Nevertheless, taking account of that advice, it decided to make provision for SRSC in the PS. It also referred to Section 8 (2) of the Planning Act, paragraph 5.23 of the

SPPS, paragraph 6.4 of DPPN 7 and responses made to representations on this point at pages 125 – 140 inclusive of its PCR as supporting its decision to make specific provision for SRSC. Paragraph 6.277 of the SPPS lists what LDPs should do in respect of TCs and retailing and the 3rd bullet point reads: *"set out appropriate policies that make clear which uses will be permitted in the hierarchy of centres and other locations* (my emphasis), *and the factors that will be taken into account for decision taking"*. These all lend credence to LCCC's approach. Failure to make policy provision for the site, considering the RDS designation, and no review of regional policy provisions for it in the intervening years since introduction of the new system of local government in 2015, would be at odds with the cited law, policy and guidance. The Department had no issue with the principle of the PS making provision for SRSC.

7.30 Representors referred to the Commissioners' report on the Strategic Plan Framework (March 2011) following the Public Local Inquiry into objections to the dBMAP. I am not bound by those recommendations but, having been referred to it, it is appropriate to consider the reasoning behind them. Section 6.4 of the report traces the evolution of retail planning policy for SRSC. This provides a useful context but must be viewed in light of the SPPS having been published in the intervening 11 years and being silent on Sprucefield. The Commissioners also had to consider the argument that policy for a regional centre serving (in theory) all of NI cannot be included in an Area Plan (paragraph 6.4.6). They did not *"entirely accept this argument"*. It was the evidence before them, including the provisions of the BMA Retail Strategy and the wording of the operational policy specific to Sprucefield, that informed their recommendation that mention of it should be deleted from the Retail Strategy together with the specific operational policy.

7.31 In its BMAP Adoption Statement in 2014, the Department explained at Section 10 (pages 6 and 7) its reasoning for retaining provision for Sprucefield within the plan, subject to amendment, contrary to the Commissioners' recommendation. That the SPPS, published the following year, did not make provision for Sprucefield suggests that DfI considered dBMAP 2015 the appropriate vehicle for managing its development.

7.32 Other than the statement in the RDS, published in March 2012, regional policy for Sprucefield has not been forthcoming. Consideration has been given to the following factors: the contentious nature of dBMAP's provision for SRSC; disagreement about associated policy within the Executive; its consideration by the courts; and the fact that dBMAP has not yet been adopted. However, considered either individually or cumulatively, these factors do not preclude the principle of this PS including operational policy for Sprucefield. Account has also been taken of the Commissioners' unequivocal conclusion at paragraph 6.4.8 of the aforementioned report: *"We consider that the Department should decide at a regional level what the future status and role of Sprucefield should be and devise clear and unambiguous policy to enable to fulfil that role. The introduction of regional policy in a development plan is unacceptable and cannot be supported."* That report was dated

31 March 2011 and notwithstanding that both the RDS 2035 and SPPS were published in the intervening period, no such policy has been forthcoming.

7.33 As things stand, a potential developer would have to make investment decisions based on that statement in the RDS, interpreted in light of the regional strategic objectives for TCs and retailing set out in the SPPS and subject to the weight that the decision-maker might give to the provisions of dBMAP 2004 and 2015. If I were to recommend that provision for SRSC be deleted from the PS in favour of being addressed by the regional planning authority, this would not leave a policy lacuna. However, in the context that DfI has no apparent plans to review the SPPS to make provision for SRSC or otherwise introduce regional policy for it, consideration needs to be given to whether that course of action would be observant of the statutory duty to formulate and co-ordinate policy for securing the orderly and consistent development of land and the planning of that development. Having specific policy for SRSC that is in keeping with the SPPS Regional Strategic Objectives for Town Centres and Retailing would be consistent with that legal obligation.

7.34 Account has been taken of the contention that development at SRSC would be of regional significance in accordance with section 26 (4) of the Planning Act. That legislative provision is concerned with development management under Part 3 of the Act "*Planning Control*" and not Part 2 "*Local Development Plans*". Therefore, it is inappropriate to apply its provisions in considering whether the LDP is sound in this respect. At any rate, in exercising powers under Section 26, it would be of assistance if there were sound and up to date planning policy for Sprucefield.

7.35 The introductory chapter of this report dealt with the issue of the dPS not making provision for The Maze. In contrast, SRSC and adjoining lands are not in public ownership, they have an existing use recognised by regional policy and are subject to the development management provisions set out in the Planning Act that introduced the plan-led system and gives primacy to the LDP in decision-making. Therefore, the approach taken by LCCC to The Maze does not set a precedent for the plan, in principle, not making provision for SRSC.

7.36 The RDS describes Sprucefield as "*regional out-of-town shopping centre*" and the PS as a "*regional shopping centre*". Both physically and in planning policy terns, it is out of town. That "*out-of-town*" has been omitted from how the PS terms Sprucefield is not persuasive that LCCC is seeking to elevate its status in policy terms. There is no persuasive evidence that use of the word "*retain*" in the RDS suggests only intervention to ensure that the centre functions at the level it did when the RDS 2035 was published and does not envisage expansion and/or growth. LCCC said it is the purpose of the plan to define the role and function of Sprucefield as a RSC; I agree with that. The contention that Sprucefield is not operating as such must be considered in the context of the RDS where it says that it will continue to retain its status as a regional out-of-town shopping centre. It is not for the examiner to consider whether this element of regional policy is outdated and/or needs to be changed. The task at hand is to consider: whether the plan's provision for SRSC are consistent, coherent and effective and whether Policy SMU03 would achieve

regional policy objectives for Belfast City Centre and be compatible with the "*town centre first*" approach.

7.37 SFG3 of the RDS 2035 seeks to enhance the role of Belfast City Centre as the regional capital and the first bullet point of paragraph 3.46 thereof reads "*Support and strengthen the distinctive role of Belfast City Centre as the primary retail location in Northern Ireland*". It adds that Belfast City Centre has developed its regional shopping offer and that a precautionary approach needs to be continued in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area. The SPPS refers to those provisions at paragraph 6.268. At its paragraph 6.270, it describes established TCs as the appropriate first choice location for retailing. This is echoed in its following paragraph. In that context it is reasonable for the PS to make provision for SRSC that takes account of regional policy. To that end, it is necessary to consider whether the provisions of this plan would facilitate the thorough consideration of the potential impact of development at Sprucefield in the context of regional policy for TCs and retailing.

7.38 LCCC acknowledged that the figure given for gross external retail floor space at the top of page 104 of part 1of the PS is wrong. For reasons given in SUBDOC-016 at page 13, it is 44,750 square metres.

7.39 "On-street" shopper surveys were conducted at Sprucefield (details at paragraph 1.2.5 of the RCS) to identify the proportion of shoppers coming from outside the LCCC area and their contribution to the turnover of the centre (expenditure inflow). They revealed that around 50% of Sprucefield's turnover is generated by customers from beyond the Council area. Based on those surveys, Appendix 7 of the RCS considers comparison expenditure inflows and outflows from the Council area including data specific to Sprucefield. On that basis, the RCS concluded that Sprucefield functions as a RSC (paragraph 6.5.3).

7.40 Appendix 2 of the RCS includes information on the location of the 200 interviews at Sprucefield and the main questions asked. Appendix 4 expands on this evidence and shows some the visitors were from the Republic of Ireland and other countries. No indication was given of the time of year and/or day that the surveys were carried out and whether they were carried out over several days and, if so, which one(s). It is reasonable to suggest that during school holidays, weekends, during the middle of the day, evening "*rush hour*", public holidays or coming up to Xmas that visitor numbers from outside the Council area would likely be higher than at other times. In these respects, the survey might not have been truly representative of Sprucefield's catchment area and convenience and comparison inflows. Whilst recognised as a regional out-of-town shopping centre in the RDS, I am not persuaded that the survey evidence, of itself, is sufficiently robust to definitively conclude that Sprucefield is trading as a RSC.

7.41 Having assessed expenditure capacity, two hypothetical development scenarios were considered: the addition of 50,000 sq.m. gross of mainly comparison retail floorspace

anchored by a major department store and other retailers; and an additional 50,000 sq.m. gross floorspace divided between retailing and leisure. LCCC found the 2nd scenario to be more realistic saying that leisure is of fundamental importance to support very large retail developments (paragraph 7.4.5). Nevertheless, the implications of both for comparison expenditure patterns were considered in paragraphs 7.5 – 7.7 inclusive. Paragraph 8.7 addressed the preferred option based on the aforementioned research.

7.42 In defining SRSC's role, the RCS reviewed: Planning Policy Statement 5: "*Retailing and Town Centres*", which was the prevailing regional policy when the RDS 2035 was published; the equivalent English policy document at that time; and the aforementioned GL Hearn Report. At paragraph 2.10 of the RCS, it concluded that several common themes extracted from these documents are specific and relevant to understanding the role and status of Sprucefield as a regional out-of-town shopping centre in that it occupies a unique geographical location capable of exerting a regional attraction and serving a wide catchment. In the context of English policy, it added that typically these centres comprise more than 50,000 sq.m. However, paragraph 2.23 of the RCS says that reference is made in the GL Hearn report to Sprucefield not being like other regional out-of-town shopping centres but did not explain why it is differentiated from other comparative examples. The RCS added that what they have in common with Sprucefield is they are at major motorway junctions and comprise shopping malls with one or more anchor tenants. They exceed 50,000 sq.m. of floor space, offering mainly comparison goods and have associated leisure facilities.

7.43 LCCC's comments at pages 129 and 130 of its PCR are noted in response to claims that like for like comparisons with Sprucefield are too simplistic and associated discussion at the public hearing sessions. However, the criticism was levelled that the comparison of those shopping centres to Sprucefield takes no account of the higher population density of catchments in those parts of GB, which are said to be better able to sustain the size of regional centres cited. The representor said that population density in England and Scotland (in which the examples are sited) is roughly 3 times higher than in NI. They added that the brochure for Bluewater states that there is a catchment population of 11 million people within a 1-hour drive of the centre. This is in stark contrast to around 1.25 million people living within a 1-hour drive of Sprucefield. A representor presented comparative analysis reducing the floorspace of the 3 English centres on a pro rata basis to reflect the lower population density in NI, their size would be expected to be on a par with the existing quantum of floorspace at Sprucefield. It is not persuasive that these considerations can be taken account of by the application of criteria b) and c) of SMU03; they raise fundamental concerns as to the robustness of the evidence base underpinning the strategic designation. That those GB centres already have leisure facilities does not put them on a comparative footing with Sprucefield. It is too simplistic to say that as they can support leisure offers that Sprucefield can do the same without detriment to city and TCs.

7.44 Such comparisons should be considered in the geographical context of NI and the provisions of the RDS 2035 that are tailored to "*ensure that all places benefit from economic growth….and the importance of promoting co-operation between places*" (Ministerial Foreward). In addition to its aspirations for Belfast City Centre in the first bullet point of paragraph 3.46 in pursuit of SFG3, the implications of SFG10 and SFG13 of the RDS for the role of SRSC were the subject of representation. They recognise that NI is a comparatively small region with a wide range of settlements many of which contain a TC and they make provision for achieving the aims of the RDS set out at paragraph 2.10 thereof.

7.45 Weight is also attached to the contention that the cited examples of regional shopping centres in England and Scotland have more sophisticated public transport links than Sprucefield. Note is taken of LCCC's submission about the site's location on the regional strategic road network, both north-south and east-west. However, there are no rail links to the site. Representors did not submit evidence to corroborate this contention, but LCCC did not specifically rebut the point.

7.46 When English policy and the cited GB examples of regional shopping centres are considered in the NI context, their implications for conclusions about whether Sprucefield is functioning as a regional out-of-town shopping centre are not clear-cut and cast doubt on the sustainability of its potential expansion.

7.47 LCCC's evidence base has taken account of paragraph 6.274 of the SPPS in so far as that publication is silent on Sprucefield. In its PCR (page 129) LCCC refers to the "*regional catchment*" that Sprucefield serves. However, the potential impact on town and city centres outwith the plan area has not been the subject of specific consideration as part of the evidence base; it is to be dealt with by the development management process on a case-by-case basis. LCCC said that the nature and scale of impact from development proposals at SRSC on TCs and retailing throughout the region would depend on the particulars of what is put forward: therefore, hypothetical assessments are difficult. Weight is attached to this submission. However, when coupled with concerns about the robustness of LCCC's contention that Sprucefield is functioning as a regional shopping centre, I have significant misgivings about the coherence and effectiveness of the plan's provisions.

7.48 Consequent short-comings in including policy for SRSC in a LDP is exemplified by, but not confined to, my concerns about criterion a) of SMU03 that provides for a maximum of 25,000 sq.m. gross external floor space for leisure and recreation uses, including café/restaurant or tourism-related uses as defined by the Planning (Use Classes) Order 2015. Footnote [58] of the SPPS defines city/town centre uses as including cultural and community facilities, retail, leisure, entertainment and business. The J&A text at page 104 of the plan says of leisure and recreation development that this would include uses such as a hotel or concert venue, which would serve in their own right as a regional attraction. A "*regional out-of-town shopping centre*" would reasonably be expected to have ancillary services that would complement the main retail use. However, the range of uses proposed would largely mirror those that regional policy defines as city/TC uses. The potential quantum of

such uses would be more than half the existing retail floorspace. Page 104 of the plan says that this mix of uses recognises the shift in retailing preferences, patterns and trends requiring a more holistic approach to benefit from Sprucefield's unique position within the region as a destination. This would ostensibly be at odds with the J&A text at page 103 of Part 1 of the plan, which says that SRSC cannot be seen as a TC nor does it fulfil any of the wider functions of a TC. These concerns would not be overcome by either: inserting the requirement into the opening sentence of SMU03 that development proposals would have to accord operational policy and "*all of*" the following KSRs; or proposed addition of a third sentence to this second paragraph of the J&A text reading that: "*The sequential approach applies*" (as proposed by MA003).

7.49 It is acknowledged that such proposals would be subject to the needs assessment in accordance with regional policy that is proposed by criterion c) of SMU03. However, there is nothing in the J&A that explains how this requirement would be implemented to achieve the objectives of SFG3 of the RDS, that are subject of the Retail Strategy of BCC's dPS, and paragraphs 6.270 and 6.281 of the SPPS. Accordingly, I am not persuaded by the final paragraph of the J&A text, which says that it will ensure the site develops in a manner that best serves the region as a whole. The second strand of criterion a) of SMU03, when read in the context of criterion c), is at odds with soundness tests CE1 and CE3.

7.50 The same strategic concerns apply to the first point of criterion a) of SMU03 even when read with b) and c).

7.51 For reasons already set out, both individually and cumulatively, I have grave concerns about: the robustness of the evidence base; potential conflict with the precautionary approach advocated by the first bullet point of paragraph 3.46 of the RDS; and the implementation of Designation SMU03 in light of regional policy objectives and potential implications for city centres and TCs outwith the plan area. The dPS provisions for Sprucefield regional out-of-town shopping centre would not secure its orderly and consistent development vis-à-vis these other centres. In light of these fundamental misgivings, engaging with representors' specific concerns including: quantitative analysis of expenditure and associated conclusions in the RCS; implications for the transportation network of the proposed magnitude of development; the weight to be given to dBMAP as a material consideration; and the amendment or deletion of some of the KSRs of SMU03, would not alter my overall conclusion that this element of the dPS is not coherent and effective and is therefore unsound. Associated RAs are required whereby the following are deleted:

- **RA049** - Action 7 (see **RA044**) of Plan Objective C: A Vibrant Place on pages 36 and 92 of Part 1 of the plan;
- **RA050** - Bullet point 3 of the final paragraph on page 92 of Part 1 of the plan;
- **RA051** - SMU03 Sprucefield Regional Shopping Centre and its associated Justification and Amplification; and
- **RA052** - Map 10 Strategic Designation Sprucefield Regional Shopping Centre.

7.52 **RA053** is needed for the sake of clarity whereby Footnote [37] on page 97 of Part 1 of the plan would read: "*Excludes the Regional Shopping Centre at Sprucefield*".

7.53 Considering **RA051** & **RA052** there is no purpose in retaining the text on page 102 of Part 1 of the plan. However, its omission is not vital in the interests of soundness subject to **RA054** necessitating deletion of the final paragraph on that page.

7.54 Having fulfilled the duty imposed on me by Section 10 (6) (b) of the Act in respect of this Strategic Designation, it is not my place to adjudicate on which planning authority should provide additional strategic and/or operational policy for Sprucefield that would not have the potential to undermine regional policy on TCs and retailing.

7.55 As the issue of Sprucefield is independent of the plan's Retail Hierarchy, **RA045** – **RA047** inclusive and **RA049** – **RA054** inclusive have no associated implications for its provisions for TCs, retailing and other uses.

7.56 At pages 122 and 123 of its PCR, LCCC addressed representations in respect of Strategic Policy SP 15 Evening/Night-time Economy. I agree with its analysis and conclusions. The policy is sound as written.

Operational policy

7.57 LCCC proposed two "*minor changes*" to Policy TC1 Town Centres (as amended by TY19), Retailing and Other Uses. MC26A would make four revisions all of which are needed to satisfy soundness tests C3 and CE3.

- **RA055** - Amend criterion c) to include edge of city centres in order to provide for Lisburn;
- **RA056** - Change criterion d) so it refers to "*out of centre locations*" so that it mirrors the 4th bullet point of paragraph 6.281 of the SPPS;
- **RA057** - Revise the 1st sentence of the 2nd paragraph of the J&A so it refers to "*sequential approach*" instead of "*retail hierarchy*". The policy sets out the Sequential Approach to be applied to the designations/sites listed in criteria a) – d) inclusive whereas the Retail Hierarchy in Figure 5 includes other locations and designations;
- **RA058** - Delete "*in the hierarchy*" from the first sentence of the third paragraph of the J&A text for the same reason as the preceding bullet point.

7.58 MC26B Would add a 4th sentence to the 2nd paragraph of the J&A defining a threshold for what constitutes an edge of centre location consistent with paragraph 6.287 of the SPPS. Whilst inclusion of the word "*default*" may not be necessary and could be arguably be deleted without changing the intent of policy, the suggested wording follows the provisions of the SPPS. **RA059** is essential to meet the requirements of soundness tests C3 and CE3.

7.59 Footnote [21] on page 56 of Part 2 of the plan refers to SRSC. Mindful of **RA052**, it needs to be deleted as requested by LCCC (MA003); **RA060**.

7.60 LCCC's PCR addressed representor's other concerns at pages 278 – 281 inclusive. Having taken account of further discussion at the public hearing sessions regarding several of those matters, I agree with its analysis and conclusions therein. Subject to **RA055** -**RA060** inclusive, Policy TC1 is sound.

7.61 There is no policy provision for primary retail frontages (PRFs) in the SPPS. Policy R1 Retailing in City and Town Centres of dBMAP 2015 says that non-retail development will be restricted in designated Primary Retail Cores (and Primary Retail Frontages) so no more than 25% of the frontage of the shopping street(s) to which it relates is in retail use and no more than 3 adjacent units are in non-retail use (Part 3, Volume 1, page 55). The accompanying test (page 56) says that PRFs are designated within the Primary Retail Cores (PRCs) of Belfast and Lisburn City Centres and Bangor Town Centre and comprise those parts of city and town centres which should predominantly be retained in retail use. It adds that proposals for non-retail uses at ground floor level within PRCs (and PRFs) will be limited to retain the focus of retail uses and ensure the maintenance of a compact shopping environment. Proposal LC43 designated the Lisburn PRF and Designation LC44 its Primary Frontage. Both are defined on Map 2/003 Lisburn City Centre.

7.62 Section 6.0 of TS 5 includes a review of the retail and leisure market in Lisburn. LCCC referred to Tables 3.1 and 3.2 together with Figure 3.2 in respect of vacant (retail) floorspace within the City Centre. Attention was drawn to the 19% increase in floorspace vacancy rates between 2012-2017 shown in Table 3.3 but with correspondent growth rates of 2% for comparison retail and 5% for convenience shopping. At the same time, floorspace occupied by restaurants, cafes, pubs and takeaways increased by 42%. There was no evidence specific to the proposed PRF in either dBMAP 2004 or 2015. The accompanying City Centre health check commented on distribution of floorspace by activity in paragraph 5.3.5 and retailer representation and demand in paragraph 5.3.12.

7.63 The PRF designated in dBMAP 2015 is delineated on Map 10: Proposed Extension to Lisburn City Centre and included within the health check in paragraph 5.3 of Section 6 of TS 5. Otherwise, there is nothing specific to the PRF and no indication as to why Policy TC2 Lisburn City Centre Primary Retail Core and Retail Frontage includes the threshold in the second paragraph relating to non-retail development within the PRF being restricted to no more than 40%. LCCC referred to a desk-top study as informing that position but other than verbal reference to it, this does not appear to form part of its evidence base submitted for IE. At page 282 of its PCR, LCCC refers to the current baseline of just under 40% non-retail developments in the PRF. Again, other than this reference, there is no indication of where this survey is found in the evidence base.

7.64 The empirical evidence from the review of the city's retail and leisure market shows single figure growth in comparison and convenience shopping over the 5-year survey

period together with growing vacancy rates but also significant expansion of the food and leisure offer. Whilst the RDS notes that leisure provision is one of the elements of the city centre's vibrancy, it identified potential to grow the retail offer. Whilst mindful that publication of the RDS 2035 pre-dates the health check survey work, the aspirations of regional policy in this respect are consistent with the J&A text to Policy TC2. It identifies the purpose of the PRC and PRF to ensure the continuation of a compact, lively and attractive shopping environment in order to maintain the long-term sustainability of retailing in the City Centre. The evidential basis for the 40% threshold is not sufficiently robust as to be persuasive that it will realise the stated rationale for designation of the PRF.

7.65 Designation of the PRF has properly been left to the LPP stage of the overall plan process. In contrast, the 40% threshold included within Policy TC2 is a strategic issue that is a matter for the PS. As that element of policy does not meet the requirements of soundness test CE2, it could harm the vitality and viability of the PRF rather than the stated intention of sustaining and enhancing it. dBMAP 2015 remains unadopted but, as LCCC says on page 16 of Part 1 of the plan, "*was at an advanced stage and therefore remains a material consideration*". On that basis, as the 40% threshold is not coherent and an alternative was not tabled, the 25% proportion stipulated in dBMAP 2015 is a figure that has been subject of public local inquiry. Therefore, **RA061** is needed to satisfy soundness test CE2. Nevertheless, LCCC is urged to consider whether this threshold needs to be revised when it has undertaken survey work and an updated health check when preparing its evidence base for designation of the PRC and PRF at the LPP stage of the plan process.

7.66 LCCC addressed an additional issue at page 282 of its PCR and I agree with its reasoning that, other than **RA061**, Policy TC2 is sound as written.

7.67 LCCC proposed a "*minor change*" (MC 27) to Policy TC3 Town Centres in that text would be omitted from the 2nd paragraph meaning that beyond TCBs, TC uses would only be granted planning permission in accordance with the Sequential Approach of Policy TC 1 and there would be no adverse impact on adjacent land uses. The amendment was suggested in response to a representation that the policy comments on proposals outside TCs is potentially confusing in respect of what has already been set out in Policy TC1. In its PCR (page 284), LCCC said that the purpose of this policy is simply to set out suitable criteria for proposals within TCs and not to reiterate the Sequential Approach identified in Policy TC1. As amended, Policy TC1 gives effect to the provisions of paragraph 6.280 of the SPPS. The plan must be read in the round. In that context, the proposed change would not dilute policy provisions for TCs as the Sequential Approach in Policy TC1 would still apply. The change would address ambiguity and provide clarity. On that basis, taking account of Section 4.0 of DPPN 10 and that comments made in respect of proposed minor changes as part of the public consultation on focussed changes have been taken account of, the deletion constitutes a minor change as it: simply clarifies policy; does not make a substantive change; and does not raise issues about consistency. **RA062** is needed to satisfy soundness test CE3.

7.68 LCCC addressed representors' other concerns at pages 283 and 284 of its PCR and I agree with its reasoning that, other than **RA062**, Policy TC3 is sound as written.

7.69 Paragraph 6.276 of the SPPS says that planning authorities should retain and consolidate existing district and local centres as a focus for local everyday shopping and ensure their role is complementary to the role and function of the TC. There is no differentiation between their function and role. Figure 5 The Retail Hierarchy shows Local Centres (LCs) on a lower tier than District centres (DCs) and a definition of each is contained in the Glossary to part 1 of the plan at pages 120 and 121. LCCC's proposed "*minor change*" MC 28 would define their function and role as an opening sentence to the J&A text of Policy TC4 District and Local Centres.

7.70 LCCC referred to dBMAP 2015 (Part 3, Volume 1, page 58) as its reference for the definition of a LC: "*Local shopping areas provide accessible convenience and non-bulky comparison retailing, so that people can shop close by to where they live*". The preceding page said that DCs fulfil an important role in providing consumers with convenience and choice in locations outside city and town centres. Although publication of dBMAP 2015 preceded that of the SPPS, the PS would not be at odds with soundness test C3 just because it does not replicate the provisions of Departmental policy; it is simply required to take account of it. At any rate, the application of criterion b) of Policy TC4 would realise the complementary role envisaged for LCs in paragraph 6.277 of the SPPS.

7.71 In placing DCs and LCs on different tiers of The Retail Hierarchy and defining their function and role in the Glossary, differentiation is made between them and highlighting this in the J&A text to Policy TC4 would provide clarity. The wording of MC28, in respect of DCs, departs slightly from that in the Glossary. If MC28 were amended to reflect that definition, it would remove ambiguity in respect of the relationship of Policies TC4, TC1 and TC3 as regards Town Centres. **RA063** is needed for the sake of soundness tests CE1 and CE3.

7.72 There is nothing in paragraph 6.276 of the SPPS that requires provision for leisure uses to be made in DCs. The first paragraph of the J&A text to Policy TC4 does not preclude other TC uses therein, as defined by Footnote [20] on page 56 of Part 2 of the plan. On that basis, the introductory sentence of Policy TC4 is not at odds with regional policy and there is no persuasive need to amend it.

7.73 In specifying that proposals within DCs and LCs should meet a local need, criterion a) of Policy TC4 is consistent with paragraph 6.276 of the SPPS that identifies them as a "*focus for local everyday shopping*". The following sentence of that paragraph sets out how proposed extensions to DCs should be assessed. As there is no conflict with regional policy in this respect, its provisions would still apply. Whilst specific guidance on the quantification of "*local need*" might be helpful, in that regional policy context, criterion a) is not at odds with soundness test CE3. On this basis and having considered LCCC's responses to associated representations at page 285 – 289 inclusive of its PCR, criterion a) is consistent with regional policy.

7.74 The rationale for criteria b) and c) of Policy TC4 is found in the SPPS provisions for TCs and retailing and the plan's Retail Hierarchy; they do not need to be changed to be sound.

7.75 Paragraphs 4.11 and 4.12 of Technical Supplement 4: Office Capacity Study (TS 4) [SUDBOC-023] conclude on supply and potential future office need and demand across the plan area. At Section 5.0 of TS 4 is an Office Capacity Study (OCS) and the first paragraph of its Chapter 6.4 says that from the consultants' discussions and background research, the size of modern, flexible office space and starter units in particular, tends to be in the 250-500m^2 range, large enough to accommodate a range of workspaces, meeting spaces and social/support spaces. Chapter 9.2 says that the Newtownbreda office space (within FDC) is neither practical nor flexible and several of the larger office buildings in the locale are of poor quality and unsuited to new ways of working. On the other hand, section 4.9 of TS 4 says that the accompanying OCS advises that the "*current provision*" (i.e., the 400m^2 ceiling included in dBMAP 2015) for the size of office space at Forestside is appropriate, with potential to replace existing offices.

7.76 Spatial Framework Guidance within the RDS 2035, paragraph 3.36, says of Lisburn that potential exists for a high quality office offer through the creation of employment in business services. In cities and towns, paragraph 6.85 of the SPPS states that appropriate proposals for Class B1 business uses should be permitted in locations other than city and TCs if specified for such use in an LDP such as DCs and LCs. Other than specifying that proposals be "*appropriate*" no ceiling is placed on the quantum of floorspace in such locations. Policy OF2 of dBMAP 2015 (Part 3, Volume 1, page 61) said that planning permission would be granted for office development in DCs and LCs provided that: proposals do not exceed 400m^2 gross floorspace; and the office use falls within Class A2 (Financial, professional and other services) and Class B1 (Business) of the Planning (Use Classes) Order (NI) 2004. Whilst the evidence base for dBMAP 2015 pre-dates that of this PS, the ceiling on office floorspace in DCs and LCs is within the range identified in TS 4 as suitable for modern business needs.

7.77 The PS must be read in the round and criterion d) of Policy TC4 considered in the context of Policy ED1 Economic Development in Cities and Towns that applies a sequential test to Class B1 Business uses. That its criterion a) does not differentiate between city and TCs, DCs and LCs as the first choice for such development, is consistent with paragraph 6.85 of the SPPS. Paragraph 4.13 of TS 4 broadly advocates a sequential approach to new office development and a floorspace cap is consequently needed. The rationale for the proposed floorspace ceiling is to ensure that DCs and LCs complement the city and TCs in the business space offer, informed by LCCC's evidence base. This is set out in the J&A to Policy TC4 at page 58 of Part 2 of the plan. In this evidential context, albeit subject to a needs assessment, I am not persuaded that the ceiling needs to be raised to 1,000m^2 for Policy TC4 to be consistent, coherent and effective.

7.78 Appendix A.12 "*Department for Communities Information*" of Section 5.0 of TS 4 showed that the net average office floorspace for Belfast, based on 2,034 properties, was 418.6m^2. In the context of the aforementioned SFG for Lisburn, there is no persuasive evidence that the ceiling imposed by criterion d) of Policy TC4 is too high and would undermine SFG3 of the RDS and its aspirations for the role of Belfast City Centre.

7.79 At page 95 of Part 1 of the PS, Castlereagh Urban Integrated Development Framework, 2014 (SUBDOC-071) is included as informing the policy context for TCs, retailing and other uses. The precis includes reference to Forestside and says that the Framework identifies Forestside, and in particular Galwally House, as an area which could support office development. No. 4 of the Forestside Proposals at page 27 of the Framework says Galwally House is to be retained and small-scale business units proposed to replace the building used by the UK Border Agency. The 2014 document was superseded in September 2021 by the Castlereagh Urban Framework (MA005). Section 5.4.2 (page 60) Forestside Proposals proposes a study to evaluate redevelopment options for Galwally House. That property is not currently part of FDC but within the area identified as a potential extension. The 2014 Framework was proposing to retain Galwally House and redevelop existing office space. If those aspirations are the recommended outcome of the forthcoming study and the site is included within the DC, given that the current or seemingly last use of the site was as office space, criterion d) of Policy TC4 is unlikely to frustrate such aims.

7.80 The OCS, at page 34, says that several large public sector offices adjacent to FSC do not meet the criteria for high quality, modern office accommodation and that the potential for future development on existing sites at Forestside is further investigated in developing the LPP. The floorspace ceiling in criterion d) of Policy TC4 might have implications for site-specific proposals for FDC and any extension to it. If that is the case, consequent revision of that element of strategic policy may be required. Similarly, if FDC boundary is extended at the LPP stage and the provisions of Policy TC4 are too stringent given the nature and characteristics of uses within the extended area, then LCCC might need to consider its amendment, subject to due process. Notwithstanding the issue of the POP regarding the extension of FDC, to find the policy unsound on the basis of what might happen at LPP stage is not justified on the basis of the soundness tests. In the context of production of the first LDP for the plan area, that such revisions might be needed after site-specific evidence gathering in preparation of the LPP is an inherent feature of the two stage LDP process; not an indication that Policy TC4 is unsound. Accordingly, criterion d) of Policy TC4 is consistent with soundness test CE2 at this stage of the overall process; no amendment is required.

7.81 Page 27 of the SPG at Volume 3 of the plan provides guidance on the assessment of proposals in DCs and LCs and specific mention is made of the change of use of retail/non-retail premises to restaurants, cafes or hot food outlets. Read with Policy TC4 this SPG would give prospective developers a sound basis for informing investment decisions. Greater prescription would make the SPG cumbersome and potentially miss out on material considerations that might apply to individual

proposal that must be considered on their own merits. This element of the plan balances the requirements of soundness test CE3 with CE4.

7.82 LCCC considered other representations at pages 285 – 289 inclusive of its PCR. Having considered further discussion of some of them at the public hearing sessions, I agree with its analysis of them and conclusions thereon. Other than **RA063**, Policy TC4 is sound as written.

7.83 Guidance that DfI said Policy TC6 Petrol Filling Stations and Roadside Service Facilities should take account of was published after the dPS was referred to it for IE. The issue is dealt with in paragraph 10.3 of this report and, on that basis, LCCC's evidence is not deficient in this respect and soundness test CE4 is satisfied.

7.84 At the public hearing session, after extensive discussion on the difference between the Trunk Road and Protected Routes networks and the need for criterion a), LCCC (MA006) asked that it be deleted and two consequent amendments made to policy: that the exceptions in the penultimate paragraph of policy include proposals on the Trunk Road network; and a footnote added to define it. After close of the public hearing sessions, DfI advised it had no objection subject to the wording of the footnote being altered to take account of soundness tests CE3 and CE4. **RA064** - **RA066** inclusive are needed to satisfy both those tests.

7.85 One of the Regional Strategic Objectives for transportation and land-use planning, set out at paragraph 6.297 of the SPPS, is to restrict the number of new accesses and control the level of use of existing accesses onto Protected Routes. Paragraph 6.301 requires that one of the transportation issues to be addressed in the LDP is Protected Routes. In accordance with paragraph 1.13 of the SPPS, Policy IC 15 Roadside Service Facilities of the PSRNI is also extant regional policy. It says that proposals for new facilities within 12 miles of those existing will not normally be acceptable. Soundness test CE3 does not require that facet of extant policy is replicated in this PS. Both the first bullet point of Policy IC 15 and criterion c) of Policy TC6 are concerned with need and the second sentence of the J&A text to the latter stipulates how that would be assessed. The strategic rationale for both policies is grounded in the safety of road users. Whilst they differ in the specifics of how that is to be achieved, there is no substantive difference between them. No amendment is needed to satisfy soundness tests C3 or CE3.

7.86 The facilities subject of Policy TC6 are *sui generis* in terms of the Use Classes Order [Regulation 3 (4) (g)]. However, in principle, the policy provides for an associated retail unit of under 1,000 square metres (gross area). Taking account of paragraph 6.271 of the SPPS, the required assessment of need in the 2nd paragraph of policy is justified and necessary.

7.87 Criterion d) of Policy TC6 addresses a representor's contention that there are no size restrictions for such proposals the countryside. No associated amendment is needed.

7.88 Subject to **RA064** - **RA066** inclusive, Policy TC6 is sound.

Monitoring & Review

7.89 The criticism was levelled that monitoring baselines for retailing, town centre and night-time economy are missing from Chapter 5 Monitoring and Review. On page 158 of Part 1 of the dPS an indicative list identifies key elements included in the Monitoring Framework in Appendix E. The next paragraph says: "*This list is not exhaustive and will be subject to review at Local Plan Policies stage*". Page 177 of Part 1 provides the Monitoring Framework for Plan Objective C and this includes the matters of concern to the representor. Accordingly, the policies aimed at achieving Plan Objective C are consistent with soundness test CE3.

Conclusion – Plan Objective C

7.90 LCCC considered other issues arising from representations at pages 25 – 27 inclusive of its PCR. Other than issues already addressed in this chapter, I agree with its analysis of them and conclusions thereon. There is no persuasive evidence that the suite of policies and plan provisions aimed at achieving Plan Objective C, subject to the identified RAs, will not contribute to a vibrant place. Neither is there persuasive evidence that account has not been taken of the CP, as required by soundness test C2, in the measures proposed to realise Plan Objective C. No further amendments are required in the interests of soundness.

8.0 An Attractive Place – Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

8.1 Plan Objective D seeks to achieve an attractive place by the promotion of sustainable tourism, open space, sport and outdoor recreation. Six associated aims to be achieved over the plan period are set out at page 37 of Part 1 thereof. At Figure 2 on page 33 and at pages 33, 108 and 109 of Part 1 of the dPS, LCCC has set out how its Plan Strategy will contribute to specific themes and outcomes identified in its CP. Appendix C – Statutory Link with Community Plan of Part 1 of the plan illustrates the synergy between Community Plan Themes and Outcomes and Plan Objectives (pages 166 – 169 inclusive).

Tourism

8.2 LCCC's Position Paper 11: "*Tourism*" (SUBDOC-061) followed on from the original Position Paper of December 2015, updating the baseline information regarding tourism development within its area and examining the need for further growth. Amongst other things, it looked at: the role of the LDP in realising strategic planning and other policy guidance on the development of sustainable tourism, including the requirements of paragraph 6.263 of the SPPS; the plan area's tourism profile; and opportunities for further tourism growth.

8.3 The Lisburn & Castlereagh Tourism Strategy 2018-2022 (SUBDOC-073) acknowledged that the area has many natural and man-made attractions, which when added together and made more accessible and marketable, can develop it into a key tourism destination. That philosophy underpins the Strategy. It looked at the context in which tourism growth may take place and examined the external strategies and approaches that will influence the way forward. The product within the area is examined and critically assessed while identifying strengths, weaknesses, opportunities and threats. A vision for growth of tourism in the area is developed and an analysis undertaken of the factors influencing it. This is followed by plans for development of product, marketing and communication, visitor services and providing a 3-year Action Plan and a broader approach thereafter. The Strategy took account of the POP (SUBDOC-044) and resultant POP Public Consultation Report (SUBDOC-049). LCCC's "*Vision for Tourism*" 2018-2022 (SUBDOC-074) appears to be a companion publication arising from Section 6 of the Strategy.

8.4 The Policy Context set out in Chapter 4 of Part 1 of the plan, in addition to Position Paper 11, shows that LCCC has: taken account of policy and guidance issued by the Department in developing its strategy; and had regard to other relevant plans, policies and strategies relating its own district and further afield. This includes the corporate Tourism Strategy in developing the dPS strategy and policies for tourism, with the aim of supporting sustainable growth. Its associated policies are founded on a robust evidence base as required by soundness test CE2.

8.5 LCCC proposed a "*minor change*" (MC30) to the J&A text of Policy TOU1 Tourism Development in Settlements whereby its 4th paragraph would be expanded to refer

to other protective designations. The sentence says "*such as*", which clearly indicates that the designations cited thereafter are only indicative and not exhaustive. Adding the text would not change the weight to be given to other applicable operational policies and is not necessary to satisfy soundness test CE3.

8.6 The positive approach to proposals for tourism development advocated in paragraph 6.265 of the SPPS mirrors that of the first paragraph of Policy TSM 2 Tourist Amenities in the Countryside of Planning Policy Statement 16: "*Tourism*" (PPS 16) under its sub-heading "*Extension of an Existing Tourist Amenity*". That it is not LCCC's intention to diverge from regional policy in this respect is evidenced by its proposed "*minor change*" MC31B whereby the word "*only*" would be deleted from the 4th paragraph of Policy TOU2 Proposals for Tourism Amenity in the Countryside. **RA067** is needed to satisfy soundness test C3.

8.7 LCCC's proposed "*minor change*" MC31A involves the insertion of text in the third paragraph of the J&A of Policy TOU2 whereby more complete information would be provided as to the role of the tourism benefit statement and sustainable benefit statement referred to in the policy's second paragraph. Taking account of soundness test CE3, this differentiation is essential; and the cross-reference to the SPG, that **RA068** would provide, is necessary for clarity. MA007 arose from associated discussion at the public hearing sessions and, save for one further change from plural to singular, the proposed changes to page 33 of the SPG at Part 3 of the plan would allay any uncertainty or ambiguity: **RA069** is required to satisfy soundness test CE3.

8.8 Policy TOU3 Proposals for Tourist Accommodation in the Countryside includes the sub-heading *"Tourist Accommodation on the Periphery of a Settlement"*. There is no need to define what is meant by "*periphery*" over and above its ordinary meaning i.e., on the edge of a settlement but beyond its defined limits. As the word strikes a balance between the requirements of soundness tests CE3 and CE4, there is no need to set a spatial distance beyond the development limits of a settlement. On that basis, retention of the words "*in the locality*" in criterion b) under that sub-heading would be at odds with it, creating tension and ambiguity. To resolve these issues with implementation of the policy, those words should be deleted as suggested by LCCC's MC32D. For the foregoing reasons, **RA070** is necessary.

8.9 Draft PS Policies COU4 The Conversion and Reuse of Buildings for Residential Use, COU14 The Conversion and Reuse of Buildings for Non-Residential Use and HE13 The Conversion and Reuse of Non-Listed Buildings all refer to a vernacular building or a suitable locally important building. For the sake of clarity and consistency it is necessary that the J&A text to Policy TOU3 does the same and cites those policies given that a proposal for the use of such buildings for tourist accommodation in the countryside would be assessed on that basis as opposed to them being a material consideration. The other grammatical changes and restructuring subject of LCCC's MC32A and **RA071** are also needed to satisfy soundness test CE3.

8.10 The final sentence of the 1st paragraph of the J&A text for Policy TOU3 refers to the assessment of a building's condition and the economic feasibility of repairing and maintaining it as material considerations. In the interests of soundness test CE3, the J&A text needs to make it clear what evidence is required to assess such proposals. LCCC's proposed MC32B refers only to reports to ascertain structural soundness and **RA072** is needed in the interests of soundness test CE3.

8.11 LCCC proposed three amendments (MC32C) to the 3rd paragraph of the J&A text to Policy TOU3. **RA073** is needed to provide clarity, remove ambiguity and satisfy soundness test CE3.

8.12 Criterion a) of Policy TOU6 Proposals for Major Tourism Development in the Countryside refers to the "*demonstration of exceptional benefit to the tourism industry*": there is no explicit definition of what that means. The phrase is used: at paragraph 6.261 of the SPPS and Policy TSM 4 Major Tourism Development in the Countryside – Exceptional Circumstances in PPS 16 without definition. However, in the latter, the J&A text gives general guidance on what proposals might be considered to benefit from the policy and paragraph 7.18 identifies 4 pieces of evidence that would be expected to accompany any such scheme. The J&A text to Policy TOU6 replicates these requirements and much of the J&A text of Policy TSM 4. Subject to **RA068** and **RA069**, pages 33 and 34 of the SPG at Part 3 of the plan provides detailed guidance on the scope of supporting evidence; and that relating to economic sustainability indicates the type and scale of proposal that would be considered to come within the ambit of Policy TOU6. The policy, as written, does not raise fundamental soundness issues.

8.13 As set out in paragraph 1.45 of this report, there is no justification for LCCC's proposed MC65A in respect of Policy TOU7 General Criteria for Tourism Development. Criterion i) of that policy requires that such development does not adversely affect features of the natural environment. For the sake of clarity, **RA074** (proposed MC65B) is required to alert developers to the criterion's potential scope.

8.14 Consideration has been given to LCCC's response to additional concerns about its policies for tourism at pages 141 – 143 inclusive and 294 – 304 of its PCR. Bearing in mind that the plan must be read in the round, I agree with its analysis and conclusions. Further to discussion at the public hearing session and subject to **RA067** – **RA074** inclusive, Strategic Policy 16 Tourism and Policies TOU1 – TOU8 inclusive satisfy the tests for soundness and are consistent with achieving Plan Objective D.

Open Space, Sport and Outdoor Recreation

8.15 LCCC's Position Paper 12: "*Open Space, Sport and Outdoor Recreation*" published in November 2019 (SUBDOC-062) updated the Position Paper published in 2015 as part of the preparation of the POP. In addition to planning policy, it outlined other key documents that provide guidance on the topic. LCCC's Technical Supplement 7: "*Open Space, Sport & Outdoor Recreation*" (SUBDOC-026) included: a review of associated regional planning policy; draft and extant development plans; its CP; and

a comprehensive Open Space Audit Technical Report taking account of the considerations set out in paragraphs 6.204 and 6.209 of the SPPS. This approach accords with soundness tests C3, C4 and CE2; associated policies are founded on a robust evidence base.

8.16 The Audit was carried out as part of an Open Space Strategy for LCCC (SUBDOC-072) whose publication for consultation was delayed due to the pandemic. It was published in December 2021 with a 12-week public consultation period. LCCC hopes to publish the document in final form later this year subject to its review of consultation responses.

8.17 Paragraph 6.205 of the SPPS expresses a presumption against the loss of opens space but sets out exceptions to it. Unlike Policy OS 1 Protection of Open Space of Planning Policy Statement 8: "*Open Space, Sport and Outdoor Recreation*" (PPS 8), it does not set a proportionate ceiling on the area that can be developed in exceptional circumstances or stipulate that this can be relied on only once. Soundness test C3 does not require that the provisions of regional policy be transposed into the dPS. LCCC has taken account of its provisions but opted for the approach in the SPPS that focuses on balancing substantial community benefits with the loss of open space and avoiding significant detriment to interests of acknowledged importance. As written, Policy OS1 strikes an appropriate balance between soundness tests CE3 and CE4. There is no need for its amendment.

8.18 A representor suggested ways in which the role that open space can play in reducing flood risk might be expanded upon. There is a raft of dPS strategic and operational policies and their accompanying J&A text that address the suggested considerations such as: Strategic Policy 01 Sustainable Development; Strategic Policy 17 Open Space, Sport & Outdoor Recreation; Strategic Policy 24 Flooding; Policy HOU 5 Public Open Space in New Residential Development; and Policy FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains. In accordance with the third paragraph of the Preamble to Part 2 of the plan, these must be read in the round. In addition, pages 64 – 66 inclusive of the SPG at Part 3 of the plan are relevant as is the draft Open Space Strategy (OSS) where one of its six guiding strategic principles identifies open space as a way of helping mitigate and adapt to climate change (page v). As the concern is already addressed when reading the plan documents holistically and supplemented by the OSS, there is no need to amend the J&A text.

8.19 LCCC's proposed "*minor change*" MC33 involves the third paragraph of the J&A text to Policy OS1 Protection of Open Space and mention of the NIHE, in addition to a Housing Association, as an affordable housing provider. **RA075** is required to correct this factual omission and satisfy soundness test CE3.

8.20 Page 309 of LCCC's PCR addressed a concern raised in respect of Policy OS4 Facilities ancillary to Water Sports. Public bodies' duty to conserve biodiversity in accordance with Section 1 of the Wildlife and Natural Environment Act (Northern Ireland) 2011 applies regardless of the wording of policy. In addition to the first line of policy specifying that all 7 associated criteria must be met when considering such facilities

adjacent to inland lakes, reservoirs and waterways, the third paragraph of the Preamble to Part 2 of the plan requires that it must be read in the round. If applicable, such a proposal would also have to comply with policies concerned with natural heritage. Moreover, the 2nd and 3rd paragraphs of the J&A text to Policy OS4 say that: it is the intention to conserve the environmental quality and character of inland bodies of water and to protect them and their surroundings (*my emphasis*) from harmful development; and proposals for such facilities must demonstrate that they will not damage either the waterbody or its wider environment (*my emphasis*). Soundness test C3 does not require the provisions of criterion (vii) of Policy OS 6 Development of Facilities ancillary to Water Sports of PPS 8 or other regional policy to be replicated in the dPS. As there is no inconsistency with regional policy, Policy OS4 satisfies the tests for soundness.

8.21 The provisions of criterion (ii) of Policy OS 3 Outdoor Recreation in the Countryside of PPS 8 have not been wholly transposed into dPS Policy OS6 Outdoor Recreation in the Countryside. Criterion e) of the latter requires that such development is compatible with other countryside uses, which is consistent with the second requirement of criterion (ii) of the former whereby such proposals should have no unacceptable impact on nearby agricultural activities. The dPS does not include the PPS 8 provision to avoid permanent loss of the best and most versatile agricultural land. The only mention of that consideration in the SPPS relates to waste management facilities (paragraph 6.321); it is not required in the context of open space, sport and outdoor recreation. Soundness test C3 requires that account is taken of the provisions of regional policy. LCCC has done so but explained its reasons for departing from the provisions of PPS 8 at page 311 of its PCR. The representor's other material considerations, together with those cited in paragraph 6.213 of the SPPS, are addressed by other dPS strategic and operational policies. When the plan is read in the round, there is no inconsistency between paragraph 6.208 of the SPPS and Policy OS6. Therefore, Policy OS6 satisfies the tests for soundness.

8.22 Consideration has been given to LCCC's response to additional concerns associated with its policies for open space, sport and recreation at pages 114, 305 and 306 of its PCR and I agree with its analysis and conclusions. Subject to **RA075**, Strategic Policy 17 and Policies OS1 – OS6 inclusive satisfy the tests for soundness and are consistent with achieving Plan Objective D.

Conclusion – Plan Objective D

8.23 LCCC's response to representations in respect of Plan Objective D are addressed at page 29 of its PCR. For reasons already addressed in the entirety of this chapter, there is no persuasive evidence that the suite of policies and plan provisions aimed at achieving Plan Objective D, subject to the identified RAs, will not contribute to an attractive place. Therefore, I concur with its analysis and conclusions in respect of those representations. Neither is there persuasive evidence that account has not been taken of the CP, as required by soundness test C2, in the measures proposed to realise Plan Objective D. No further amendments are required in the interests of soundness.

9.0 A Green Place – Protecting and Enhancing the Historic and Natural Environment

9.1 Plan Objective E seeks to protect and enhance the historic and natural environment within the plan area. Seven associated aims to be achieved over the plan period are set out at page 38 of Part 1 thereof. These are to be achieved through associated strategic and operational policy. At Figure 2 on page 33 and page 122 of Part 1 of the dPS, LCCC has set out how its PS will contribute to specific themes and outcomes identified in its CP. Appendix C – Statutory Link with Community Plan of Part 1 of the plan illustrates the synergy between Community Plan Themes and Outcomes and Plan Objectives (pages 166 – 169 inclusive).

Historic Environment and Archaeology

9.2 LCCC proposes several "*minor changes*" to Strategic Policy 18 Protecting and Enhancing the Historic Environment and Archaeological Remains. MC6A proposed that reference in its J&A and associated footnote [51] to "*Scheduled sites*" be changed to "*Scheduled monuments*". This terminology would be consistent with both paragraphs 6.8 and 6.29 of the SPPS, that used in operational policy HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings and in the following paragraph of the J&A dealing with archaeological remains. On that basis, **RA076** is necessary for coherence and clarity

9.3 A representor suggested that the paragraph of the J&A text that deals with listed buildings and scheduled sites should be disaggregated and the latter conjoined with the following one on archaeological remains. Whilst this would seem a more logical approach, such change is not needed to satisfy the coherence and effectiveness tests for soundness.

9.4 LCCC's proposed "*minor change*" MC6B would amend and extend the J&A text relating to archaeological remains. The change would address a factual inconsistency and accord with the second sentence of paragraph 6.8 of the SPPS. The additional text would provide clarity in the application of operational policy HE2 The Preservation of Archaeological Remains of Local Importance and their Settings. Accordingly, **RA077** is necessary.

9.5 The proposed amendment (MC6C) to the J&A text addressing areas of archaeological potential flags up the requirement at paragraph 6.29 of the SPPS that LDPs should highlight such sites. Making it clear that the presently identified areas may be added to at the LPP stage of the LDP process provides clarity and flexibility in the application of policy. Therefore, **RA078** is necessary.

9.6 In its PCR, LCCC dealt with respondents' additional concerns at pages 145 - 147 inclusive and its reasoning and conclusions are robust. No further amendments are required to Strategic Policy 18 other than **RA076 – RA078** inclusive.

9.7 LCCC proposed two "*minor changes*" to the J&A text associated with Policy HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings. The first (MC34A) involves deletion of the final sentence of the third paragraph. Paragraph 6.8 of the SPPS says that development which would adversely affect such, sites, or the integrity of their settings, must only be permitted in exceptional circumstances. This is consistent with the provisions of Policy BH 1 The Preservation of Archaeological Remains of Regional Importance and their Settings of Planning Policy Statement 6; "*Planning, Archaeology and the Built Heritage*" (PPS 6). Its first sentence sets a presumption in favour of the physical preservation in situ of archaeological remains of regional importance and their settings. Let alone the implications of separate, associated legislative provisions for such sites, in this regional policy context there is no evidential justification for the sentence. **RA079** is required to satisfy soundness test C3.

9.8 MC34B proposes that the first bullet point of the J&A text is extended by the addition of "*including the protection of its setting*". Considering the title of Policy HE1 and the provisions of regional policy in respect of sites' settings, this **RA080** is also necessary in complying with soundness test C3.

9.9 Subject to **RA079** and **RA080**, Policy HE1 is sound.

9.10 LCCC's published focussed change FC9 would amend the first sentence of Policy HE6 Change of Use and/or Extensions or Alterations to a Listed Building be substitution of the word "*will*" by "*may*". This is change would be consistent with the opening sentence of paragraph 6.13 of the SPPS and is needed to comply with soundness test C3. Therefore, proposed FC9 should be incorporated as **RA081**.

9.11 LCCC proposed three "*minor changes*" to Policy HE6. Section 80 (1) of the Act refers to the compilation of lists of buildings of special (*my emphasis*) architectural or historic interest. For the sake of consistency with legislation it is necessary to prefix the world "*architectural*" in the second sentence of the headnote of Policy HE6 with "*special*". Thus, MC35A is justified and **RA082** is required.

9.12 MA35B proposes that the first paragraph of the J&A text associated with Policy HE6 says that the works and architectural details of alterations to listed buildings should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building. In addition to statutory provision for listed buildings, the 2nd and 3rd sentences of the policy headnote set out the approach to development proposals relating to them. However, the use of "*quality materials*" is referred to in the J&A text to Policy HE7 Control of Advertisements on a Listed Building and criterion b) of Policy HE9 Development affecting the Setting of a Listed Building makes similar provision. In this context, **RA083** is needed to address any perceived conflict between these policies, in the interests of soundness test CE3.

9.13 Proposed MC35C relates to the 5th paragraph of the policy's J&A text and would delete the second half of its final sentence. The statutory definition of a listed building encompasses more than just its structural integrity as acknowledged by

paragraph 6.12 of the SPPS and PPS 6's Policy BH 7 Change of Use of a Listed Building and Policy BH 8 Extension or Alteration of a Listed Building. Therefore, **RA084** is necessary for the sake of consistency.

9.14 In its PCR, LCCC dealt with a respondent's additional concern at page 318 and its reasoning and conclusion is robust. No further amendments are required to Policy HE6 other than **RA081 – RA084** inclusive.

9.15 Paragraph 6.14 of the SPPS says that consent for the display of advertisements or signs on a listed building should only (*my emphasis*) be forthcoming subject to identified material considerations. This wording is consistent with Policy BH 9 The Control of Advertisements on a Listed Building of PPS 6. In this context, **RA085** is needed for the sake of consistency whereby the word "*only*" would be inserted into the second sentence of Policy HE7 Control of Advertisements on a Listed Building as proposed by LCCC's MC36.

9.16 LCCC proposed a "*minor change*" (MC37) to the J&A text of Policy HE8 Demolition or Partial Demolition of a Listed Building by inserting a sentence before its final paragraph. The proposed amendment would involve repetition of the final sentence of the policy itself and is not needed in the interests of soundness.

9.17 In its PCR, LCCC dealt with a respondent's additional concerns at pages 320 and 321. I concur with its conclusions and Policy HE8 is sound as written.

9.18 LCCC's proposed MC38 would ensure consistency in the approach to development affecting listed buildings and their settings between Policies HE6, HE7 and Policy HE9 Development affecting the Setting of a Listed Building whereby the wording of the latter's criterion b) would be amended. **RA086** is needed to ensure that soundness test CE3 is met.

9.19 LCCC addressed a respondent's additional concerns at pages 322 and 323 of its PCR. I concur with its conclusions and find Policy HE9 sound subject to **RA086**.

9.20 LCCC proposed two "*minor changes*" (MC39A & B) to Policy HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character. The first entailed moving the 1st and 3rd paragraphs of policy to the associated J&A text, where they would be the 1st and 2nd paragraphs thereof. This **RA087** is necessary to satisfy soundness test CE3 as the paragraphs simply inform on the designation of the areas subject of the policy.

9.21 Suggested "*minor change*" MC39B relates to the first paragraph of the associated J&A text and would remove wording that is not in keeping with the legislative (Section 104 of the Act) and policy context (Paragraph 6.18 of the SPPS) for Conservation Areas. **RA088** is needed for the sake of consistency and, in setting the context for the general criteria for development in such designated areas, is cognisant of soundness test CE3.

9.22 LCCC addressed respondents' additional concerns at pages 322 and 323 of its PCR. I concur with its conclusions. Policy HE10 is sound subject to **RA087** and **RA088**.

9.23 Given the provisions of the 3rd paragraph of the Preamble to Part 2 of the dPS (page 3) and that the plan must be read in the round, there is no need for Policy HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character to cross-reference it to Policy AD1 Amenity and Public Safety. However, LCCC chose to do so in the 2nd paragraph of Policy HE11 but the way it is written suggests that Policy AD1 does not apply to such proposals in Conservation Areas despite express reference to them in the former's first paragraph. Proposed "*minor change*" MC40 would address this discrepancy by clarifying that Policy AD1 will apply to proposals in all the designated areas subject of Policy HE11. **RA089A and RA089B** are required to satisfy soundness test CE3; subject to it, the policy is otherwise sound.

9.24 The first paragraph of Policy HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character is consistent with the final bullet point of paragraph 6.19 of the SPPS and the first sentence of Policy BH 14 Demolition in a Conservation Area of PPS 6. The first sentence of the J&A text of Policy HE12 refers to justification of the need for demolition. This is inconsistent with regional policy and the wording of the policy it is meant to support. "*Minor change*" MC41 is proposed so that the J&A texts correctly reflects both those considerations. This **RA090** is needed in the interests of soundness tests C3 and CE3.

9.25 LCCC addressed respondents' additional concerns at page 328 of its PCR. I endorse its conclusions. Policy HE12 is sound subject to **RA090**.

9.26 Paragraph 6.24 of the SPPS provides policy on non-designated heritage assets and the associated footnote [11] defines what is meant by a historic building of local importance. Whilst, for ease of reference, it might be convenient to have that definition added to the first paragraph of the J&A text of Policy HE13 The Conversion and Reuse of Non-Listed Buildings as suggested by LCCC's "*minor change*" MC42, it is not needed for soundness. The is no conflict with the provisions of the SPPS so they will continue to apply when the plan is adopted. MC42 also suggested insertion of the words "*are those that*" after 'Vernacular Buildings' in the first sentence of the J&A text. Whilst their addition might be more grammatically precise, their inclusion is not needed for the policy to be sound. MC42 is not justified.

9.27 LCCC addressed respondents' additional concerns at page 329 of its PCR. I agree with its conclusions. Policy HE13 is sound as written.

9.28 A Focussed Change (FC10) to the 5th paragraph of the J&A text to Policy HE14 Enabling Development was proposed by LCCC. Paragraph 6.25 of the SPPS does not specify the evidence required to accompany such a proposal. The paragraph of the J&A text that FC10 seeks to amend mirrors paragraph 4.6 of Planning Policy Statement 23: "*Enabling Development for the Conservation of Significant Places*". Whilst soundness test C3 does not require that the plan replicate the provisions of

regional policy, other than FC10 being proposed at the behest of a representor and "*for clarification*" there is no explanation of why the plan's provisions for enabling development are unsound without this amendment. Policy HE14 is sound as written and there is no need for FC10.

9.29 Amendments to associated appendices were suggested but these are not required for soundness. Subject to **RA076 – RA090** inclusive, the policies relating to historic environment and archaeology are sound.

Natural Heritage

9.30 Criterion a) of Strategic Policy 19 Protecting and Enhancing Natural Heritage (SP 19) refers to enhancing and restoring our natural heritage "*where possible*". The first bullet point of paragraph 6.172 of the SPPS, amongst other things, identifies one of the regional strategic objectives for natural heritage as to "*enhance and restore the abundance, quality, diversity and distinctiveness of the region's natural heritage*". Criterion a) is consistent with RG11 of the RDS that seeks to conserve, protect and, where possible, enhance built heritage and natural environment. Notwithstanding the wording of paragraph 6.172 of the SPPS, paragraph 6.195 thereof says that in plan-making councils should "*where appropriate*" bring policies forward for the protection and/or enhancement of natural features and designated site. Set in this wider regional policy context and mindful of the fact that soundness test C3 requires that account be taken of regional policy rather than its duplication, the wording of criterion a) of Strategic Policy is not fatal to its soundness.

9.31 Outcome a of Theme 4 of the CP reads: "*The built and natural environment is protected and enhanced*". When the suite of operational policies in Part 2 of the plan that supplement SP 19 are applied to development proposals as appropriate, there is no persuasive evidence that the difference in wording identified in the preceding paragraph would undermine the aspiration of the CP in this respect or that soundness test C2 is offended.

9.32 Criterion b) of SP 19 requires that landscape quality and the distinctiveness and attractiveness of the area is maintained. In contrast, the provision of the CP seeks to protect and enhance. That Outcome sets a higher requirement than just to maintain. Whilst there are elements of associated operational policy that could achieve this aspiration such as provisions for landscaping associated with development, page 17 of Part 1 of the dPS says that it is the spatial representation of LCCC's Community Plan. There was no explanation for this divergence between the two documents. Moreover, Plan Objective E outlines those actions that LCCC will adopt to protect and enhance (*my emphasis)* the historic and natural environment within its area. In that context and for the sake of consistency, **RA091** is necessary whereby criterion b) should refer to: "*Maintain and, where possible, enhance landscape quality…*"

9.33 International (including European), national and local legal responsibilities and obligations in the protection and enhancement of national heritage will have to be met regardless that the third bullet point of paragraph 6.172 of the SPPS is not replicated in SP 19. In addition, operational policies NH1-NH5 inclusive of Part 2 of the dPS set out policy for development management therein in pursuit of both legal responsibilities and achieving Plan Objective E. The dPS contains policies concerned with the other material considerations included in paragraph 6.172 that have not been transposed into SP 19. There are repeated references in this report to the requirement to consider the policies of the entirety of the dPS in the round. Applied as such and subject to **RA092,** the wording of SP 19 will not: conflict with paragraph 6.172 of the SPPS; give rise to a policy lacuna in respect of those considerations; or be at odds with soundness test C4 in respect of the Programme for Government.

9.34 The second paragraph on page 42 of Part 1 of the plan says that its strategic policies must be read together and in conjunction with other planning policy including the SPPS and operational policy in Part 2 of the dPS. Not only is the precautionary principle a well-established concept in planning policy but paragraph 3.9 of the SPPS defines the "*precautionary approach*". As there is no conflict between the dPS and SPPS in this respect, the provisions of the latter will continue to apply. Therefore, the definition does not need to be replicated in SP 19 as proposed by LCCC's "*minor change*" MC7A, to satisfy soundness test C3.

9.35 The J&A text of SP 19 identifies the plan area's single International Designation at Lough Neagh but omitted reference to Portmore Lough that also forms part of the site. This element of LCCC's MC7B is necessary to correct this factual omission in the interests of soundness test CE3 – **RA092.** However, taking account of the statement at page 42 of Part 1 of the plan, the proposed cross-reference to Policy NH1 European and Ramsar Site – International is not necessary; it would apply regardless.

9.36 LCCC addressed representors' other concerns with SP 19 at pages 149 – 151 of its PCR. Subject to further discussion of some of the issues at the public hearing sessions, I agree with its analysis and conclusions and subject to **RA091** and **RA092** no further amendments are required to this policy in the interests of soundness.

9.37 Although soundness test C3 requires that account be taken of regional policy as opposed to replicating it, LCCC's proposed "*minor change*" (MC43) indicates that it was not its intention to diverge from the text of the 3rd paragraph of Policy NH 1 – European and Ramsar Sites – International of Planning Policy Statement 2: "*Natural Heritage*" (PPS 2). The three bullet points apply a conjunctive test and, for the sake of clarity, LCCC proposed to add the word "*and*" after criteria a) and b) of the 3rd paragraph of its Policy NH1 European and Ramsar Sites – International. MC43 also proposed adding "*and*" between criteria a) and b) of the policy's final paragraph. However, LCCC confirmed that it was not its intention to depart from the wording of the final paragraph of Policy NH 1 of PPS 2 and that the word "*or*" should be added instead. **RA093** is needed to comply with soundness tests C3 and CE3.

9.38 LCCC's proposed "*minor change*" (MC44) indicates that it was not its intention to diverge from the text of neither the 2nd paragraph of Policy NH 2 – Species Protected by Law of (PPS 2 nor paragraph 6.180 of the SPPS. Its bullet points apply a conjunctive test and, for the sake of clarity, LCCC proposed that its 3 criteria be split into 4 and conjoined by the word "*and*". **RA094** is needed to comply with soundness tests C3 and CE3.

9.39 The J&A text of Policy NH3 – Sites of Nature Conservation Importance – National refers to a proposal's impact on a Marine Conservation Zone. However, the policy itself omits that designation. At page 334 of its PCR, LCCC sets out its rationale for "*minor change*" MC45 whereby criterion d) a Marine Conservation Zone would be added to Policy NH3. **RA095** is necessary in the interests of soundness tests C3 and CE3.

9.40 The "*Implementation*" section of the SPPS provisions for natural heritage does not make any specific reference of the need for policy to protect existing trees or woodland, promote additional planting or their replacement when lost to development. Paragraph 6.195 makes general reference to the protection and enhancement of natural heritage features. The first sentence of paragraph 6.196 refers to the use of KSRs in protecting and integrating certain features of the natural heritage when zoning sites for development; this would be done at the LPP stage of the binary plan process. LCCC verbally cited over a dozen separate policies, supplemented by their J&A and SPG, where provision is made for the protection of trees and the provision of further planting. When read it the round, the plan makes adequate provision for this consideration. LCCC also referred to Section 121 of the Planning Act entitled "*Planning permission to include appropriate provision for trees*" and sub-section (a) says It shall be the duty of a council to ensure, wherever it is appropriate that in granting planning permission for any development, adequate provision is made, by the imposition of conditions. In addition to operation of the development management process in the plan-led system, LCCC referred to examples of initiatives by its Departments, other than Planning, that have managed its estate to contribute to addressing the area's comparatively low woodland resource as identified at page 14 of the CP. Reference was also made to Forest Service initiatives, in line with its corporate plan, that would also enhance these natural heritage resources.

9.41 At the public hearing session LCCC listed the provisions of five strategic and nine operational policies of its dPS that it considered to contribute to implementing its corporate responsibility under the Wildlife and Natural Environment Act (NI) 2011 as set out at pages 14 and 15 the Lisburn & Castlereagh Local Biodiversity Action Plan (SUBDOC-078). Its witnesses also gave persuasive specific evidence as to how account was taken of provisions of the Programme for Government that relate to trees, woodland and biodiversity concerns.

9.42 Save for one specific issue that I will return to, bearing in mind the foregoing considerations, the dPS complies with all the consistency tests in respect of this issue. The disparate provisions for trees and woodland would be more "*user*

friendly" if subject of a dedicated policy that drew all those individual strands together. However, the examiner's task is not to make the plan "*more sound*", which that alternative approach would do. Mindful of that statutory duty and soundness tests CE2 and CE3, in those respects, the dPS is not deficient in terms of the issues of trees, woodland and biodiversity subject to **RA096**.

9.43 Criterion i) of Policy NH5 Habitats, Species or Features of Natural Heritage Importance refers to other natural heritage features worthy of protection. This mirrors the final bullet point of Policy NH 5 Habitats, Species or Features of Natural Heritage Importance of PPS 2. However, the corresponding bullet point of paragraph 6.192 of the SPPS includes trees and woodland. Having concluded that the lack of a dedicated policy for trees and woodland does not raise fundamental soundness issues, for the sake of providing clarity in implementing Policy NH5 and when read in the round with other associated provisions of the dPS, **RA096** is necessary whereby criterion i) of Policy NH5 is amended to reflect the SPPS in this respect.

9.44 At page 334 of its PCR, LCCC sets out its rationale for its "*minor change*" MC46 whereby the first paragraph of Policy NH6 Areas of Outstanding Natural Beauty would be amended. I agree with its stance and **RA097** is necessary in the interests of soundness tests C3.

9.45 At pages 337 and 338 of its PCR, LCCC responds to additional concerned raised by representors in respect of Policy NH6. I agree with its analysis and conclusions. Other than **RA097**, the policy is sound as written.

9.46 Amendments to associated appendices were suggested but these are not required for soundness. Subject to **RA091** – **RA097** inclusive, the suite of policies concerned with natural heritage are sound.

Monitoring

9.47 Appendix E – Monitoring Framework of the dPS sets out the mechanisms for monitoring the extent to which the Plan Objectives are being achieved, as required by Section 21 (2) of the Act. Regulation 25 of the Regulations sets out what the AMR must specify. Taking account of those legislative requirements, paragraphs 5.36 to 5.39 inclusive of the SPPS and paragraphs 5.5.14 – 5.5.17 inclusive of DPPN 6 neither statute, policy nor guidance are prescriptive on how this issue and the associated actions of Plan Objective E should be monitored in order that soundness test CE3 is satisfied. There is a plethora of alternative ways in which that could be done and myriad indicators, monitoring targets and trigger points that could be specified. However, whether those would be helpful, efficacious and/or preferential is not the judgement that the examiner is statutorily required to exercise. The issue is whether they satisfy soundness test CE3.

9.48 Regarding representations on the monitoring and review of implementation of policies associated with achieving Plan Objective E, LCCC set out its position at pages 166 and 167 and 170 – 173 of its PCR. This was supplemented by discussion at the

public hearing sessions but that did not alter its approach to and conclusions on the issues raised. It sees monitoring is an iterative process that will be further developed and refined with experience of compiling the AMR and considering the outcomes of scrutiny and review. In this context, and despite that not all the policies relevant to protecting and enhancing the historic and natural environment have associated indicators, monitoring targets and trigger points, this element of the plan does not raise fundamental issues of unsoundness in respect of test CE3.

Conclusion – Plan Objective E

9.49 LCCC's response to representations in respect of Plan Objective E are addressed at page 31 of its PCR. For reasons set out in the entirety of this chapter, there is no persuasive evidence that the suite of policies and plan provisions aimed at achieving Plan Objective E, subject to the identified RAs, will not contribute to a green place. Therefore, I concur with its analysis and conclusions in respect of those representations. Neither is there persuasive evidence that account has not been taken of the CP, as required by soundness test C2, in the measures proposed to realise Plan Objective E. No further amendments are required in the interests of soundness.

10.0 A Connected Place

10.1 Plan Objective F seeks to support sustainable transport and other infrastructure within the plan area. Ten associated aims to be achieved over the plan period are set out at page 39 of Part 1 thereof. These are to be realised through strategic and operational policy. At Figure 2 on page 33 and page 132 of Part 1 of the dPS, LCCC has set out how its PS will contribute to specific themes and outcomes identified in its CP. Appendix C – Statutory Link with Community Plan of Part 1 of the plan illustrates the synergy between Community Plan Themes and Outcomes and Plan Objectives (pages 166 – 169 inclusive).

10.2 The baseline position and key transport issues to be addressed by the LDP were set out in LCCC's POP Position Paper 5: Transportation [SUBDOC-055]. Its subsequent Technical Supplement 8: Local Transport Study (TS 8) [SUBDOC-027] updated those. It took account of how planning policies would help deliver the themes and actions in the CP that link to Outcomes 1 to 5 thereof. LCCC reviewed the policy context for the Local Transport Study (LTS) and at paragraphs 3.1 – 3.5 inclusive it considered DfI's *"Guidance on the preparation of LDP policies for Transport"* (February 2019). The LTS forms part of that document, which was prepared by DfI in consultation with LCCC. Amongst other things, it contemplated the implications for transport of LCCC's proposed growth strategy. Rather than propose identified schemes, the LTS introduced a framework against which future proposals would be delivered. The 7 Objectives to support the PS are set out on page 139 of Part 1 of the plan; followed by 10 outcome-based confirmed measures.

10.3 DfI referred to the Guidance cited above as *"version 1"* of the 2021 publication that post-dated referral of the dPS for IE. It advised there was little substantive difference between the 2019 and 2021 publications. LCCC's evidence base is not deficient in respect of that Guidance and soundness test CE4 is not offended.

10.4 LCCC reviewed the policy context for transportation infrastructure at pages 134 – 138 inclusive of Part 1 of the dPS. The J&A text to Strategic Policy 20 Transportation Infrastructure (SP 20) shows that its assessment of access and transport has not been limited to the plan area but has been considered in the wider physical and policy context.

10.5 TS 8 and the dPS were published in October 2019. A year later DfI published *"The Belfast Metropolitan Transport Plan – Transport Study"* (BMTP TS); its Annex G comprised the Lisburn & Castlereagh City Council Local Transport Study. Its paragraph 1.1.4 says that throughout the development of the study, DfI shared its evidence and drafts at the earliest possible opportunity so that consideration of the emerging study could inform this dPS. That LCCC took on board the provisions of the emergent BMTP TS is evidenced by reference to it at pages 140 – 143 inclusive of Part 1 of the dPS. The dPS commentary on the Belfast Metropolitan Transport Study (BMTS) refers to the Belfast Strategic Transport Model as investigating to what degree the levels of growth proposed by the Councils within the study area can be accommodated and what blend of measures may be needed to deliver on the

outcomes set by them and DfI. Paragraph 1.1.9 of Annex G is reflected in the paragraphs in italic text at the bottom of page 140 and top of page 141 of Part 1 of the dPS.

10.6 DfI Transport Planning and Modelling Unit (TPMU) was critical of LCCC's context-setting in that there was no specific mention of: "*...the heavy commuting flow to Belfast and the capacity of the transport networks*"; or "*Belfast City Council proposals to add substantial employment which is likely to generate additional commuting flows*". Similar concerns were considered in the context of the cross-boundary implications of the plan's SHA in chapter 5 of this report. The aforementioned evidence shows that LCCC is alert to the implications of its policies on transport and access within the Belfast Metropolitan Urban Area (BMUA) and conversely factors outside the plan area that might have implications for its transportation infrastructure. It has made specific mention of the BMTS where DfI TPMU said these issues were raised. However, it cannot address these concerns in isolation. In the absence of the finalised BMTS, SP 20 has taken a proactive approach to managing demand on the transportation infrastructure and delivering sustainable patterns of development. Considering this approach to the strategic issues, relating not only transportation infrastructure within the plan area but also the wider BMUA, against the soundness tests concerned with consistency, coherence and effectiveness, SP 20 is not unsound.

10.7 The second paragraph at page 42 of Part 1 of the plan states that the strategic policies underpin and must be read together and in conjunction with other planning policy including the RDS 2035, SPPS and operational policy in part 2 of the PS. Therefore, in addition to associated criteria included for development of each, SP 20 will also apply to the three proposed Strategic Mixed Use sites. As the plan already makes this clear, no amendment is needed to reinforce the point.

10.8 LCCC proposed an amendment (MA014) to the Policy Context for SP 20 in respect of "*Strategic Road Schemes*" as it relates to what was described as M1 to A1 Link. The revised wording updates and explains the extent of the scheme and **RA098** is needed for clarity and coherence.

10.9 Criteria b), c) and d) of SP 20, when read in conjunction with its J&A text under the heading "*Meeting Future Transportation Needs",* and operational policy TRA8 Active Travel Networks and Infrastructure Provision, are consistent with the requirements of paragraph 6.300 of the SPPS.

10.10 At page 154 of its PCR, LCCC responded to the concern that there should be a statement encouraging the development of additional local paths, cycle and walkways. The provision of strategic greenways was a focus of discussion at the public hearing sessions when consideration was given to whether the word "*facilitate*" in criterion d) of Strategic Policy 20 would be secure their delivery rather than encourage their development. The accompanying J&A text refers to delivery of sustainable transport and integration with land use. DfI TPMU explained that the emerging BMTP and the two part LDP would provide a complete overview of policy

support for further development of active travel networks across the BMUA. Reference was made to Plan Objectives, Strategic Policies (accompanied by Maps 12 & 13) and operational policy, including Policy TRA5 Strategic Greenways and Disused Transport Routes and Policy TRA8, that would support such initiatives. The J&A text to SP 20 under the headings "*Active Travel*" and "*Strategic Greenways and Disused Transport Routes*" is especially pertinent. The draft Open Space Strategy (SUDDOC-072) had regard to DfI's "*Exercise Explore Enjoy: A Strategic Plan for Greenways*" and one of its strategic principles is to promote opportunities for sustainable travel through greater connectivity of open spaces with mention of strategic greenways. At this stage in the overall plan process, the totality of the provision within the dPS for active travel, including strategic greenways, is consistent, coherent and effective without amendment.

10.11 With regard to the Park & Ride (P&R) site proposed by dBMAP at Millmount, LCCC explained the material change in circumstances in the intervening period since publication of various iterations of that document whereby the site was effectively "*de-zoned*" by construction of the Dunlady Road P&R facility. Therefore, its evidence base is not deficient in this respect and soundness test C4 is not offended. Accordingly, there is no need to amend the information on page 137 of part 1 of the plan under the heading "*Post Publication of BTMP*" to refer to that specific site moreover as the "replacement" facility at Dunlady Road is cited.

10.12 LCCC proposed 3 "*minor changes*" to the J&A text of SP 20 in respect of:

- MC8A - Under the heading "*Key Transportation Infrastructure Schemes*", an expanded reference to the Local Transport Study, its role and iterative nature aligned with DfI's work in tandem as set out in paragraph 10.2. LCCC has no control over the publication of the emerging BMTP but reference to it in the dPS clearly illustrates that it has had regard to its associated Transport Study. Comparing DfI TPMU's suggested wording for MC8A and that proposed by LCCC, I do not see how the latter offends soundness tests concerned with consistency, coherence and effectiveness or that this element of the plan would be unsound unless it incorporates the alternative wording that focuses on the emerging BMTP. **RA099** is needed in light of soundness tests C3 and CE4;

- Its provisions for "*Park & Ride/Park & Share*" – MC8B. **RA100** is necessary in the interests of future-proofing the plan on foot of soundness test CE4; and

- Reference to proposed Areas of Parking Constraint under the "*Car Parking*" heading – MC8C. **RA101** is needed for clarity.

10.13 At pages 152 - 155 inclusive of LCCC's PCR it addresses representors' additional concerns. With the benefit of clarification from discussion at the public hearing sessions, I agree with its analysis and conclusions and, subject to **RA098** to **RA101**, SP 20 is sound.

10.14 Policy TRA1 Creating an Accessible Environment is subject of a proposed focussed change (FC11) whereby its criterion c) would be amended to refer to cycling in addition to pedestrian movement. Given the recurrent commitment to active travel throughout the plan, **RA102** is vital for clarity and coherence.

10.15 LCCC proposed a "*minor change*" (MC46) to the J&A text of Policy TRA1 whereby mention of two withdrawn documents would be deleted, leaving reference to only "*Creating Places*". In response DfI said that the remaining J&A should be reviewed to ensure it provides policy on accessibility to cover all types of development. However, it did not suggest a form of wording that it considered would remedy the perceived omission. The policy, as amended, is clear it in its intent. Associated guidance, where applicable, would be a material consideration regardless of whether it is cited in the J&A text. In this evidential context, **RA103** is necessary for clarity.

10.16 The penultimate paragraph of the J&A text of Policy TRA2 Access to Public Roads mistakenly refers to the Department rather than the Council whose responsibility it is for dealing with planning applications for replacement dwellings. LCCC proposed "*minor change*" MC48 to correct this mistake and **RA104** is necessary in the interests of soundness test CE3.

10.17 LCCC proposed a focussed change (FC12) in respect of Policy TRA3 Access to Protected Routes under the sub-heading "*Other Protected Routes- Outside Settlement Limits*". This was the subject of MA015 as DfI had outstanding concerns about consistency with cited policy and guidance. Regional policy is set out at paragraphs 6.297 (bullet point 5) and 6.301 (bullet point 7) of the SPPS together with Annex 1 – Consequential amendment to Policy AMP 3 of PPS 3 Access, Movement and Parking of PPS 21. There is nothing in LCCC's evidence base to suggest that it intended to depart from regional policy. However, the suggested wording of MA015 (submitted after the public hearing session as agreed) could be interpreted as doing just that. This would be at odds with Policy AMP 3 – Access to Protected Routes (Consequential Revision) whereby if access from an adjacent minor road cannot reasonably be obtained, proposals would be required to make use of an existing vehicular access onto the Protected Route. It appears that the inconsistency stems from LCCC's attempt to abbreviate the provisions of Policy AMP 3 rather than depart from them. At any rate, I cannot endorse either FC12 or MA015: **RA105** is needed in order to eradicate ambiguity and satisfy soundness tests C3 and CE3.

10.18 Paragraph 6.301 of the SPPS says, in respect of Protected Routes, that the regional policy is to restrict the number of new accesses and control the level of use of existing access onto them. It adds that, where appropriate, the LDP may contain additional local policies to apply further restrictions; there is no latitude for relaxing requirements. At page 108, the SPPS acknowledges the role of car parking in influencing modal choice between private car and public transport. Regional policy does not support Park & Ride/Park & Share car parks taking access off a Protected Route unless the arrangements comply with either Policy AMP 3 Access to Protected Routes of Planning Policy Statement 3: "*Access, Movement & Parking*" (PPS 3) or the consequential revision to the policy set out in PPS 21 in respect of Protected Routes

outside settlement limits. A representor said that precedents exist elsewhere in NI but did not cite specific examples. An associated amendment to either Policies TRA3 or TRA9 Park and Ride/Park and Share Car Parks is not justified or necessary.

10.19 LCCC proposed a "*minor change*" (MC49) to Policy TRA6 Transport Assessment whereby a new first paragraph would be added to the associated J&A text explaining when a Transport Assessment would be required and its primary aim. The wording would be broadly consistent with that contained in paragraph 6.303 of the SPPS. **RA106** is needed considering soundness tests C3 and CE3.

10.20 Based on discussion at the public hearing session DfI said that further issues that it had raised were by way of improving the policy and did not go to the issue of its soundness. I agree and, other than **RA106**, no further amendment is necessary.

10.21 LCCC proposed a "*minor change*" (MC50) to footnote [34] in respect of Policy TRA7 Car Parking and Servicing Arrangements in New Developments. **RA107** is necessary for clarity as it omits reference to documents that have been withdrawn.

10.22 Policy TRA7 provides flexibility and discretion in applying published car parking standards taking account of the specific characteristics of a development and its location. The policy accords with soundness tests CE3 and CE4 without making specific reduced provision for housing tenures where car ownership rates are currently lower than the NI average.

10.23 The Local Transport Plan (LTP) may not take account of all potential sites for park & ride/park and share car parks; many come about due to emerging demands and opportunity sites that are not included in the LTP. In that context, retaining footnote [36] to Policy TRA9 Park and Ride/Park and Share Car Parks could be at odds with soundness test CE4. As the policy requires that proposals for such facilities must meet an identified need agreed with DfI, the footnote's deletion would not undermine its regional, strategic role in this respect. Therefore, **RA108** is necessary in the interests of striking a balance between soundness tests CE3 and CE4.

10.24 The correspondent provisions of PPS 3 (paragraph 5.76) and Planning Policy Statement 13: "*Transportation and Land Use*" use the words "*preferably*" and "*preferred*" to a site within settlement development limits for park & ride/park & share facilities. Albeit that the 2nd paragraph of the J&A text to Policy TRA9 refers to "*ideally*" within settlement limits, it acknowledges that there "*may be occasions where a countryside location is needed for such development*". If such facilities are to take car-based trips by the urban population out of the road network at the earliest available opportunity and effect a modal shift, then the "*ideal*" location for them is within a settlement. The text is sufficiently flexible to take account of an instance where the identified need for the facility would be best served outside a settlement if to locate it within would exacerbate rather than relieve congestion. As written, that paragraph of the J&A text satisfies both soundness tests C3 and CE4.

10.25 Policy ED7 Retention of Zoned Land and Economic Development seeks to support the aims of Strategic Policy 11 Economic Development in Settlements in implementing the actions aimed at achieving Plan Objective B and driving sustainable economic growth. LCCC has been urged to review the need for retention of all "legacy" zoned employment lands at LPP stage of the overall plan process. In the interim it is noted that:

- Strategic Mixed Use Designation West Lisburn/Blaris (SMU01) includes the extended Park & Ride site at "Sprucefield";
- Cairnshill Park & Ride lies just to the north of SMU02 Purdysburn/Knockbracken and criteria f) and g) would require the Concept Masterplan for the site to address connectivity to it;
- The approved railway halt at Knockmore, West Lisburn, with associated parking, would be accessible from 7 employment zonings; and
- As already discussed, the first sentence of the second paragraph of Policy TRA9 indicates where park and ride/park and share car parks should be located and although this is not synonymous with all existing employment zonings, in the main, they benefit from good transport links.

The dPS does not need to be altered to permit the development of such facilities and public transport interchanges on land currently zoned for employment; this consideration does not go to the heart of its soundness.

10.26 The issue of Sustainable Urban Drainage Systems (SuDS) is considered in paragraph 10.74 of this report. In that context, reference to "*where appropriate*" in relation to the use of permeable materials and sustainable drainage solutions in the J&A text to Policy TRA9 is not incoherent or ineffective: at present, presumption in favour of their use would be premature. No attendant revision of the J&A is required.

10.27 LCCC proposed a "*minor change*" (MC51) to Policy TRA10 Provision of Public and Private Car Parks whereby criterion a) would extend the qualified presumption in favour of public or private car parks where need is identified by a comprehensive car parking strategy prepared jointly with the Department. **RA0109** is necessary in the interests of soundness tests CE3 and CE4.

10.28 At pages 340 – 351 inclusive of its PCR LCCC addressed additional issues raised by representors in respect of its operational policies relating to access and transportation. Having considered them, I concur with LCCC's reasoning and conclusions. Subject to **RA102** – **RA109** inclusive, Policies TRA1 to TRAN11 are sound.

10.29 Appendix E – Monitoring Framework of the dPS sets out the mechanisms for monitoring the extent to which the Plan Objectives are being achieved, as required by Section 21 (2) of the Act. Monitoring arrangements for Plan Objective F are found at pages 180 and 181 of Part 1 of the plan; 3 relate to transport and access. A representor said that "*more meaningful*" targets and indicators should be identified that would assist in monitoring and determining the impact of land use on the

transportation network, ultimately influencing its sustainability. Other than this generalised comment, no examples were given as to how this element of the plan might be amended to address perceived issues with its soundness. In that context, LCCC responded to the concern at page 165 of its PCR. Regulation 25 of the Regulations sets out what the AMR must specify. Taking account of those legislative requirements, paragraphs 5.36 to 5.39 inclusive of the SPPS and paragraphs 5.5.14 – 5.5.17 inclusive of DPPN 6 neither statute, policy nor guidance are prescriptive on how this issue and the associated actions of Plan Objective F should be monitored in order that soundness test CE3 is satisfied. Accordingly, this element of the plan does not raise fundamental issues about soundness.

Renewable Energy

10.30 In the draft Sustainability Appraisal (SA) [SUBDOC-005] the potential impact of Strategic Policy 21 (SP 21) was considered regarding both the potential effect on natural resources/biodiversity and the historic environment. A rating of 0 neutral/no effect is given for both in the SA Matrix. As opposed to being short-term and temporary, the impact of underground construction works, for example the foundations for wind turbines, would have the potential to be permanent and irreversible. Therefore, the potential impact is more appropriately considered to be uncertain. Whilst this does not undermine the integrity of the SA, LCCC suggested a "*minor change*" (MC60) so that criterion b) of the SP 21 would specifically mention the natural and historic environment. On this basis, it is appropriate to flag up those considerations that are subject of other operational policy; and **RA110** is necessary for coherence and effectiveness.

10.31 LCCC proposed a focused change (FC3) to SP 21 so that its provisions for Areas of Outstanding Natural Beauty (AONBs) would mirror those of paragraph 6.223 of the SPPS. Whilst soundness test C3 does not require that the wording of this policy should replicate that of regional policy provided the evidence base sets out the local circumstances that justify such a departure, that LCCC has proposed FC3 shows that was not its intention. On that basis, **RA111** is required.

10.32 At pages 156 - 158 inclusive of its PCR, LCCC addresses additional concerns raised by representors. I concur with its reasoning and conclusions and subject to **RA110** and **RA111**, SP 21 is sound.

10.33 LCCC proposed a focused change (FC13) to Policy RE1 Renewable Energy Development whereby an additional paragraph would be added to it to cross-reference to the presumption against development on active peatland set out in paragraph 6.226 of the SPPS. Whilst criterion c) of Policy RE1 would ensure that there would be no adverse impact on biodiversity or the natural environment, this would afford less protection for the priority habitat than the SPPS and Policy RE1 Renewable Energy Development of Planning Policy Statement 18: "*Renewable Energy*" (PPS 18). Given the primacy of the development plan in the plan-led system, this **RA112** is necessary to ensure that: there is no conflict with regional policy;

appropriate protection is given to the priority habitat: and to comply with soundness tests C3 and CE3.

10.34 LCCC proposes five "*minor changes*" to Policy RE1 and its J&A text (MC52A-E inclusive). Criterion d) of Policy RE1, amongst other things, refers to water quality. However, both the third bullet point of paragraph 6.224 of the SPPS and Policy RE1 of PPS 18 also include water quality. LCCC's proposed MC52B would add this resource as a material consideration. In the plan-led system and mindful of soundness tests C3 and CE3, **RA113** is necessary.

10.35 LCCC's proposed MC52E illustrates that it is not its intention that the 5th paragraph of Policy RE1 diverges from the provisions of paragraph 6.227 of the SPPS or the penultimate paragraph of Policy RE 1 of PPS 18. This being the case, in the plan-led system, **RA114** is required to avoid ambiguity and satisfy soundness test CE3.

10.36 Both the SPPS and Policy RE1 of PPS 18 refer to "*Development that generates energy from renewable resources*". As there is no separate policy provision for the re-powering of existing sites used for renewable energy generation, it is implicit that the provisions of this plan and the SPPS would apply. However, specific reference in the J&A text of Policy RE1 to proposals to reutilise established sites, subject of "*minor change*" MC52A, would make it unequivocally clear that it applies to such proposals. Therefore, **RA115** is required to satisfy soundness test CE3.

10.37 LCCC's MC52C proposes to add a new penultimate paragraph to the J&A text of Policy RE1 setting out further material considerations in determining associated proposals including the inter-relationship between them. Bearing in mind: the third paragraph of the Preamble to Part 2 of the plan: the need to read it in the round; the specific refence to the Best Practice Guidance to PPS18; and that the inter-relationship between material considerations is an intrinsic part of decision-making, this change is not necessary in the interests of soundness. It is noted that proposed MC52C would replicate part of paragraph 6.229 of the SPPS but its omission would not create conflict with the provisions of regional policy such that the weight to be given to those additional considerations would be diminished in the plan-led system.

10.38 LCCC's MC52D related to the final paragraph of the J&A text and involves a grammatical correction, deletion of an extraneous reference to the former Department of the Environment, inclusion of publication dates for two cited pieces of guidance and indicating that one is in draft form. As the latter is titled "*Draft Supplementary Guidance to PPS 18 'Renewable Energy' Anaerobic Digestion*", that this is a draft document and its year of publication, needs to be included in the J&A text in the interests of soundness test CE3 as **RA115**. Notwithstanding that the publication date is cited for the Best Practice Guidance to PPS18, the other changes proposed "*for clarity*" are not so critical that they would offend soundness test CE3 and are not justified.

10.39 Explicit reference is not needed to environmental legislation and its implications for the information to be submitted with planning applications for renewable energy

development including the statutory provisions for Appropriate Assessment. These legal requirements will apply irrespective of reference to them in the plan. Omitting mention of them therein is not fundamental to soundness.

10.40 At pages 353 – 357 inclusive of its PCR, LCCC addressed additional concerns raised by representors. I concur with its reasoning and conclusions and having taken account of further discussion at the public hearing sessions, find that Policy RE1 is sound subject to **RA112 – RA115** inclusive.

10.41 It was suggested that the first paragraph of the J&A text to Policy RE2 Integrated Renewable Energy be strengthened by expecting rather than encouraging greater integration of such technologies into the design of new buildings and retrofitting of existing ones. There was no evidence that this is consistent with current Building Regulations. It would not be appropriate for planning policy to go beyond the current legal requirement. On that basis, Policy RE2 is sound as written.

Telecommunications and Other Utilities

10.42 In the draft SA the potential impact of Strategic Policy 22 Telecommunications and Other Utilities is considered regarding both the potential effect on natural resources/biodiversity and the historic environment. A rating of 0 neutral/no effect is given for both in the SA Matrix. As opposed to being short-term and temporary, the impact of associated excavation has the potential to be permanent and irreversible. Therefore, the potential impact is more appropriately considered to be uncertain. Whilst this does not undermine the integrity of the SA, LCCC suggested a "*minor change*" (MC61) so that criterion b) of the Policy would specifically mention the natural and historic environment. On this basis, it is appropriate to flag up those considerations that are subject of other operational policy: **RA116** is necessary for coherence and effectiveness.

10.43 Policy UT1 relates to more than overhead electricity lines (OHLs). However, in considering whether the policy satisfies the soundness tests, it is that development that shall be the focus of consideration given NIE Networks' representation.

10.44 In support of its approach, LCCC referred to various policies and guidance:

- Amongst other things, Policy PSU 11 Overhead Cables of the PSRNI says that when considering a development proposal for the siting of electricity power lines and other overhead cables, lines should be planned to: minimise visual intrusion; and ensure wirescape in urban areas is kept to a minimum with preference being given to undergrounding services where appropriate;

- Paragraph 6.238 of the SPPS says that the aim is to facilitate the development of utilities in an efficient and effective manner whilst keeping the environmental impact to a minimum. The second bullet point of its paragraph 6.239 echoes this in that one of the associated regional strategic

objectives is to ensure that the visual and environmental impact of utility development is kept to a minimum;

- Paragraph 6.250 of the SPPS says that any proposal for the development of new power lines will be considered having regard to potential impact on amenity and should avoid areas of landscape sensitivity;

- Guidance in "*Creating Places*" at pages 99 – 101 inclusive, in providing for services, deals with the location of services underground. Paragraph 7 of the guide sets out its scope and status whereby it applies to proposals for residential development from small-scale infill housing schemes to major projects on large sites; and

- "*Living Paces – An Urban Stewardship and Design Guide for Northern Ireland*" deals with "*Serviceability*" at its page 51 and says that "*Successful urban places are serviced well without detracting from the quality experienced by the general public*".

10.45 LCCC's Technical Supplement 6 Countryside Assessment [TS 6] (SUBDOC-025) looked at each of the plan area's nine Landscape Character Types and Areas. It considered: landscape condition and sensitivity to change; and landscape management and planning guidelines. Therein tall structures were included as one of the forces for change. Only in the Lough Fringe Farmland Landscape Character Type and Area are they ruled out. The remainder have varying degrees of sensitivity but do not preclude OHLs subject to considerations such as scale, siting and cumulative impact.

10.46 LCCC proposed two focussed changes (FC14A and FC14B) to Policy UT1 Utilities. They would see the first paragraph of the policy amended to read: "*To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable*". The second would be deleted.

10.47 Outwith urban areas and housing developments, the policy that LCCC relied on in support of Policy UT1 is concerned with minimising utilities' visual, environmental and amenity impact. In that context, FC14A takes account of regional policy and guidance. Whilst LCCC said that it is not its intention to express a presumption in favour of undergrounding services, that would be the effect of Policy UT1. As its second paragraph set out an exception to undergrounding of utility services to new development if it were not feasible and viable to do so, a presumption in favour of undergrounding is implicit in the opening paragraph when the two are read together. FC14B, as it relates to the policy's first two paragraphs, would delete reference in the second to an exception being made to the first. FC14B would see Policy UT1 require that utility services to new development should be laid underground where considered feasible and viable.

10.48 LCCC's evidence base in support of Policy UT1 does not include a cost-benefit analysis of undergrounding OHLs, a review of the technical constraints that may be associated with such engineering or the policy's implications for new connections for development in the plan area. The issues of feasibility and viability of undergrounding would be assessed on a case-by-case basis with, at this stage other than criterion b) of Policy UT1, no SPG to inform the developer of what evidence is required to persuade LCCC that undergrounding is not feasible and viable.

10.49 On the other hand, NIE Networks representation set out legal, financial and technical issues that it has to grapple with in providing electricity infrastructure for new development. Amongst other considerations, it has an obligation in accordance with the Electricity (NI) Order 1992 to offer the customer the "*least cost, technically acceptable*" solution for a new connection or alteration to the electricity network to facilitate development. NIE advised that in the majority of rural and suburban areas, this will always be the OHL connection. This contention was supported by associated evidence. The penultimate paragraph on page 51 of SONI's "*Draft Transmission Development Plan Northern Ireland 2012-2030*" (MA009) acknowledges underground cables' advantage in terms of the potential for reduced visual impact compared with OHLs subject to account being taken of the considerations set out in criterion b), as amended by FC14B, of Policy UT1. However, this must be set in the context of what is said on the next page that in most cases, OHL technology remains the most reliable and least expensive option for developing new circuits. These considerations are set against the background of RDS RG5: Deliver a sustainable and secure energy supply.

10.50 The Ministerial Foreword to the NI Executive's Energy Strategy "*The Path to Net Energy Zero*" says that: "*Affordability is front and centre of this strategy. Rising energy bills….will have a devastating impact on the affordability of energy for consumers*". Transmission improvements will be needed to facilitate maximisation of electricity generated from increased reliability on renewable sources of energy. The cost of infrastructural alterations to the electricity transmission network is passed onto NI electricity consumer through the Distribution Use of System Tariff. NIE's unchallenged evidence gave the cost of undergrounding electricity lines as 2-3 times higher than OHLs. Reading Policy UT1, either as published or if subject to FC14A and the first element of FC14B, in the round with Strategic Policy 21 Renewable Energy as LCCC suggested, amplifies my concerns that the former is not compatible with regional policy.

10.51 The decision-maker would be entitled to bring their own professional judgement to bear in weighing the considerations of the visual and environmental impact of electricity utility services against the feasibility and viability of undergrounding them. However, without clarification either in the J&A text or SPG, Policy UT1 would not strike the appropriate balance between regional policy and guidance considering LCCC's associated evidence base. In that overall context, even if subject to FC14A and the first two elements of FC14B, concerns remain in respect of soundness tests C1, C3, C4, CE2 and CE3. In reaching this conclusion I am mindful that the proposed focussed changes to Policy UT1 sought to address NIE Networks concerns.

Nevertheless, if NIE is to fulfil its statutory role and play its part in achieving the aims of RDS RG5 and the NI Executive's Energy Strategy, **RA117** is essential whereby LCCC reconsiders its position and undertakes some or all of either: amending the policy; amplifying J&A text or introducing SPG to accompany the PS at the time of adoption. I appreciate that such changes would also have the satisfy soundness test CE4 and could not be prescriptive in the context of various material considerations that might arise regarding individual schemes. In this context, I cannot conclude that FC14A and the first element of FC14B would address concerns about soundness.

10.52 The second element of LCCC's proposed FC14B relates to criterion b) of Policy UT1 and would introduce the qualification "*where possible*". Paragraph 6.250 of the SPPS says that any proposal for the development of new power lines should have regard to potential impact on amenity and should avoid areas of landscape *(my emphasis)* sensitivity, citing AONBs as an example. The language of this element of policy does not directly relate to the considerations subject of criterion b). The flexibility that the amendment would afford, as required by soundness test CE4, would not trump statutory protections afforded to the considerations subject of criterion b). It would also be tempered by other associated operational policy interpreted and applied with the benefit of statutory consultees' input.

10.53 The dHRA was updated to take account of the proposed focussed and minor changes and, subject to mitigation, it was considered that they would have no adverse effect on the integrity of International sites [SUBDOC-016(b)]. Table 1: Summary of Screening Focussed Changes, by virtue of columns 1 & 2 considered proposed FC14A & FC14B in respect of Policy UT1. The screening comment does not mention the particulars of the proposed change to criterion b) but both focussed changes were screened out of further consideration. The dHRA is an iterative document. The conclusion that **RA118** is necessary in light of soundness test CE4 will be subject to the qualification that it does not have the potential for likely significant effects upon any International site, either alone or in combination with other plans and projects. This is a matter that LCCC needs to clarify.

10.54 Criterion b) of Policy UT1 applies only to OHLs and associated infrastructure. When the dPS is read in the round, the suite of policy associated with nature conservation, the historic and environment and archaeological interest provides a comprehensive basis for protection of those assets when considering proposals for utility services other than electricity. The policy is sound without any associated amendment.

10.55 The third element of proposed focussed change FC14B, would see criterion e) of Policy UT1 become its penultimate paragraph. Paragraph 6.244 of the SPPS flags up this consideration. As its application is not subject to judgement, **RA119** would properly reflect its origin and status and provide clarity in the context of soundness test CE3.

10.56 LCCC proposed a "*minor change*" (MC66) to the policy's J&A by adding a penultimate paragraph: "*The potential of overhead lines to disrupt the flight path of birds including the site selection features of Lough Neagh and Lough Beg Special Protection*

Area and Ramsar Site, is also a consideration". The dHRA (SUBDOC-029) found that Policy UT1 could have a likely significant effect on those Natura 2000 sites as it does not make it clear that the site selection features may occur outside these International sites. MC66 is suggested by way of mitigation. On this basis, it is appropriate to flag up this consideration that is the subject of other operational policy and **RA120** is necessary for coherence and effectiveness.

Waste Management

10.57 LCCC's proposed "*minor change*" MC9A would see the final sentence of the J&A text to Strategic Policy 23 Waste Management amended to more closely reflect the wording of the second bullet point of paragraph 6.310 of the SPPS. The phraseology in the dPS could be interpreted as attaching lesser weight to these considerations than afforded to them by the SPPS. Whilst soundness test C3 requires that account be taken of regional policy as opposed to replicating it, that LCCC is proposing to revise its associated wording shows it does not intend to diverge from the SPPS. In this evidential context and in the plan-led system, **RA121** is needed for the sake of consistency and to satisfy soundness test CE3.

10.58 Paragraphs 1.19 and 1.20 of the Introduction to Planning Policy Statement 11: "*Waste Management*" (PPS 11) cites the precautionary principle as a material consideration in considering the development of waste management facilities (WMFs) or assessing other development in the vicinity of such facilities. This was carried through into paragraph 6.322 of the SPPS. As there is no conflict between the SPPS and dPS in respect of the precautionary principle, proposals for WMFs would have to observe it. Therefore, there is no need to cross-reference the provisions of the SPPS in the final paragraph of the J&A text to Strategic Policy 23 as proposed by the LCCC's "*minor change*" MC9B.

10.59 LCCC addresses a further representation at page 160 of its PCR. Paragraph 6.316 of the SPPS sets out how need for waste disposal and waste collection and treatment facilities must be demonstrated. Paragraph 6.312 thereof does not specify at what stage of the LDP process that specific sites for the development of WMFs should be identified together with KSRs. Taking account of the provisions of regional policy, I concur with LCCC's assessment and conclusion. Subject to **RA121**, Strategic Policy 23 is sound.

10.60 The first paragraph of the J&A text of Policy WM1 Waste Management Facilities explains what is meant by "*Waste Management Facilities*". Accordingly, the policy is consistent with soundness test CE3 in this respect.

10.61 The five alternatives for WMFs identified in criteria a) – e) inclusive of Policy WM1 are consistent with paragraph 6.313 of the SPPS and criterion c) of Policy WM2 Waste Collection and Treatment Facilities of Planning Policy Statement 11: "*Planning & Waste Management*" (PPS 11). These adopted policies were subject to public consultation. LCCC's Preferred Option 28A was to consider the existing policy-led approach in relation to waste management within the Council area (SUBDOC-044). It

considered public consultation responses on this Key Issue 28 at pages 105 and 106 of SUBDOC-049. Page 102 of the draft SA said: "*No reasonable alternatives have been considered – Consistent with regional policy*". A cogent explanation was given as to why no alternatives were considered; and LCCC's reasoning in this respect is not at odds with either Regulation (11) (2) (d) of The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 [EIA Regulations] or soundness test CE2. At any rate, criteria a) to e) inclusive, of themselves, provide alternative options for the siting of WMFs; they are not just to be located in an existing or worked out hard quarry. Proposals for any such facilities in any of those five possible locations would have to comply with the 12 criteria set out in the next part of policy; these include the concerns raised by the representor positing the deletion of criterion b). That there have been reported unresolved pollution issues stemming from the use of worked out hard quarries as WMFs is an issue of enforcement and does not provide persuasive justification to set aside regional planning policy. There is no need to remove criterion b) of Policy WM1 for reasons of soundness.

10.62 Policy WM1 has not omitted consideration of the permanent loss of the best and most versatile agricultural land; it is included within criterion e). Whilst the J&A text does not refer to other WMFs that deal with incineration and thermal processes, the penultimate bullet point of Policy WM1 requires that proposals for WMFs shall maximise energy recovery in the form of heat or electricity. As the representor did not specify how the policy and/or J&A text should be amended to address their concern, there is no persuasive need to revise either in this respect.

10.63 The first of the 12 bullet points of Policy WM1 that proposals for WMFs would be subject to requires that such a facility "*will not cause demonstrable harm to human health*". How this is to be considered is set out in the accompanying J&A text under the heading "*Health Considerations*". The bullet point also requires that there would be no "*unacceptable adverse visual or environmental impacts, including surface or groundwater*". The tests in respect of human health and environmental impacts are not the same. That mention of "*detrimental impact*" on surface or groundwater is made under the J&A heading "*Health Considerations*" cannot alter the wording of the first bullet point in respect of the standard to be used to measure the impact on those separate considerations. The policy does not fail soundness test CE3 in this respect.

10.64 Paragraph 3.9 of the SPPS sets out the precautionary approach that would underpin application of Policy WM1; it does not require no harm but refers to significant risks of damage. By virtue of Regulation 5 of the EIA Regulations, an EIA is required to describe and assess the direct and indirect significant (*my emphasis*) of the proposed development on a list of factors that include the concerns cited in bullet point 1 of Policy WM1. Paragraph 6.310 of the SPPS sets out the Regional Strategic Objectives for waste management and the second bullet point, that applies to the aforementioned considerations, requires that associated detrimental effects are "*avoided or minimised*". The J&A text sets out measures to be employed to meet the requirements of policy in respect of pollution. Pages 57 – 59 inclusive of Part 3 of the plan set out legislative measures for waste management and identify possible

waste management planning conditions. Considering the legislative and regional policy context, the wording of bullet point 1 is consistent with soundness tests C3 and CE2.

10.65 Having considered the policy basis for establishing need for WMFs when examining Strategic Policy 23, LCCC's proposed addition of a further sentence to the 1st paragraph of the J&A text to Policy WM1 would provide clarity for the purposes of soundness test CE3. This **RA122**, proposed as MA010, would read: *"A need for the facility is established through the WMS and the relevant WMP"*.

10.66 LCCC also proposed to make a *"minor change"* (MC53) to Policy WM1 so that cross-reference to paragraph 6.322 of the SPPS and the precautionary principle would be included in the J&A text. Despite having concluded that change was unnecessary in respect of Strategic Policy 23, reference to it in this context is required for the sake of clarity and to satisfy soundness test CE3. The paragraph proposed to be amended refers to the proximity principle and cross-references to paragraph 6.308 of the SPPS. In that context, if reference to the precautionary principle is not included, there could be doubt if it is to be applied notwithstanding that the provisions of the SPPS would remain a material consideration after adoption of the plan. Accordingly, **RA123** is necessary.

10.67 The second sentence in the first paragraph of the J&A text on page 107 of the dPS refers to *"....should maximise energy recovering"*; for the sake of clarity **RA124** is needed whereby the wording would be *"...should maximise energy recovery"*.

10.68 Subject to **RA122 – RA124** inclusive, Policy WM1 is sound as written.

10.69 DfI's Living with Water Programme (LWWP) was published in November 2021 after the dPS had been submitted to DfI and referred to the Commission for IE. Notwithstanding the timing of its publication, there was no suggestion that omission of reference to it raises fundamental soundness issues or that associated strategic or operational policy within the dPS would conflict with its provisions. In this evidential context an associated amendment is not needed to make the plan sound.

10.70 Although a representor did not say that Policy WM2 is unsound or make any suggestion of alternative wording to address the perceived omissions, they pointed out that it makes no reference to the need for connection to the existing mains sewerage network or river network for storm drainage. The capacity of the latter was considered in chapter 5 of this report. Despite neither matter being the subject of a dedicated policy, they will be material considerations in the second stage of the LDP process and in considering planning applications on sites not the subject of extant planning permission. With regard to the latter, Policy FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains is particularly pertinent together with criterion j) of Policy HOU4 Design in New Residential Development. However, the whole suite of the dPS policies regarding flooding, together with SPG at pages 61 – 72 inclusive of Part 3 of the plan, will be material considerations in the capacity of storm water discharge. Consultation with NI Water based on its annual

WWTW Headroom document (the latest being March 2022 and included as MA016) and the application of those operational policies will provide a framework for consideration of the representor's concerns. Policy WM2 does not need to be amended.

10.71 LCCC proposed two "*minor changes*" to the second paragraph of the body of Policy WM2 Treatment of Waste Water. The first (MC54A) would see reference to the discharge of treated effluent to a watercourse rather than effluent. This qualification would be consistent with the remainder of the sentence that aims to avoid creating or adding to a pollution problem. This facet of **RA125** is vital in the interests of coherence and effectiveness. The second (MC54B) would refer to the avoidance of adding to or creating an additional flood risk. This element of **RA125** is necessary in order to be consistent with the suite of policies on flooding, paragraphs 6.103 and 6.321 of the SPPS and the Policy Objectives of Revised Planning Policy Statement 15: "*Planning and Flood Risk*" (PPS 15). Subject to **RA125**, Policy WM2 is sound.

10.72 Having concluded that the first bullet point of Policy WM1 is sound, there is no justification for deletion of criterion b) of Policy WM3 Waste Disposal that cross-references to the requirements of the former. The wording of Policy WM3 raises no soundness issues.

10.73 A "*minor change*" (MC55) is proposed to Policy WM5 Development in the Vicinity of Waste Management Facilities or Wastewater Treatment Works to include a new paragraph in the J&A text that would refer to the possible need for a Development Encroachment/Odour Assessment in accordance with NI Water policy. Although developers would have to take on board the requirements of that policy regardless of mention of it with the dPS, as it is so closely allied to the objectives of Policy WM5, reference to it would provide clear a clear mechanism for its implementation. **RA126** is therefore necessary.

10.74 Although acknowledging that there are many references to it throughout the dPS, a representor suggested that there should be a dedicated policy to influence developers to use SuDS as the preferred drainage solution, albeit that the dPS is not unsound without it. The technology is subject of: criterion b) of Strategic Policy 24 Flooding; the final sentence of the second paragraph of its associated J&A text; and Policies HOU4, FLD3 and SPG as discussed in consideration of Policy WM2. DfI's "*Water, Flooding and Sustainable Drainage: Improving how we manage water*", sub-titled consultation on a range of policy options being considered for inclusion in future primary legislation relating to water, flooding and sustainable drainage, was published for consultation on 11 March 2022 with a closing date of 3 June 2022. One of the issues on which views were sought is provision of an enabling power for the Department to introduce arrangements to encourage developers to use SuDS as the preferred drainage solution in new developments. Page 4 of the document expands on this and covers the points that the representor would like to see addressed in the LDP. Pending the outcome of this consultation, review of regional policy, provision of an enabling mechanism for NI Water to adopt "soft" SuDS and references to SuDs

in the dPS policy and guidance, the lack of a dedicated policy does not raise concerns about soundness

10.75 Subject to **RA121 – RA126** inclusive, the suite of waste management policies is sound.

Flooding

10.76 Paragraph 10.74 of this report identifies references to SuDS throughout the plan, illustrating that the technology's use is encouraged beyond the remit of criterion b) of Strategic Policy 24 Flooding (SP 24) in relation to alleviating issues around surface water flooding. As the plan must be read in the round, no amendment is needed to SP 24 to encourage the use of SuDS even in areas with no historic flood risk; that consideration is addressed elsewhere in the dPS.

10.77 LCCC's proposed "*minor change*" MC10 relates to the 4th paragraph of the J&A of SP 24 and is proposed to correct a factual mistake so that the corporate identity of DfI Rivers is properly denoted. **RA127** is necessary for the purposes of soundness test CE3.

10.78 A further issue is addressed at page 163 of LCCC's PCR. I concur with its consideration and conclusion. Subject to **RA127**, there are no soundness concerns with SP 24.

10.79 LCCC's "*minor change*" MC56A proposed to move the second paragraph of Policy FLD1 Development in Fluvial (River) Flood Plains to above the heading "*Minor Development*" and omit the word "*above*" from its text. The two sub-sections preceding "*Minor Development*" set out exemptions to the presumption against development in a flood plain and the paragraph would read better in the position suggested as it would draw a line under the issue of exceptions before moving onto that of minor development. However, that it would flow more logically in that position does not mean that it is at odds with the requirements of soundness test CE3 or would otherwise be incoherent or ineffective. Retention of the word "*above*" raises no soundness issue. Accordingly, there is no justification for MC56A.

10.80 When referring to the 1 in 100-year flood event Policy FLD 1 Development in Fluvial (River) and Coastal Flood Plains of Revised Planning Policy Statement 15: "*Planning and Flood Risk*" (PPS 15) includes the term "*(AEP of 1%)*". That MC56B proposes to insert that term within the first sentence of Policy FLD1 shows that it is not LCCC's intention to diverge from regional policy in this respect. Accordingly, **RA128** is needed for the sake of consistency and clarity.

10.81 LCCC's proposed "*minor change*" MC56C involves a factual change whereby the bracketed reference in the second paragraph of Policy FLD1 to "*confirmed by DfI Rivers*" would be changed to "*as shown on DfI Flood Maps NI*". As this would more accurately direct the reader to where the information can be found, **RA129** is needed considering soundness test CE3.

10.82 **RA127** and **RA128** have implications for the second paragraph of the policy's J&A text. LCCC's proposed "*minor change*" MC56D and the second element of MC56B would tie in with both, providing necessary clarity. Paragraph 6.128 of the SPPS says that the strategic flood risk will take account of the predictive flood risk in the future associated with climate change. There are various other references to links between the two considerations in the RDS and SPPS. Theme 4 of LCCC's CP says that it will help tackle climate change. **RA130** is needed to satisfy soundness tests C2 and C3.

10.83 LCCC addresses other issues raised about Policy FLD1 at pages 367 – 369 of its PCR; some of which were aired at the public hearing sessions, but discussion did not alter or add to its position. I concur with its consideration and conclusions. Subject to **RA128** – **RA130** inclusive there are no soundness concerns with Policy FLD1.

10.84 Paragraph 6.117 of the SPPS sets out when a developer's responsibility engages to assess flood risk and drainage impact and to mitigate the risk to the development and any adverse impacts beyond the site. This responsibility is also included in the policy box of Policy FLD 3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains of PPS 15. Whilst compliance with soundness test C3 does not require that regional policy is replicated in the dPS, LCCC's proposed "*minor change*" (MC57) indicates that it was not its intention to depart from it. For the sake of clarity and soundness test CE3, **RA131** is necessary.

10.85 DfI's Technical Guidance Note (TGN) 25 "*The Practical Application of Strategic Planning Policy for 'Development in Proximity to Reservoirs'*" is dated August 2018. In June 2019 the Department sent a letter to Councils' Heads of Planning suggesting wording that might be "*useful*" to include in LDPs. Taking account of this guidance, LCCC proposed extensive changes to the wording of Policy FLD5 Development in Proximity to Reservoirs as a focussed change (FC15) that was published for public comment in January 2021. The only party who commented on proposed FC15 was DfI Rivers who suggested amended wording in light of TCN25 Revised, dated June 2020. TGN25 Revised was not subject to public consultation but it is publicly available on DFI's website "*for information*".

10.86 For the purposes of soundness CE3, references to Strategic Flood Maps within the dPS should be changed to DfI Flood Maps NI as they are now known. Whilst FC15 is necessary as **RA132** in light of soundness test C3, the other suggested changes in DfI Rivers' submission on FC15 are not fundamental to soundness as there is no major difference between the June 2019 and June 2020 guidance. Indeed, providing a cross-reference to TGN25 Revised might run contrary to the aims of soundness tests CE3 and CE4 if the June 2020 publication were superseded during the plan period. Subject to **RA132**, Policy FLD5 is sound.

Advertisements

10.87 Criterion b) of Policy AD1 Amenity and Public Safety provides that consent will be granted for the display of an advertisement where it does not prejudice public safety. Paragraph 6.57 of the SPPS says that public safety includes road safety. At

the suggestion of the statutory roads authority, LCCC tabled proposed "*minor change*" MC58A to the J&A text of Policy AD1 whereby point 3 on page 118 of Part 2 of the plan would refer to not just the effectiveness of traffic lights but also traffic signs. This **RA133** is needed for consistency and effectiveness.

10.88 The final paragraph of the policy's J&A text, amongst other things, refers to Areas of Townscape Character (ATCs) and cross-references Policy HE11 that refers to both ATCs and Areas of Village Character (AVCs). LCCC proposed to address this discrepancy by making a "*minor change*" (MC58B) to include AVCs in the J&A text. This **RA134** is needed for the sake of soundness test CE3.

10.89 Subject to **RA133** and **RA134** Policy AD1 is sound.

Conclusion

10.90 LCCC considered other issues arising from representations about Plan Objective F at page 33 of its PCR. Other than issues already addressed in this chapter, I agree with its analysis of them and conclusions thereon. There is no persuasive evidence that the suite of policies and plan provisions aimed at achieving Plan Objective F, subject to the identified RAs, will not contribute to a connected place. Neither is there persuasive evidence that account has not been taken of the CP, as required by soundness test C2, in the measures proposed to realise Plan Objective F. No further amendments are required in the interests of soundness.

11.0 Glossary

11.1 The Glossary to Part 1 of the PS (pages 160 - 162 inclusive thereof) provides definitions of terms used therein. The Glossary to Part 2 is found at pages 119 – 122 inclusive thereof.

11.2 LCCC's "*minor changes*" MC3A, MC11A, MC11B and MC59 propose to add definitions to the glossaries in Parts 1 & 2 of the plan and to amend definitions already included therein. As all will assist in implementation of the plan's policies, **RA135 – RA141** inclusive are necessary to satisfy soundness test CE3.

11.3 LCCC responded to other representations about the Glossary to Part 2 of the plan at pages 376 and 377 of its PCR. I concur with its comments and conclusions that no further amendments to the glossaries are needed other than those identified above.

12.0 Recommended Amendments

12.1 LCCC's raft of focussed and minor changes included in SUBDOC-016 (see Appendix 4) and those emerging as Matters Arising during the public hearing sessions (see Appendix 2) have been considered on an individual basis throughout this report. The Recommended Amendments (RAs) that I consider are required to make the plan sound are included as Appendix 6.

12.2 The examiner's role in the IE process is set out in the opening chapter of this report. There is nothing in the associated legislative compliance or soundness tests that requires or enables me to deal with the issue of any opportunity for public comment on RAs needed to make the plan sound. On this basis, it is for the Department to consider whether these need to be subject of (further) public consultation and, if so, how that is to be accommodated within the IE process. It is also outwith my remit to conclude on whether they have implications for the HRA, SA/SEA. EqIA, RNIA or their Addenda.

13.0 Overall Conclusion

13.1 In paragraph 1.47 of this report, an interim conclusion was reached on legal and procedural compliance. Having considered the plan policies in the preceding chapters, LCCC's evidence base demonstrates that:

- The dPS has taken account of the RDS; the current Community Plan "*Lisburn & Castlereagh Community Plan 2017/2032*"; any policy or advice contained in guidance issued by the Department; and other matters prescribed by the Department such as the applicable DPPNs and the latest HGIs. Furthermore, the dPS has had regard to such other information and considerations as appear to the council to be relevant. In all, I am satisfied that Section 8 of the Act has been complied with; and

- Subject to the recommended amendments (RAs) identified in this report and set out in Appendix 6 thereof, the dPS also satisfies the requirements of Section 10 (6) of the Act.

13.2 Subject to my RAs, the dPS satisfies all the legislative requirements and the procedural, consistency and coherence and effectiveness tests of soundness set out in DPPN 6. On that basis, the dPS is sound subject to those RAs.

Planning Appeals Commission

Park House

87/91 Great Victoria Street

BELFAST

BT2 7AG

Telephone: (028) 9024 4710

Website: www.pacni.gov.uk

E-mail: info@pacni.gov.uk

Appendix 1 – Tests of soundness for development plan documents (DPPN6)

Procedural tests

P1 Has the DPD been prepared in accordance with the council's timetable and the Statement of Community Involvement?

P2 Has the council prepared its Preferred Options Paper and taken into account any representations made?

P3 Has the DPD been subject to sustainability appraisal including Strategic Environmental Assessment?

P4 Did the council comply with the regulations on the form and content of its DPD and procedure for preparing the DPD?

Consistency tests

C1 Did the council take account of the Regional Development Strategy?

C2 Did the council take account of its Community Plan?

C3 Did the council take account of policy and guidance issued by the Department?

C4 Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or to any adjoining council's district?

Coherence and effectiveness tests

CE1 The DPD sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant it is not in conflict with the DPDs of neighbouring councils;

CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base;

CE3 There are clear mechanisms for implementation and monitoring; and

CE4 It is reasonably flexible to enable it to deal with changing circumstances.

Appendix 2 – Matters arising documents*

MA001	LCCC correction to Draft Plan Strategy Sustainability Appraisal Report (SUBDOC-005)
MA002	LCCC cited case law
MA002.A	Compton Parish Council & Ors v Guildford Borough Council & Anor [2019] EWHC 3242 (Admin)
MA003	LCCC seeks amendments to Policies TC1 & SMU03
MA004	Annotated version of Map 10
MA005	Castlereagh Urban Integrated Development Framework
MA006	LCCC seek consideration of a modification in respect of Policy TC6 - (Council & DFI response)
MA007	LCCC seek consideration of modifications in respect of Supplementary Planning Guidance
MA008	LCCC seek consideration of a modification in respect of MC24B
MA009	SONI Draft Transmission Development Plan Northern Ireland 2021-2030.
MA010	LCCC seek consideration of a modification in respect of Policy WM1
MA011	LCCC seek consideration of a modification in respect of Chapter 5 Monitoring and Review
MA012	LCCC seek consideration of a modification in respect of Appendix E – Monitoring Framework
MA013	LCCC seek consideration of a modification in respect of Policy HOU3
MA014	LCCC seek consideration of a modification in respect of Strategic Road Schemes - (Council & DFI response)
MA015	LCCC seek consideration of a modification in respect of Policy TRA 3 - (Council & DFI response)
MA016	Waste Water Treatment Works Headroom document – March 2022
MA017	West Lisburn Development Framework (2015)

* Hyperlinks to all documents available at www.pacni.gov.uk, Local Development Plans, Lisburn & Castlereagh, LC Matters Arising

Appendix 3 - LCCC Draft Plan Strategy Submission Documents

Document Reference	Document Title
Draft Plan Strategy and Sustainability Appraisal	
SUBDOC-001	Draft Plan Strategy Part 1
SUBDOC-002	Draft Plan Strategy Part 2
SUBDOC-003	Draft Plan Strategy Supplementary Planning Guidance
SUBDOC-004	Draft Plan Strategy Summary Leaflet
SUBDOC-005	Draft Plan Strategy Draft Sustainability Appraisal Report
SUBDOC-006	Draft Plan Strategy Draft Sustainability Appraisal Scoping Report
SUBDOC-007	Draft Plan Strategy Draft Sustainability Appraisal Non-Technical Summary
SUBDOC-008	Draft Plan Strategy Public Notices (Pre-consultation; Formal consultation and additional Draft Plan Strategy Public Notice)
Draft Plan Strategy Public Consultation Reports	
SUBDOC-009	Draft Plan Strategy Public Consultation Report
SUBDOC-010	Draft Plan Strategy Counter Representations Public Consultation Report
SUBDOC-011	Index of Representations
SUBDOC-012	Copies of Representations to Draft Plan Strategy
SUBDOC-013	Index of Counter Representations
SUBDOC-014	Copies of Counter Representations to Draft Plan Strategy
SUBDOC-015	Publication of Representations and Counter Representation Period Public Notice
SUBDOC-016	Focussed and Minor Changes Consultation Document
SUBDOC-16(a)	Addendum to Draft Sustainability Appraisal Report
SUBDOC-16(b)	Addendum to Draft Habitats Regulations Assessment Report
SUBDOC-16(c)	Addendum to Draft Equality Impact Assessment Screening Report
SUBDOC-16(d)	Addendum to Rural Needs Impact Assessment Report
SUBDOC-017	Focussed Changes Public Notice
SUBDOC-018	Index of Comments Received to Focussed Changes Consultation
SUBDOC-019	Copies of Comments to Focussed Changes Consultation
Draft Plan Strategy Supporting Documents	
SUBDOC-020	Technical Supplement 1 Housing Growth Study
SUBDOC-020(a)	Housing Market Analysis NIHE April 2018
SUBDOC-020(b)	Lisburn and Castlereagh Housing Investment Plan 2019-2023
SUBDOC-020(c)	Lisburn and Castlereagh Housing Investment Plan Annual Update 2020
SUBDOC-021	Technical Supplement 2 Urban Capacity Study
SUBDOC-022	Technical Supplement 3 Employment Land Review
SUBDOC-023	Technical Supplement 4 Office Capacity Study
SUBDOC-024	Technical Supplement 5 Retail Capacity Study
SUBDOC-025	Technical Supplement 6 Countryside Assessment
SUBDOC-026	Technical Supplement 7 Open Space, Sport & Outdoor Recreation
SUBDOC-027	Technical Supplement 8 Local Transport Study
SUBDOC-028	Draft Equality Impact Assessment Screening Report
SUBDOC-029	Draft Habitats Regulations Assessment
SUBDOC-030	Rural Needs Impact Assessment
SUBDOC-031	Topic Paper – Housing & Employment
SUBDOC-032	Typographical Errors List
SUBDOC-033	Consultation and Engagement Strategy
SUBDOC-034	Self-Assessment of Soundness Report

Housing Monitor Reports

SUBDOC-035	LCCC Housing Monitor Report 2015-16
SUBDOC-036	LCCC Housing Monitor Report 2016-17
SUBDOC-037	LCCC Housing Monitor Report 2017-18
SUBDOC-038	LCCC Housing Monitor Report 2018-19

Statement of Community Involvement and Timetable

SUBDOC-039	Statement of Community Involvement (December 2020)
SUBDOC-040	SCI Public Notices
SUBDOC-041	Compliance with SCI Report
SUBDOC-042	Local Development Plan Timetable (December 2020)
SUBDOC-042(a)	Local Development Plan Timetable (November 2018)
SUBDOC-042(b)	LDP Timetable (June 2016)
SUBDOC-043	Timetable Public Notices

Preferred Options Paper (POP)

SUBDOC-044	Preferred Options Paper (POP)
SUBDOC-045	POP Appendices
SUBDOC-046	POP Summary Document
SUBDOC-047	POP Sustainability Appraisal Interim Report
SUBDOC-048	POP Sustainability Appraisal Scoping Report
SUBDOC-049	POP Public Consultation Report
SUBDOC-050	POP Public Notice

POP Position Papers

SUBDOC-051	Position Paper 1 Population and Growth
SUBDOC-052	Position Paper 2 Housing and Settlements
SUBDOC-053	Position Paper 3 Employment and Economic Development
SUBDOC-054	Position Paper 4 Retailing, Offices and Town Centres
SUBDOC-055	Position Paper 5 Transport
SUBDOC-056	Position Paper 6 Telecommunications, Public Services and Utilities
SUBDOC-057	Position Paper 7 Historic Environment
SUBDOC-058	Position Paper 8 Natural Heritage
SUBDOC-059	Position Paper 9 Countryside Assessment
SUBDOC-060	Position Paper 10 Development Constraints (Flood Risk, Drainage and Minerals)
SUBDOC-061	Position Paper 11 Tourism
SUBDOC-062	Position Paper 12 Open Space, Sport and Outdoor Recreation
SUBDOC-063	Position Paper 13 Waste Management
SUBDOC-064	Position Paper 14 Education, Health, Community & Cultural Facilities

Council-Related Supporting Documents

SUBDOC-065	LCCC Community Plan
SUBDOC-066	Community Action Plan 2019-2024
SUBDOC-067	LCCC 'Connect, Invest, Transform' -10 Year Investment Plan Proposition 2019
SUBDOC-068	Lisburn City Centre Masterplan Review 2019 (Draft)
SUBDOC-069	LCCC Car Park Strategy 2019 (Draft)
SUBDOC-070	West Lisburn Development Framework Review 2018
SUBDOC-071	Castlereagh Urban Integrated Development Framework
SUBDOC-072	LCCC Open Space Strategy 2019 (Draft)
SUBDOC-073	LCCC Tourism Strategy 2018
SUBDOC-074	LCCC Vision for Tourism 2018-2022
SUBDOC-075	Laganbank Quarter Comprehensive Development Scheme 2015 (Draft)
SUBDOC-076	Lisburn's Lagan Corridor 2003
SUBDOC-077	LCCC Playability Audit of Existing Fixed Play Provision

SUBDOC-078	Lisburn & Castlereagh Local Biodiversity Action Plan
SUBDOC-079	Lagan Valley Regional Park Five Year Management Plan 2017-2022
SUBDOC-080	Oxford Economics Socio-Economic Profile and Forecast LCCC September 2018
SUBDOC-081	LCCC Corporate Plan 2018-2022 and Beyond

Other

SUBDOC-082	LDP Map Viewer (Weblink only)

Additional Documents

SUBDOC-083	Clarification to DfI, June 2021

Lisburn & Castlereagh City Council

Local Development Plan 2032

Draft Plan Strategy

Consultation on Focussed Changes

Addendum including Minor Changes Schedule

January 2021

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Annex 1 and Addendum to Technical Supplement 1

1.0 Background

1.1 Lisburn & Castlereagh City Council is responsible for the preparation of its Local Development Plan. This consists of a two stage process, commencing with publication and consultation on the draft Plan Strategy, and following its adoption, the Local Policies Plan. Together these will constitute the Council's new Local Development Plan (LDP).

1.2 The draft Plan Strategy was published for public consultation with a pre-consultation period which ran from Friday 11th October to Thursday 7th November 2019; and formal consultation commencing on Friday 8th November 2019 for an extended nine week period up to Friday 10th January 2020.

1.3 The Council received 128 representations during this consultation process. Regulation 20(2)(g) of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, requires the Council to prepare a statement outlining the number and summary of main issues raised in relation to representations received to the draft Plan Strategy, submitted in accordance with regulation 16(2) of the LDP regulations.

1.4 The Council has prepared a Public Consultation Report (PCR) which takes account of the main issues raised and this will be published on submission of all documents to the Department for Infrastructure in order to cause an Independent Examination.

1.5 After due consideration of all representations received, the Council is proposing a number of changes to the published draft Plan Strategy. This takes full account of Development Plan Practice Note 10 'Submitting Development Plan Documents for Independent Examination (DPPN 10) December 2019 which outlines the administrative procedures for any proposed change to the draft Plan Strategy.

1.6 The purpose of this consultation is to bring to the attention of the general public, consultation bodies and any other interested parties the proposed changes that the Council intends to make to the published draft Plan Strategy.

1.7 Paragraph 4.3 of DPPN 10 states *"Following receipt of representations to the DPD, the council will consider the issues raised…and determine whether there will be:*

- ***NO CHANGE*** *- Determines that the DPD as prepared is sound and does not need to be changed.*
- ***MINOR CHANGES*** *- Notes the issues and whilst determines that the DPD as prepared is sound, proposes minor changes that could be acceptable, which would not impact upon the soundness of the DPD.*
- ***FOCUSSED CHANGES*** *- Identifies that an unforeseen issue has arisen and considers that changes are required to ensure that any impact upon the soundness of the DPD is addressed.*
- ***FUNDAMENTAL CHANGES*** *- Agrees that an issue is fundamental and goes to the heart of the DPD and withdraws the DPD."*

1.8 The Council has identified the need to make both focussed and minor changes to its draft Plan Strategy.

1.9 The focussed changes are presented in the form of a 'Focussed Change' Addendum as indicated in paragraph 4.7 of DPPN 10 and the public consultation process follows the guidance set out at paragraph 4.10 of DPPN 10. All other statutory assessments, including a Sustainability Appraisal (SA) Addendum, a Habitats Regulations Assessment (HRA) Addendum, an Equality Impact Addendum and a Rural Needs Impact Addendum are also published as required.

1.10 Minor changes are provided as a separate schedule in accordance with paragraph 4.5 of DPPN 10. Whilst this states that *"Necessary minor editing changes for factual correction do*

not require public consultation" the Council is publishing the schedule for information and to allow the reader to understand how the Council differentiated between what it considered to be a minor and focussed change.

1.11 Any comments made on focussed changes **can only** address and relate to the soundness of proposed focussed changes as outlined at paragraph 4.10 of DPPN 10. This consultation **is not** an opportunity to add to the previous representations or to make new comments on parts of the original draft Plan Strategy.

1.12 Any proposed focussed changes are published without prejudice to the Examiner's final recommendations following consideration of issues through the Independent Examination (IE).

1.13 It is important to note that it is the Department for Infrastructure that determine if any amendments recommended as a result of the IE report should be incorporated into the final Plan Strategy.

2.0 Consultation Period and Process

2.1 The consultation period will run for a period of eight weeks from **9am on Thursday 14th January 2021 to 5pm on Friday 12th March 2021.** Please note comments received after the closing date will not be considered.

2.2 The Council will publish comments to focussed changes as soon as reasonably practicable after the expiry of the consultation period. It should be noted that any comments received will be made available for public inspection and placed on the Council's website after the consultation period has closed.

2.3 Comments received on the focussed changes will be collated and submitted as part of the Council's submission to the Department. All personal contact details will remain confidential (please refer to the Council's privacy notice for further information). All comments will be supplied to the Department for Infrastructure and the examining body as part of the Independent Examination process.

2.4 You can make comment on the focussed changes in the following ways:

By email: LDP@lisburncastlereagh.gov.uk
Write to us at:
Local Development Plan Team
Civic Headquarters
Lagan Valley Island
Lisburn
BT27 4RL

Appendix A Focussed Changes Addendum

PART ONE PLAN STRATEGY				
Focussed Change Reference	**Chapter/Policy of draft Plan Strategy**	**Proposed Focussed Change**	**Reason**	**Justification (assessed against DPPN 10)**
A: A QUALITY PLACE – ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES				
FC1A	SP08 Housing in Settlements	The Council has considered the figures for affordable housing need and acknowledges that an error has occurred. The Council proposes for clarity, as a focussed change, to amend this figure as follows: Page 28: "Extrapolating this figure over the Plan period from 2017-2032 equates to an estimated figure of approximately 2,400 *social housing ~~dwelling~~* units. An additional need is also indicated for intermediate housing which equates to an additional projected need for *~~3,840~~ 1,920* units over the Plan period." Page 61: "The total affordable housing requirement for the Plan period is *~~6,240~~ 4,320* units of which 2,400 are social housing units."	In response to NIHE (DPS-012) and Turleys on behalf of NIFHA (DPS-032); Clanmil Housing Association (DPS-048); Plantation Landowners Group; two individuals; JH Price and Sons; Lagan Homes Ltd; Viewpoint Developments Ltd; Chambers Homes Ltd; Turley; and Glengard Farm questioning the Housing Needs Assessment of 6,240 affordable units required over the Plan period	Does not impact upon the soundness of the Plan – whilst this is a focussed change to the supporting text of the Strategic Housing Allocation, it does not affect Strategic Policy 08 and it is necessary for clarification
FC1B	SP08 Housing in Settlements	The Council proposes for clarity, as a focussed change, to amend Table 3 of the draft Plan Strategy (dPS) page 64, and relating text on pages 58-63 under the Strategic Housing Allocation, to reflect the most up-to-date HGI data provided at time of publication of the draft Plan Strategy. A minor adjustment (equivalent to 3% of the HGI figure) was made to reflect the mid-point between the two employment-led scenarios that were included in the Housing Growth Study (as updated). An Addendum to Technical Supplement 1 Housing Growth Study has also been providedto reflect the HGI update.	In response to a number of representations relating to the updated HGI figures published in September 2019	The Council has identified that the HGI update (provided at time of publication of the draft Plan Strategy) is an unforeseen issue and considers that changes are required to ensure that any impact upon

		See Annex 1 for amended Table 3 (page 64) and relating text (pages 58-63, Part 1) and Addendum to Technical Supplement 1.		the soundness of the DPD is addressed
B: A THRIVING PLACE – DRIVING SUSTAINABLE ECONOMIC GROWTH				
n/a				
C: A VIBRANT PLACE – GROWING OUR CITY, TOWN CENTRES, RETAILING AND OTHER USES				
FC2	SP14 Town Centres, Retailing and Other Uses	The Council proposes for clarity, as a focussed change, to remove criteria b) from Strategic Policy 14, page 96, as follows: *~~"b) support Sprucefield Regional Shopping Centre in recognition of its regional status in accordance with key site requirements."~~*	In response to representations from Belfast City Council (DPS-041) and Fleming Mounstephen Planning on behalf of Central Craigavon Ltd (DPS-061) suggestions that SP14 stance is incompatible and contradictory in seeking to promote retailing and other uses in City/Town Centres	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, as Sprucefield Regional Shopping Centre is dealt with under its own policy SMU03, it is necessary for clarification
D: AN ATTRACTIVE PLACE – PROMOTING SUSTAINABLE TOURISM, OPEN SPACE, SPORT AND OUTDOOR RECREATION				
n/a				
E: A GREEN PLACE – PROTECTING AND ENHANCING THE HISTORIC AND NATURAL ENVIRONMENT				
n/a				
F: A CONNECTED PLACE – SUPPORTING SUSTAINABLE TRANSPORT AND OTHER INFRASTRUCTURE				
FC3	SP21 Renewable Energy	The Council proposes for clarity, as a focussed change, to amend paragraph 3 of the J&A, page 146, as follows: "A *~~precautionary~~ cautious* approach for renewable energy development proposals will apply within designated landscapes which are of significant value, such as Areas of Outstanding Natural Beauty *and their wider settings. In such sensitive landscapes,* it may *~~also~~* be difficult to accommodate renewable energy proposals, including wind turbines, without detriment to the region's cultural and natural heritage assets."	In response to representation from RSPB NI (DPS-093) noting that SP21 has effectively narrowed the application of the 'cautious approach' advocated by paragraph 6.223 of the SPPS	Does not impact upon the soundness of the Plan – whilst this is a focussed change to J&A, it is considered necessary for clarification
CHAPTER 5 MONITORING AND REVIEW				
n/a				
GLOSSARY				
n/a				

PART TWO OPERATIONAL POLICIES				
Focussed Change Reference	**Chapter/Policy of draft Plan Strategy**	**Proposed Focussed Change**	**Reason**	**Justification (Assessed against DPPN10)**
A: A QUALITY PLACE – ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES				
FC4	HOU1 New Residential Development	The Council proposes for clarity, as a focussed change, to amend Policy HOU1 criteria b), page 12, as follows: "b) on previously developed land (brownfield sites) *or as part of mixed-use development*"	In response to representation from DfI (DPS-109) asking the Council to consider the relationship between this policy and SMU01 and any other strategic mixed-use zonings	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is necessary for clarification
FC5A	HOU4 Design in New Residential Development	The Council proposes for clarity as, a focussed change, to amend the first paragraph of the J&A of Policy HOU4, page 15, by inclusion of a second sentence, as follows: *"This Policy will apply to those alternative uses which are deemed to be acceptable under Policy HOU2."*	In response to representation from DfI (DPS-109) asking the Council to consider the relationship between HOU2 and HOU4	Does not impact upon the soundness of the Plan – whilst this is a focussed change to J&A, it is considered necessary for clarification
FC5B	HOU4 Design in New Residential Development	The Council proposes for clarity as a focussed change to amend criteria d) of Policy HOU4, page 15, as follows: "d) residential development should be brought forward in line with the following density bands: • City Centre boundary 120-160 dwellings per hectare • *Settlement Development Limits of the City,* Towns*Centres* and *Gg*reater *Uu*rban *Aa*reas 25-35 dwellings per hectare • *Settlement Development Limits of* Villages and Small Settlements 20-25 dwellings per hectare"	In response to representation from a planning agent (DPS-083) regarding clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
FC6	COU5 Affordable Housing	The Council proposes for clarity, as a focussed change, to amend the last paragraph of Policy COU5, page 34, as follows:	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a focussed change to

		"Generally only one group will be permitted in close proximity to any particular settlement in the rural area *and should demonstrate that the need cannot be met within the identified settlement."*		policy, it is considered necessary for clarification
B: A THRIVING PLACE – DRIVING SUSTAINABLE ECONOMIC GROWTH				
FC7	ED7 Retention of Zoned Land and Economic Development	The Council proposes for clarity, as a focussed change, to amend Policy ED7, page 48, as follows: **"Unzoned Land inSettlements** On unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, *or land last used for these purposes,* will only be permitted where it is demonstrated that:…"	In response to representation from DfI (DPS-109) concerning aligning the policy wording with the SPPS	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
FC8A	MD1 Environmental Protection	The Council proposes for clarity, as a focussed change, to amend Policy MD1, page 51, as follows: "…Minerals development within or in close proximity to an area that has been designated, or is proposed for designation to protect its landscape, scientific, natural *or built* heritage significance will not normally be granted permission…"	In response to representation from HED (DPS-030) concerning aligning the policy wording with paragraph 6.152 of the SPPS	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
FC8B	MD1 Environmental Protection	The Council proposes for clarity, as a focussed change, to amend the last sentence of Policy MD1, page 51, as follows: "Minerals development within or in close proximity to an area that has been designated, or is proposed for designation to protect its landscape, scientific of natural *or built* heritage significance will not normally be granted permission ~~*(with the exception of valuable minerals as set out in policy MD4)*~~ where this would prejudice the essential character of the area and the rationale for its designation."	In response to representation from NIEA (DPS-060) regarding concern over policy wording conflicting with the HRA regulations	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
C: A VIBRANT PLACE – GROWING OUR CITY, TOWN CENTRES, RETAILING AND OTHER USES				
n/a				
D: AN ATTRACTIVE PLACE – PROMOTING SUSTAINABLE TOURISM, OPEN SPACE, SPORT AND OUTDOOR RECREATION				
n/a				
E: A GREEN PLACE – PROTECTING AND ENHANCING THE HISTORIC AND NATURAL ENVIRONMENT				

FC9	HE6 Change of Use and/or Extensions or Alterations to a Listed Building	The Council proposes for clarity, as a focussed change, to amend the first sentence of Policy HE6, page 77, as follows: "The Council ~~will~~ *may* permit the change of use…"	In response to representation from HED (DPS-030) and DfI (DPS-109) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
FC10	HE14 Enabling Development	The Council proposes for clarity, as a focussed change, to amend paragraph 5 of the J&A of HE14, page 84, as follows: "This statement should include *a conservation statement or plans and* sufficient, detailed financial information as is necessary to allow the Council, and or its consultees to make an informed decision upon the application."	In response to representation from HED (DPS-030) concerning the clarity of the wording in the J&A	Does not impact upon the soundness of the Plan – whilst this is a focussed change to J&A, it is considered necessary for clarification
F: A CONNECTED PLACE – SUPPORTING SUSTAINABLE TRANSPORT AND OTHER INFRASTRUCTURE				
FC11	TRA1 Creating an Accessible Environment	The Council proposes for clarity, as a focussed change, to amend bullet point c) of Policy TRA1, page 92, as follows: "c) priority pedestrian *and cycling* movement within and between land uses"	In response to representation from DfI (DPS-109) regarding insertion of cycling into the policy	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
FC12	TRA3 Access to Protected Routes	The Council proposes for clarity, as a focussed change, to amend Policy TRA3, under subheading 'Other Protected Routes – Outside Settlement Limits' page 94, as follows: "Other Protected Routes – Outside Settlement Limits Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access ~~*where it is demonstrated that access cannot reasonably be taken from an adjacent minor road in the following circumstances: An exception will apply*~~ *For* a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaced is served by an existing vehicular access onto the protected route;	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification

		for a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably obtained from an adjacent minor road; and, for other developments which would meet the criteria for development in the countryside, where access cannot be reasonably obtained from an adjacent minor road. In all cases the proposed access must be in compliance with the requirements of Policy TRA2."		
FC13	RE1 Renewable Energy Development	The Council proposes for clarity, as a focussed change, to insert an additional paragraph of text to Policy RE1, after paragraph 4, page 100, as follows: *"Any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest as defined under The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 as amended."*	In response to representation from RSPB NI (DPS-093) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
FC14A	UT1 Utilities	The Council proposes for clarity, as a focussed change, to amend the first sentence of Policy UT1, page 104, as follows: *"To ensure that the visual and environmental impact of utility development is kept to a minimum,* the provision of utility services…"	In response to representation NIEA (DPS-060) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification
FC14B	UT1 Utilities	The Council proposes for clarity, as a focussed change, to amend Policy UT1, page 104, as follows: *"To ensure that the visual and environmental impact of utility development is kept to a minimum,* the provision of utility services *such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable.* ~~*An exception will be permitted for overhead electricity lines and poles serving new development, where underground provision is not feasible or viable.*~~	In response to representation from NIE Networks (DPS-096) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification

		Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following: *a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion;* *b) Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible;* *c) Wirescape should be kept to a minimum;* *d) Associated infrastructure works should be visually integrated, making use of existing and proposed landscaping;* *~~(e)~~Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP)."*		
FC15	FLD5 Development in Proximity to Reservoirs	The Council proposes for clarity, as a focussed change, to amend Policy FLD5, page 116, in accordance with the advice issued in June 2019 by DfI Rivers as follows: "New development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on the Strategic Flood Maps, if: *a) ~~it can be demonstrated~~ the applicant can demonstrate that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding ~~its~~ reservoir safety, so as to enable the development to proceed;or* *b) where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated,* the application is accompanied by a Flood Risk Assessment, *or other analysis,* which ~~*demonstrates: 1 an assessment of the downstream flood risk in the event of: a controlled release of water; an uncontrolled release of water due to reservoir failure; a change in flow paths as a result of the proposed development, and 2. That there are suitable measures to manage*~~	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a focussed change to policy, it is considered necessary for clarification

		~~and mitigate the identified flood risk including details of emergency evacuation procedures~~ assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed. *~~Replacement buildings within the potential flood inundation area downstream of a controlled reservoir must be accompanied by a Flood Risk Assessment.~~* *~~With all development proposals~~* There will be a presumption against development within the potential flood inundation area for proposals that include: • essential infrastructure; • storage of hazardous substances; and • bespoke accommodation for vulnerable groups. *~~and for any development located in areas where the Flood Risk Assessment indicates potential for an unacceptable combination of depth and velocity (See Policy FLD1)~~* *Replacement Building(s):- Where assurance on the condition, management and maintenance regime of the relevant reservoir/s is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere."*		
GLOSSARY				
n/a				

Appendix B Minor Changes Schedule

PART ONE PLAN STRATEGY				
Minor Change Reference	**Chapter/Policy of draft Plan Strategy**	**Proposed Minor Change**	**Reason**	**Justification (assessed against DPPN 10)**
CHAPTER 3 VISION AND PLAN OBJECTIVES A-F				
MC1	Plan Objective C: A Vibrant Place	The Council proposes for clarity, as a minor change, to amend Plan Objective C, pages 36 and 92, by insertion of the following: *"4) Support the role of District and Local Centres in accordance with the retail hierarchy (Figure 5, page 97)."* **Renumber remaining three points as 5), 6) and 7)*	In response to representation from One2One Planning on behalf of Forestside Acquisitions Ltd (DPS-066) regarding the recognition of the role of District Centres	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
CHAPTER 4 STRATEGIC POLICIES AND SPATIAL STRATEGY				
MC2	SP05 Good Design and Positive Place-Making	The Council proposes for clarity, as a minor change, to amend the J&A of Strategic Policy 05, page 44, final paragraph, end of second sentence as follows: "...and its positive contribution to place-making *including deterring crime and promoting personal safety."*	In response to representation from DoJ (DPS-009) on designing out crime	Does not impact upon the soundness of the Plan
A: A QUALITY PLACE – ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES				
MC3A	SP08 Housing in Settlements	The Council proposes for clarity, as a minor change, to include the definition of affordable housing within the J&A of Strategic Policy 08, page 57 and also place this in the glossary for Part 1 of the DPS, page 160, as follows: *"For the purpose of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its glossary (page 114)."*	In response to representations from NIHE (DPS-012) and Co-Ownership (DPS-031) on the inclusion of the definition of affordable housing within the policy and glossary, acknowledging that it may change in the future	Does not impact upon the soundness of the Plan
MC3B	SP08 Housing in Settlements	The Council proposes for clarity, as a minor change, to amend Table 1 of the dPS, page 49, as follows: *See Annex for amended Table 1 to include a percentage for the population residing in the countryside*	In response to representation from Clyde Shanks on behalf of individual (DPS-065)	Does not impact upon the soundness of the Plan

B: A THRIVING PLACE – DRIVING SUSTAINABLE ECONOMIC GROWTH				
n/a				
C: A VIBRANT PLACE – GROWING OUR CITY, TOWN CENTRES, RETAILING AND OTHER USES				
MC4	SP14 Town Centres, Retailing and Other Uses	The Council proposes for clarity, as a minor change, to amend criteria b) of Strategic Policy 14, page 96, as follows: *"b) support the role of District and Local Centres."*	In response to representations from DfI (DPS-109); One2One Planning on behalf of Forestside Acquisitions Ltd (DPS-066); Fleming Mounstephen on behalf of Henderson Group (DPS-081) that the DPS and SP14 fail to recognise/promote the District Centre of Forestside	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC5	SMU03 Sprucefield Regional Shopping Centre	The Council has considered the figure for existing floor space and acknowledges that an error has occurred. The Council proposes for clarity, as a minor change, to amend the figure (based on accurate figures presented in Table 4.8 and Table 6.8 of Technical Supplement 5 Retail Capacity Study) in the J&A, page 104, as follows: "Sprucefield has approximately ~~*65,000*~~ *44,750* square metres of existing gross external retail floorspace…"	In response to Inaltus Limited on behalf of LCC group (DPS-037) and Limo Properties Ltd (DPS-038) and Belfast City Council (DPS-041) questioning the floorspace requirements	Does not impact upon the soundness of the Plan
D: AN ATTRACTIVE PLACE – PROMOTING SUSTAINABLE TOURISM, OPEN SPACE, SPORT AND OUTDOOR RECREATION				
n/a				
E: A GREEN PLACE – PROTECTING AND ENHANCING THE HISTORIC AND NATURAL ENVIRONMENT				
MC6A	SP18 Protecting and Enhancing the Historic Environment and Archaeological Remains	The Council proposes for clarity, as a minor change, to amend the J&A, page 125, as follows: "Listed Buildings/Scheduled ~~*Sites Monuments*~~" and the corresponding footnote 51.	In response to representation from Historic Environment Division, HED (DPS-030) noting the term "scheduled monument" and not "scheduled site" be used for accuracy and consistency	Does not impact upon the soundness of the Plan

MC6B	SP18 Protecting and Enhancing the Historic Environment and Archaeological Remains	The Council proposes for clarity, as a minor change, to amend the J&A, page 125, as follows: "Archaeological remains of regional importance include monuments in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAI) *~~Such sites benefit from statutory protection~~ and sites that would merit scheduling. Archaeological remains of local importance include other sites recorded on the Sites and Monuments Record, the Industrial Heritage Record and the Defence Heritage Record."*	In response to representation from Historic Environment Division, HED (DPS-030) regarding the accuracy of wording of paragraph on archaeological remains	Does not impact upon the soundness of the Plan
MC6C	SP18 Protecting and Enhancing the Historic Environment and Archaeological Remains	The Council proposes for clarity, as a minor change, to amend the J&A, page 125, as follows: "There are *presently* six areas of Archaeological Potential in Dundonald, Dromara, Hillsborough, Lisburn, Drumbo and Glenavy, *~~which are also afforded protection through this Local Development Plan~~ and more may be identified at Local Policies Stage."*	In response to representation from Historic Environment Division, HED (DPS-030) that the paragraph on Areas of Archaeological Potential needs flexibility to provide for the inclusion of new sites	Does not impact upon the soundness of the Plan
MC7A	SP19 Protecting and Enhancing Natural Heritage	The Council proposes for clarity, as a minor change, to amend the J&A, page 127, by insertion after the fourth paragraph, as follows: *"The Council, when determining the impacts of a proposed development on international or national designations, will consider the precautionary principle as set out in the Rio Declaration on Environment and Development 1992 that states; Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as reasons for postponing cost effective measures to prevent environmental degradation."*	**In** response to representation from RSBP NI (DPS-093) stating that the precautionary principle has not been included in SP19	Does not impact upon the soundness of the Plan
MC7B	SP19 Protecting and Enhancing Natural Heritage	The Council proposes for clarity, as a minor change, to amend the J&A under International Designations, page 127, as follows: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh *including the water body of Portmore Lough. All proposals that may affect a European or Ramsar site must meet the requirements of NH1".*	In response to representation from DAERA SEA Team (DPS-058) regarding proposed mitigation measures set out in the draft Habitats Regulation Assessment Report and RSBP NI (DPS-093) making reference to SPA and Ramsar site, and	Does not impact upon the soundness of the Plan

			importance of including reference to Portmore Lough.	
F: A CONNECTED PLACE – SUPPORTING SUSTAINABLE TRANSPORT AND OTHER INFRASTRUCTURE				
MC8A	SP20 Transportation Infrastructure	The Council proposes for clarity, as a minor change, to amend the J&A, page 141, (under Key Transportation Infrastructure Schemes, last sentence) as follows: "In addition the Local Transport Study will ~~*seek to adopt a range of measures to reduce the need for reliance on the private car through the allocation of residential zonings in proximity to services*~~ *consider the strengths and weaknesses of various modes of transport, including walking, cycling, public transport and roads. This will provide clarity on the transport measures that DfI expect to deliver during the LDP period to 2032 and which will become evident at Local Policies Plan stage."*	In response to representation from DfI Transport NI, Eastern Division (DPS-109) suggesting additional wording to clarify position of Local Transport Study	Does not impact upon the soundness of the Plan
MC8B	SP20 Transportation Infrastructure	The Council proposes for clarity, as a minor change, to amend the J&A, page 141, (under Park & Ride/Park & Share, last sentence paragraph 2) as follows: "The Council recognises the value of the existing Park & Ride sites in supporting a modal shift between private car and public transport usage and supports the proposed schemes at West Lisburn adjacent to the proposed new rail halt; Moira, adjacent to the railway station; and the extension of *other* ~~*the Sprucefield*~~ Park & Ride site*s* which benefit*s* from planning approval ~~*providing 132 additional car parking spaces*~~."	In response to representation from DfI Transport NI, Eastern Division (DPS-109) suggesting the Council may wish to include reference to proposed expansion of Cairnshill P&R site	Does not impact upon the soundness of the Plan
MC8C	SP20 Transportation Infrastructure	The Council proposes for clarity, as a minor change, to amend the J&A, page 143, (under Car Parking, last sentence) as follows: *"Areas of parking restraint along with* other measures to reduce the impact of car parking across the Council area will require further detailed assessment at the Local Policies Plan stage."	In response to representation from DfI Transport NI, Eastern Division (DPS-109) suggesting that the Council should consider review of existing areas of parking restraint at LPP	Does not impact upon the soundness of the Plan

MC9A	SP23 Waste Management	The Council proposes for clarity, as a minor change, to amend the J&A, page 154, last paragraph, as follows: *"This policy will ensure that ~~Proposals for waste management facilities should avoid or minimise any~~* detrimental effects on people, the environment, and *local* amenity *associated with waste management facilities are avoided or minimised in accordance with operational policy set out in Part 2 of the Plan Strategy."*	In response to representation from Whitemountain & District Community Association (DPS-016) suggesting rewording and for consistency between the SPPS (paragraph 6.310, page 111)	Does not impact upon the soundness of the Plan
MC9B	SP23 Waste Management	The Council proposes for clarity, as a minor change, to amend the J&A, page 154, through inclusion of the following sentence to the end of last paragraph, as follows: *"In assessing all proposals the Council will be guided by the precautionary approach in accordance with paragraph 6.322 of the SPPS."*	In response to representation from RSPB NI (DPS-093) suggesting that paragraph 4 does not go far enough to state application of the 'precautionary principle' on proposals for waste management facilities and for consistency with the SPPS (paragraph 6.322, page 113)	Does not impact upon the soundness of the Plan
MC10	SP24 Flooding	The Council proposes for clarity, as a minor change, to amend the J&A, page 156, fourth paragraph, as follows: "DfI Rivers, *within the Department for Infrastructure, ~~an Agency within the Department of Agriculture, Environment and Rural Affairs (DAERA)~~*is the statutory drainage and flood defence authority for Northern Ireland"	In response to representation from DfI (DPS-109) pointing out that responsibility for Rivers has moved from DAERA to DfI	Does not impact upon the soundness of the Plan
CHAPTER 5 MONITORING AND REVIEW				
n/a				
GLOSSARY[1]				
MC11A	Glossary	The Council proposes for clarity, as a minor change, to include the definition of National Nature Reserve in the glossary, page 161, as follows: *"National Nature Reserve – as defined under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985."*	In response to representation from Whitemountain & District Community Association (DPS-016) asking that the Glossary should	Does not impact upon the soundness of the Plan

[1] See also MC3 re definition of Affordable Housing

			include a definition of a National Nature Reserve	
MC11B	Glossary	The Council proposes for clarity, as a minor change, to include the following definitions in the glossary: Part 1, page 161, Heritage Asset: *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."* Part 1, page 161, Listed Building: *"A listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic Interest."* Part 1, page 161, Historic Park, Garden or Demesne of Special Historic Interest: *"An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demesnes of special historic interest, maintained by the Department for Communities."* Part 1, page 160, Design and Access Statement: *"A Design and Access Statement [D&AS] is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting."* Part 1, page 162, Scheduled Monuments: *"Statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance."*	In response to representation from Historic Environment Division, HED (DPS-030) recommending including definition for a 'Heritage Asset' and amendments to the definitions for Listed Building; Historic Park, Garden or Demesne of Special Historic Interest; Design and Access Statement; and, Scheduled Monuments	Does not impact upon the soundness of the Plan

PART TWO OPERATIONAL POLICIES				
Minor Change Reference	**Chapter/Policy of draft Plan Strategy**	**Proposed Minor Change**	**Reason**	**Justification (Assessed against DPPN10)**
A: A QUALITY PLACE – ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES				
MC12	HOU1 New Residential Development	The Council proposes for clarity, as a minor change, to amend criteria c) of Policy HOU1, page 12, as follows: "c) in designated city and town centres, *and within settlement development limits of the city, towns, greater urban areas,* villages and small settlements."	In response to representations from a number of Planning Agents (DPS-039; DPS-073; DPS-077; DPS-087; DPS-088; DPS-089) stating that Policy HOU1 is currently too restrictive and provides three overly prescriptive criteria for future housing lands	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC13	HOU4 Design in New Residential Development	The Council proposes for clarity, as a minor change, to amend the second sentence of criteria e) of Policy HOU4, page 15, as follows: "The design of dwellings should ensure they are capable of adaption to provide accommodation that is wheelchair ~~useable~~ *accessible* for those in society who are mobility impaired."	In response to representation from DfI (DPS-109) seeking clarification if criteria (e) relates solely to access or requires dwellings to be capable of modification for occupation by wheelchair users	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC14	HOU5 Public Open Space in New Residential Development	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of Policy HOU5, page 20, as follows: "Public open space can be provided in a variety of forms ranging from village greens and small parks through to equipped play areas and sports pitches. In addition, the creation or retention of *blue/green infrastructure,* woodland areas, other natural or semi-natural areas of open space can provide valuable habitats for wildlife, promote biodiversity."	In response to representation from DfI (DPS-109), Water and Drainage Policy Division reference to Blue and Green Infrastructure	Does not impact upon the soundness of the Plan

MC15	HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of Policy HOU6, page 21, including a third sentence as follows: *"A Design and Access Statement, may also be required for residential development in accordance with Section 6(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015."*	In response to representations from Turley on behalf of Johncorp (No.1) Ltd. (DPS-072) regarding additional legislative requirements re Design and Access Statements	Does not impact upon the soundness of the Plan
MC16	HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments	It is necessary to remove reference to Development Control Advice Note (DCAN) 8 – Housing in Existing Urban Areas. The Council proposes for clarity, as a minor change, to delete the last paragraph of the J&A of Policy HOU9, page25	As a result of DfI notification of 18th October 2019 that this DCAN will cease to have effect once the Council adopts its Plan Strategy	Does not impact upon the soundness of the Plan
MC17	HOU10 Affordable Housing in Settlements	The Council proposes for clarity, as a minor change, to amend part b), paragraph 6 of Policy HOU10, page 26, as follows: "b) the application is made by a registered Housing Association *or the Northern Ireland Housing Executive."*	In response to representation from NIHE (DPS-12) in relation to the policies COU5 and OS1 and to ensure consistency of wording across all 3 of these policies	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC18	HOU11 Specialist Accommodation	The Council proposes for clarity, as a minor change, to amend the first sentence of the J&A of Policy HOU11, page 27, as follows: "Specialist residential accommodation *is purpose-built or converted residential accommodation designed to* provide~~s~~ opportunity for individuals to access accommodation that is more suitable for their needs, such as ~~*retirement villages*~~ *sheltered housing* and care-related facilities."	In response to representations from NIHE (DPS-12) and DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan
MC19A	HOU12 Accommodation for the Travelling Community	The Council proposes for clarity, as a minor change, to amend criteria a) of Policy HOU12, page 27, as follows; "a) adequate landscaping is provided *to visually integrate the proposal."*	In response to representation from NIEA (DPS-060) to clarify policy intention	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only

MC19B	HOU12 Accommodation for the Travelling Community	The Council proposes for clarity, as a minor change, to amend paragraph 3 of Policy HOU12, page 27, as follows: "Exceptionally, a single traveller transit site or serviced site may be permitted in the countryside. Such proposals will be assessed on their merits, having regard to the above criteria and *the* sequential ~~*test*~~ *requirements of Policy COU5."*	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC19C	HOU12 Accommodation for the Travelling Community	The Council proposes for clarity, as a minor change, to insert the following sentence at the end of the J&A of Policy HOU12, page 28: *"Further information is available in the Design Guide for Travellers' Sites NI (draft 2019), published by DfC."*	In response to representation from NIHE (DPS-060) regarding relevant additional information	Does not impact upon the soundness of the Plan
MC20A	COU3 Replacement Dwellings	The Council proposes for clarity, as a minor change, to insert the following sub-heading before paragraph 3 of Policy COU3, page 32: ***"Non-Listed Vernacular Dwellings"***	In response to representation from HED (DPS-030) to draw attention to policy heading	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC20B	COU3 Replacement Dwellings	The Council proposes for clarity, as a minor change, to amend paragraph 3 of Policy COU3, page 32, as follows: "The retention and sympathetic refurbishment, with adaptation if necessary, of non-listed vernacular dwellings in the countryside will be encouraged in preference to their replacement *in accordance with Planning Policies COU4 and HE13."*	In response to representation from HED (DPS-030) to provide cross-referencing to relevant policies	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC21A	COU5 Affordable Housing	The Council proposes for clarity, as a minor change, to amend the first sentence of Policy COU5, page 34, as follows: "Planning permission will be granted by exception for a small group of no more than 14 dwellings adjacent to or near a village or small settlement to provide affordable housing which meets a ~~*identified*~~ need *identified by the Northern Ireland Housing Executive within that settlement."*	In response to representations from NIHE (DPS-012); Turley on behalf of NIFHA (DPS-032) and Clanmil Housing Association (DPS-048) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only

MC21B	COU5 Affordable Housing	The Council proposes for clarity, as a minor change, to amend the last paragraph in the J&A of Policy COU5, page 35, as follows: "Planning permission will only be granted where the application is made by a registered Housing Association *or the Northern Ireland Housing Executive*".	In response to representations from NIHE (DPS-012); Turley on behalf of NIFHA (DPS-032) and Clanmil Housing Association (DPS-048) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan
MC22	COU8 Infill/Ribbon Development	The Council proposes for clarity, as a minor change, to amend paragraph 1 of Policy COU8, page 36, to reflect the wording of the SPPS as follows: "Planning permission will be refused for a building which *creates ~~extends~~* or adds to a ribbon of development."	In response to representation from RSPB NI (DPS-093), to bring the Policy into line with the wording of the SPPS/PPS21	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC23	COU15 Integration and Design of Buildings in the Countryside	The Council proposes for clarity, as a minor change, to insert a sentence at the end of the J&A of Policy COU15 under subheading 'Integration' page 41, as follows: *"All landscape features which are required to be retained will be appropriately conditioned to be protected prior to the commencement of any other site works including site clearance."*	In response to representation by NIEA (DPS-060) to clarify the policy intention	Does not impact upon the soundness of the Plan
B: A THRIVING PLACE – DRIVING SUSTAINABLE ECONOMIC GROWTH				
MC24A	MD1 Environmental Protection	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of Policy MD1, page 51, as follows: "In all *~~areas~~ circumstances* decisions on mineral applications will be made with regard to the preservation of *~~good quality agricultural land~~ soil quality (where this is particularly suitable for agriculture), water quality,* tree and vegetation cover, wildlife habitats, natural features of interest in the landscape and sites of archaeological and historic interest."	In response to representations from Minerals Products Association Northern Ireland (DPS-029) and Conexpo (N.I.) Ltd. (DPS-042) concerning aligning the wording with paragraph 6.163 of the SPPS	Does not impact upon the soundness of the Plan

MC24B	MD1 Environmental Protection	The Council proposes for clarity, as a minor change, to insert the following sentence to the final paragraph of the J&A of Policy MD1, page 51, as follows: *"The Council, having regard to Environmental Impact Assessment (EIA), Habitats Regulations Assessment (HRA) and the Wildlife and Natural Environment Act (NI) 2011 (WANE), where necessary, will balance the case for a particular mineral working proposal against the need to protect and conserve the environment."*	In response to representation from NIEA (DPS-060) regarding reference to other key legislation	Does not impact upon the soundness of the Plan
MC24C	MD1 Environmental Protection	The Council proposes for clarity, as a minor change, to amend Policy MD1, page 51, by removing the second paragraph of the J&A and placing it in the Policy (last paragraph) as follows: *"Permission for the extraction of peat for sale will only be granted where the proposals are consistent with the protection of boglands valuable to nature conservation interests, and with the protection of landscape quality particularly in AONBs."*	In response to representation from DfI (DPS-109) concerning aligning the policy with the SPPS	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC25	MD4 Valuable Minerals	The Council proposes for clarity, as a minor change, to amend the last sentence of the J&A of Policy MD4, page 52, as follows: "Applications are likely to be subject to assessment under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, *and other assessments as outlined in the Justification and Amplification of Policy MD1."*	In response to representation from NIEA (DPS-060) concerning relevant assessments	Does not impact upon the soundness of the Plan

C: A VIBRANT PLACE – GROWING OUR CITY, TOWN CENTRES, RETAILING AND OTHER USES				
MC26A	TC1 Town Centres, Retailing and Other Uses	The Council proposes for clarity, as a minor change, to amend Policy TC1, page 56, as follows: "c) edge of *city or* town centres d) out of ~~*town*~~ centre locations – only where sites are accessible by a choice of good public transport." The Council proposes for clarity, as a minor change, to amend the J&A of Policy TC1, page 56 (paragraph 2 and 3 respectively): "The provision of a ~~*retail hierarchy*~~ *sequential approach* enables a range of retailing opportunities appropriate to the needs of the community.' Business uses are encouraged as appropriate ~~*in the hierarchy*~~ to assist with urban regeneration, increase footfall and job creation."	In response to representations from Inaltus on behalf of Drumkeen Holdings Ltd (DPS-036) and One2One Planning on behalf of Forestside Acquisitions Ltd.(DPS-066) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC26B	TC1 Town Centres, Retailing and Other Uses	The Council proposes for clarity, as a minor change, to insert the following sentence into paragraph 2 of the J&A of Policy TC1, page 56, as follows: "...Preference will then be given to an edge of centre location before considering an out of centre location. *For a site to be considered as edge-of-centre a default distance threshold of 300 metres from the town centre boundary will apply."*	In response to representation from DfI (DPS-109) concerning the default distance specified within the SPPS	Does not impact upon the soundness of the Plan
MC27	TC3 Town Centres	The Council proposes for clarity, as a minor change, to amend paragraph 2 of Policy TC3, page 57, as follows: "Beyond a designated town centre boundary, proposals for town centre uses will only be granted planning permission in accordance with the sequential approach of Policy TC1 ~~*Where it is demonstrated no suitable sites exist within the town centre, no adverse impact on the role and function of the town centre will occur as a result of the proposal*~~ and there would be no adverse impact on adjacent land uses."	In response to representation from One2One Planning on behalf of Forestside Acquisitions Ltd. (DPS-066) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only

MC28	TC4 District and Local Centres	The Council proposes for clarity, as a minor change, to include the following opening sentence to the J&A of Policy TC4, page 57, as follows: *"The role and function of a District Centre is to perform a complementary role for retailing and services to existing city and town centres; the role and function of a Local Centre is to provide a local level of retailing and services to cater for a local population."*	In response to representation from DfI (DPS-109) concerning the role and function of District and Local Centres	Does not impact upon the soundness of the Plan
MC29	TC5 Villages and Small Settlements	The Council proposes for clarity, as a minor change, to amend paragraph 4 of Policy COU1, page 31, as follows: "There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development. *Development of inappropriate retailing in the countryside will be resisted. Retailing opportunities in the countryside will only be considered in relation to Policies COU11 and COU14 and, in exceptional cases Policy TC6.*"	In response to representation from DfI (DPS-109) concerning clarity in respect of retailing in the countryside	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
D: AN ATTRACTIVE PLACE – PROMOTING SUSTAINABLE TOURISM, OPEN SPACE, SPORT AND OUTDOOR RECREATION				
MC30	TOU1 Tourism Development in Settlements	The Council proposes for clarity, as a minor change, to amend paragraph 4 of the J&A, page 62, as follows: "There is a requirement for high quality design and high quality service provision in areas with other relevant designations such as Conservation Areas, Areas of Townscape or Village Character, *Scheduled Monuments, Listed Buildings and Historic Parks, Gardens and Demesnes."*	In response to representation from HED (DPS-030) concerning additional reference to designations in the J&A	Does not impact upon the soundness of the Plan
MC31A	TOU2 Proposals for Tourism Amenity in the Countryside	The Council proposes for clarity, as a minor change, to amend paragraph 3 of the J&A of Policy TOU2, page 63, as follows: "A tourism benefit statement *and sustainable benefit statement must demonstrate benefit to the region and locality taking account of the considerations set out in Supplementary Planning Guidance, Part D, Tourism, Page 33. A tourism benefit statement* must demonstrate the value of the proposal…"	In response to representation from DfI (DPS-109) concerning clarity between the two statements identified in the J&A	Does not impact upon the soundness of the Plan

MC31B	TOU2 Proposals for Tourism Amenity in the Countryside	The Council proposes for clarity, as a minor change, to amend paragraph 4 of Policy TOU2, page 62, as follows: "An extension of any existing tourist amenity will ~~only~~ be permitted where its scale and nature does not harm the rural character, amenity, landscape quality or environmental integrity of its locality."	In response to representation from DfI (DPS-10) concerning unnecessary addition of the word 'only' in the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC32A	TOU3 Proposals for Tourist Accommodation in the Countryside	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of Policy TOU3, page 64, as follows: "The ~~retention and~~ conversion *and reuse* of a vernacular building *or a suitable locally important building* for such uses, will be favourably considered *and assessed under HE13, COU4 and COU14 as appropriate. W*here *it is demonstrated* the environmental benefit of the full or partial replacement will outweigh the retention and conversion of the building ~~*The retention of vernacular buildings are therefore encouraged a report on*~~ the condition of the building and the economic feasibility of repairing and maintaining it will be assessed for such proposals."	In response to representations from HED (DPS-030) and DfI (DPS-109) suggesting clarification of the J&A	Does not impact upon the soundness of the Plan
MC32B	TOU3 Proposals for Tourist Accommodation in the Countryside	The Council proposes for clarity, as a minor change, to insert the following paragraph under paragraph 3 of the J&A of Policy TOU3, page 64, (which repeats the J&A under Policy HE8) as follows: *"In the case of replacement of a vernacular building or a suitable locally important building in the countryside, a proposal must be accompanied by evidence reports to ascertain structural soundness. Such reports must be submitted by suitably experienced and accredited engineers, architects or building surveyors in the conservation field."*	In response to representation from DfI (DPS-109) concerning clarity of the J&A	Does not impact upon the soundness of the Plan
MC32C	TOU3 Proposals for Tourist Accommodation in the Countryside	The Council proposes for clarity, as a minor change, to amend paragraph 3 of the J&A, page 64, as follows:- "Applications made under this policy will be *required* ~~*expected*~~ to be accompanied with the following information:	In response to representation from DfI (DPS-109) concerning clarity of the J&A	Does not impact upon the soundness of the Plan

		• *~~Sufficient~~* evidence to indicate how firm or realistic the particular proposal is and what sources of finance are available (including any grant aid) to sustain the project • *~~Detailed~~* evidence that there is no reasonable prospect of securing a suitable site within the limits of the particular settlement or other nearby settlement • justification for the particular site chosen and illustrative details of the proposed design and site layout."		
MC32D	TOU3 Proposals for Tourist Accommodation in the Countryside	The Council proposes for clarity, as a minor change, to amend Policy TOU3, page 63, under the sub-heading 'Tourist Accommodation on the Periphery of a Settlement' as follows: "b) there are no suitable opportunities *~~in the locality~~* by means of; • the conversion and reuse of a suitable building(s) or • The replacement of a suitable building(s)"	In response to representation from One2One Planning (DPS-124) concerning ambiguity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC33	OS1 Protection of Open Space	The Council proposes for clarity, as a minor change, to amend the third sentence of paragraph 3 of the J&A, page 68, as follows: "Any exception to this policy approach will only be appropriate where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of open space, for example the provision of affordable housing by a Housing Association *or the Northern Ireland Housing Executive* in accordance with Policy HOU10; or where it is demonstrated that the loss of open space will have no significant detrimental impact."	In response to a representation from NIHE (DPS-012) seeking their inclusion as an affordable housing applicant/provider	Does not impact upon the soundness of the Plan
E: A GREEN PLACE – PROTECTING AND ENHANCING THE HISTORIC AND NATURAL ENVIRONMENT				
MC34A	HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings	The Council proposes for clarity, as a minor change, to remove the last sentence in third paragraph of the J&A, page 74, as follows: *~~"In the majority of cases it should prove possible for differences to be resolved through voluntary discussion and for a satisfactory compromise to be reached."~~*	In response to representation from HED (DPS-030) concerning the clarity of the J&A	Does not impact upon the soundness of the Plan

MC34B	HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings	The Council proposes for clarity, as a minor change, to amend the first bullet point of the J&A, page 74, as follows: *"The critical views of, and from the site or monument including the protection of its setting"*	In response to representation from HED (DPS-030) concerning clarity of the J&A	Does not impact upon the soundness of the Plan
MC35A	HE6 Change of Use and/or Extensions or Alterations to a Listed Building	The Council proposes for clarity, as a minor change, to amend the second sentence of Policy HE6, page 77, as follows: "Such development should respect the essential character, *special* architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired."	In response to representation from HED (DPS-030) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC35B	HE6 Change of Use and/or Extensions or Alterations to a Listed Building	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of HE6, page 77, including a third sentence as follows: *"The works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building."*	In response to representation from HED (DPS-030) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan
MC35C	HE6 Change of Use and/or Extensions or Alterations to a Listed Building	The Council proposes for clarity, as a minor change, to amend paragraph 5 of the J&A, page 77, as follows: "All proposals for alteration should also be based on a proper understanding of the significance of the listed building. ~~*because it is vitally important that new work does not weaken the structural integrity of the building*~~."*	In response to representation from HED (DPS-030) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan
MC36	HE7 Control of Advertisements on a Listed Building	The Council proposes for clarity, as a minor change, to amend the first sentence of Policy HE7, page 78, to include the word 'only', to read consistently with the wording of paragraph 6.14 of the SPPS as follows: "The Council will grant the consents necessary for advertisements or signs on a listed building *only* where these are carefully designed and located to respect the architectural form and	In response to representation from HED (DPS-030) noting its omission	Does not impact upon the soundness of the Plan– whilst this is a change to policy it is considered a minor/ factual correction for clarification only

		detailing of the building, amenity of the locality and which are not detrimental to public safety."		
MC37	HE8 Demolition or Partial Demolition of a Listed Building	The Council proposes for clarity, as a minor change, to amend the J&A of Policy HE8 as follows: *"Where consent to demolish a listed building is granted, this will normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building prior to its demolition."* (This sentence should be inserted before the last paragraph of the J&A on page 79).	In response to representation from HED (DPS-030) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan
MC38	HE9 Development Affecting the Setting of a Listed Building	The Council proposes for clarity, as a minor change, to amend criteria (b) of Policy HE9, page 79, as follows: "(b) the works ~~*proposed make use of traditional or sympathetic building materials and techniques*~~ *and architectural details should use quality materials and techniques (traditional and/or sympathetic)* ~~*which respect those found on*~~ *in keeping with* the *listed* building."	In response to representation from HED (DPS-030) concerning clarity of the policy	Does not impact upon the soundness of the Plan– whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC39A	HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character	The Council proposes for clarity, as a minor change, to remove the following paragraphs from Policy HE10 and place in the J&A, page 80, as first and second paragraphs, as follows: *Remove the first paragraph that deals with CA designation and place as first paragraph of J&A; and* *Remove the third paragraph that deals with ATC and AVC designation and place as second paragraph of J&A*	In response to representation from HED (DPS-030) stating that these sentences are best placed in the J&A	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC39B	HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character	The Council proposes for clarity, as a minor change, to amend the first paragraph of the J&A of Policy HE10, page 80, as follows: "Designation as a Conservation Area or ATC/AVC puts and onus on prospective developers to produce a very high standard of design *in accordance with the following criteria."* ~~*which preserves or enhances the particular qualities of the area in question."*~~	In response to representations from HED (DPS-030) and NIEA (DPS-060) concerning clarity of the wording used	Does not impact upon the soundness of the Plan

MC40	HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character	The Council proposes for clarity, as a minor change, to amend Policy HE11 (and include as a separate paragraph), page 82, as follows: *~~"and the~~ All* proposal*s must also* meet*~~s~~* the requirements of operational Policy AD1 on the Control of Outdoor Advertisements."	In response to representation from HED (DPS-030) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC41	HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character	The Council proposes for clarity, as a minor change, to amend paragraph 2 of the J&A of Policy HE12, page 82, as follows: "The onus will be on the applicant to demonstrate and justify *why the building makes no material contribution* and the need for demolition."	In response to representation from HED (DPS-030) concerning the clarity of the wording in the J&A	Does not impact upon the soundness of the Plan
MC42	HE13 The Conversion and Reuse of Non-Listed Buildings	The Council proposes for clarity, as a minor change, to amend paragraph 1 of the J&A of HE13, page 83, as follows: "For the purposes of this policy 'Vernacular Buildings' *are those that* reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – the Survival of Rural Traditional Buildings in Northern Ireland' published by the Department, March 1998. *A 'Locally Important Building' is a building, structure or feature, whilst not statutory listed, that has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance."*	In response to representation from HED (DPS-030) concerning the clarity of the wording in the J&A	Does not impact upon the soundness of the Plan
MC43	NH1 European and Ramsar Sites – International	The Council proposes for clarity, as a minor change, to insert the word 'and' into Policy NH1 at paragraphs 3 and 4, page 85, as follows: "In exceptional circumstances, a development proposal which could adversely affect the integrity of a European or Ramsar site may only be permitted where: a) there are no alternative solutions; *and*	In response to representation from NIEA (DPS-060) suggesting that it would be good practice to copy across the equivalent policy from PPS2, including the word 'and' following each requirement in exceptional circumstances	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/factual correction for clarification only

		b) the proposed development is required for imperative reasons of overriding public interest; *and* c) compensatory measures are agreed and fully secured. As part of the consideration of exceptional circumstances, where a European or a listed or proposed Ramsar site hosts a priority habitat or priority species listed in Annex I or II of the Habitats Directive, a development proposal will only be permitted when: a) it is necessary for reasons of human health or public safety or there is a beneficial consequence of primary important to the environment; *and,* b) agreed in advance with the European Commission."		
MC44	NH2 Species Protected by Law	The Council notes the comment and also notes that an error occurred under part b), which should have consisted of two separate points. The Council proposes for clarity, as a minor change, to insert the word 'and' into Policy NH2 at paragraph 2, page 86 and to split criteria b) as follows: "In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where: *a)* there are no alternative solutions; *and,* *b)* it is required for imperative reasons of overriding public interest; *and,* *c)* there is no detriment to the maintenance of the population of the species at a favourable conservation status; *and,* *d)* compensatory measures are agreed and fully secured."	In response to representation from NIEA suggesting that it would be good practice to copy across the equivalent policy from PPS2, including the word 'and' following each requirement in exceptional circumstances	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only

MC45	NH3 Sites of Nature Conservation Importance - National	The Council proposes for clarity, as a minor change, to insert reference to Marine Conservation Zone to paragraph 1 of Policy NH3, page 86, as follows: a) an Area of Special Scientific Interest b) a National Nature Reserve c) a Nature Reserve *d) a Marine Conservation Zone*[2]	In response to representation from RSPB NI (DPS-093) in respect of marine conservation zones	Does not impact upon the soundness of the Plan
MC46	NH6 Areas of Outstanding Natural Beauty	The Council proposes for clarity, as a minor change, to amend paragraph 1 of Policy NH6, page 88, as follows: "Planning permission for new development of an appropriate design, size and scale for its locality within an Area of Outstanding Natural Beauty (AONB) will only be granted where it is of an appropriate design, ~~*size and scale for the locality*~~ *is sensitive to the distinctive special character of the area and the quality of its landscape, heritage and wildlife,* and where all the following criteria are met."	In response to representation from DfI (DPS-109) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
F: A CONNECTED PLACE – SUPPORTING SUSTAINABLE TRANSPORT AND OTHER INFRASTRUCTURE				
MC47	TRA1 Creating an Accessible Environment	It is necessary to remove reference to Development Control Advice Note (DCAN) 11 and draft DCAN11. The Council proposes for clarity, as a minor change, to amend the last paragraph of the J&A of policy TRA1, page 92, as follows: "Further information on designing for a more accessible environment is set out in the Department's ~~*Development Control Advice Note (DCAN) 11 'Access for People with Disabilities', draft DCAN11 'Access for All' and*~~ 'Creating Places – Achieving Quality in Residential Developments' (May 2000) ~~*documents*~~."	As a result of DfI notification of 18th October 2019 that it had withdrawn DCAN11 and draft DCAN11	Does not impact upon the soundness of the Plan
MC48	TRA2 Access to Public Roads	The Council proposes for clarity, as a minor change, to amend the second last paragraph of J&A, page 93, to replace the word 'Department' with the word *'Council'*	In response to DfI noting this as a typographical error	Does not impact upon the soundness of the Plan

[2] Paragraph 215 of the Draft Marine Plan for Northern Ireland, April 2018

MC49	TRA6 Transport Assessment	The Council proposes for clarity, as a minor change, to include the following paragraph in the J&A of Policy TRA6 (first paragraph), page 95, as follows: *"Transport Assessment applies to all forms of development with a significant travel generation impact. A primary aim of the Transport Assessment is to assess accessibility by sustainable modes and to develop measures to maximise use of sustainable modes; only subsequently should the residual traffic be assessed and its impacts ameliorated."*	In response to representation from DfI (DPS-109) concerning clarification of the role of a Transport Assessment	Does not impact upon the soundness of the Plan
MC50	TRA7 Car Parking and Servicing Arrangements in New Developments	It is necessary to remove reference to Development Control Advice Note (DCAN) 11 and draft DCAN11. The Council proposes for clarity, as a minor change, to amend footnote 34, page 96, as follows: "Department's ~~*Development Control Advice Note 11 'Access for People with Disabilities' (1991), draft DCAN11 'Access for All' (July 2003 and*~~ 'Creating Places – Achieving Quality in Residential Developments' (May 2000) document~~s~~"	As a result of DfI notification of 18th October 2019 that it had withdrawn DCAN11 and draft DCAN11	Does not impact upon the soundness of the Plan
MC51	TRA10 Provision of Public and Private Car Parks	The Council proposes for clarity, as a minor change, to amend bullet point a) of Policy TRA10, page 98, as follows: "a) they meet a need identified by the Department's Local Transport Plan or *a comprehensive Car Parking Strategy prepared jointly with the Department, where applicable. "*	In response to representation from DfI (DPS-109)	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC52A	RE1 Renewable Energy Development	The Council proposes for clarity, as a minor change, to amend paragraph 3 of the J&A of Policy RE1, page 100, asfollows: "All renewable energy proposals*, including proposals to reutilise established sites,* will be assessed against this planning policy, having regard to the Department publication Best Practice Guidance to Renewable Energy…"	In response to representation from RSPB NI (DPS-093) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan

MC52B	RE1 Renewable Energy Development	The Council proposes for clarity, as a minor change, to amend paragraph 1, part d) of Policy RE1, page 100, as follows: "d) local natural resources, such as air quality or water quality *or quantity*"	In response to representation from DfI (DPS-109) concerning the correlation of text to that in paragraph 6.224 of the SPPS	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC52C	RE1 Renewable Energy Development	The Council proposes for clarity, as a minor change, to include the following paragraph in the J&A of Policy RE1 (before the final paragraph), page 100, as follows: *"All renewable energy proposals will be assessed in accordance with normal planning criteria including such considerations as access arrangements, road safety, good design, noise and shadow flicker, separation distance, cumulative impact, communications interference and the inter-relationship between these considerations."*	In response to representation from RSPB NI (DPS-093) concerning clarity of the wording in J&A and correlation of text to that in paragraph 6.229 of the SPPS	Does not impact upon the soundness of the Plan
MC52D	RE1 Renewable Energy Development	The Council proposes for clarity, as a minor change, to amend paragraph 3 of the J&A, page 100, as follows: "All renewable energy proposals will be assessed against this planning policy having regard to the *following* Department publication*s*: Best Practice Guidance to Renewable Energy (published ~~*by the former Department of Environment*~~ 2009), *Draft* Supplementary Planning Guidance Anaerobic Digestion *(published 2013);* and Wind Energy Development in Northern Ireland's Landscapes' *(published 2009)* in assessing all wind turbine proposals."	In response to representation from RSPB NI (DPS-093) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan
MC52E	RE1 Renewable Energy Development	The Council proposes for clarity, as a minor change, to amend the 5th paragraph of Policy RE1, page 100, as follows: "~~Wind turbines must have~~ *For wind farm development* a separation distance of 10 times rotor diameter to occupied property, with a minimum distance not less that 500m ~~for wind farm proposals~~*, will generally apply*."	In response to representation from DfI (DPS-109) concerning ambiguity between the proposed policy wording and that within the SPPS and regional guidance	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only

MC53	WM1 Waste Management Facilities	The Council proposes for clarity, as a minor change, to amend the J&A of Policy WM1, page 106, through inclusion of the following sentence to the end of the fifth paragraph, as follows: *"In assessing all proposals the Council will be guided by the precautionary approach in accordance with paragraph 6.322 of the SPPS."*	In response to representation from RSPB NI (DPS-093) suggesting that SP23 is not consistent with the SPPS in terms of the 'precautionary approach' (See MC9C above)	Does not impact upon the soundness of the Plan
MC54A	WM2 Treatment of Waste Water	The Council proposes for clarity, as a minor change, to insert the word 'treated' into paragraph 2 of Policy WM2, page 107, as follows: "Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge *treated* effluent to a watercourse…"	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC54B	WM2 Treatment of Waste Water	The Council proposes for clarity, as a minor change, to amend paragraph 2 of Policy WM2, page 107, as follows; "Development relying on non mains sewerage treatment… and that this will not create or add to a pollution problem *or add to or create additional flood risk."*	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC55	WM5 Development in the Vicinity of Waste Management Facilities or Wastewater Treatment Works	The Council proposes for clarity, as a minor change, to amend the J&A of Policy WM5, page 109, by inserting an additional final paragraph as follows: *"Where development is to be located in close proximity to an existing or approved NI Water WwTW facility developers should discuss their proposals with NI Water, and may be required to undertake a Development Encroachment/Odour Assessment. Further details are available at: www.niwater.com"*	In response to representation from NI Water (DPS-046) concerning clarity of the J&A	Does not impact upon the soundness of the Plan
MC56A	FLD1 Development in Fluvial (River) Flood Plains	The Council proposes for clarity, as a minor change, to move paragraph 2 of Policy FLD1, page 111, to become the second paragraph of Policy FLD1, page 110, as follows:	In response to representation from RSPB NI (DPS-093) concerning the presentational layout of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/

		"Where the principle of development is accepted by the Council through meeting any of the ~~above~~ 'Exceptions Tests' the applicant is required to submit a Flood Risk Assessment (FRA)…"		factual correction for clarification only
MC56B	FLD1 Development in Fluvial (River) Flood Plains	The Council proposes for clarity, as a minor change, to amend the first line of Policy FLD1, page 110, as follows: "New development will not be permitted within the 1 in 100 year fluvial flood plain *(AEP of 1%)* unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases:" Additionally, the Council proposes to amend the J&A on page 111 to include the following: "For planning purposes, taking into account climate change predictions based on available scientific evidence a fluvial flood plain is defined as the extent of a flood event within a 1 in 100 year probability (or 1% annual *exceedance* probability *(AEP))* of exceeding the peak floodwater level."	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC56C	FLD1 Development in Fluvial (River) Flood Plains	The Council proposes for clarity, as a minor change, to amend paragraph 2 of Policy FLD1 under subheading 'Exceptions in Defended Areas', page 110, as follows: "On previously developed land protected by flood defences *(~~confirmed by DfI Rivers~~ as shown on DfI Flood Maps NI)* that are structurally adequate and provide a minimum standard of 1 in 100 year fluvial flood protection."	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC56D	FLD1 Development in Fluvial (River) Flood Plains	The Council proposes for clarity, as a minor change, to amend paragraph 2 of the J&A, page 111, as follows: *"*For planning purposes, taking into account climate change predictions based on available scientific evidence a fluvial flood plain is defined as the extent of a 1 in 100 year flood event (or 1% annual *exceedance* probability *(AEP))* of exceeding the peak floodwater level, *taking into account climate change allowance as represented on DfI Flood Maps NI."*	In response to representation from DfI (DPS-109) concerning clarity of the wording in J&A	Does not impact upon the soundness of the Plan

MC57	FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains	The Council proposes for clarity, as a minor change, to amend paragraph 3 of Policy FLD3, page 114, as follows: "If a DA is not required*, but there is potential for surface water flooding as shown on the surface water layout of DfI Flood Maps NI,* it remains the responsibility of the developer to mitigate the effects of flooding and drainage as a result of the development."	In response to representation from DfI (DPS-109) concerning clarity of the policy wording	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC58A	AD1 Amenity and Public Safety	The Council proposes for clarity, as a minor change, to amend the J&A of Policy AD1 Point 3, page 118, as follows: "3. which because of their size or brightness, could reduce the effectiveness of traffic lights*/signs,* or result in glare or dazzle, or otherwise distract road users especially in wet or misty weather."	In response to representation from DfI (DPS-109) regarding insertion of traffic signs	Does not impact upon the soundness of the Plan
MC58B	AD1 Amenity and Public Safety	The Council proposes for clarity, as a minor change, to amend the heading of the final paragraph of the J&A to Policy AD1, page 118, as follows: "Listed Buildings, Conservation Areas and Areas of Townscape*/Village* Character" The first sentence of the paragraph should then read: "Policies and guidance for the control of advertisements affecting Listed Buildings, Conservation Areas and Areas of Townscape/ Village Character are set out in Operational Policies HE7 and HE11."	In response to representation from HED (DPS-030) concerning the inconsistency of wording between the headline and policy text of Policy HE11 and consequently this same issue occurs within Policy AD1	Does not impact upon the soundness of the Plan
GLOSSARY AND APPENDICES				
MC59	Glossary	The Council proposes for clarity, as a minor change, to include the following definition in the glossary of Part 2, page 120: *"Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."* The Council proposes for clarity, as a minor change, to amend the following definitions in the glossary: Page 121 Listed Building:	In response to representation from HED (DPS-030) regarding inclusion of definitions within the glossary	Does not impact upon the soundness of the Plan

		"A listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic interest." Page 120 Historic Park, Garden or Demesne of Special Historic Interest: *"An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demesnes of special historic interest, maintained by the Department for Communities."* Page 120 Design and Access Statement: *"A Design and Access Statement [D&AS] is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting."* Page 121 Scheduled Monuments: *"Statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance."*		
SUSTAINABIITY APPRAISAL REPORT SUMMARY AND ANALYSIS OF REPRESENTATIONS TO SUPPORTING DOCUMENTS				
MC60	Sustainability Appraisal Report	The Council proposes for clarity, as a minor change, to amend criteria b) of Strategic Policy 21, Part 1, page 146, as follows: "b) minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, *and natural and historic environment."*	In response to representation from HED (DPS-030) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC61	Sustainability Appraisal Report	The Council proposes for clarity, as a minor change, to amend criteria b) of Strategic Policy 22, Part 1, page 149, as follows: "b) minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, *and natural and historic environment."*	In response to representation from HED (DPS-030) concerning clarity of the policy	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/

				factual correction for clarification only
HABITATS REGULATIONS ASSESSMENT REPORT SUMMARY AND ANALYSIS OF REPRESENTATIONS TO SUPPORTING DOCUMENTS				
MC62	ED9 General Criteria for Economic Development	The Council proposes for clarity, as a minor change, to add an additional criterion o) to the end of policy ED9, page 50, as follows: *"o) it meets the requirements of Policy NH1".*	In response to representation from DAERA SEA Team (DPS-058) welcoming inclusion of mitigation measures set out in the draft HRA Report to ensure compliance with Conservation (Natural Habitats etc) Regulations (NI) 1995 (as amended)	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC63	MD1 Environmental Protection	The Council proposes for clarity, as a minor change, to add an additional sentence to the end of paragraph 1 of the J&A to policy MD1, page 51, as follows: *"Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough. All proposals that may affect a European or Ramsar site must meet the requirements of NH1."*	In response to representation from DAERA SEA Team (DPS-058) welcoming inclusion of mitigation measures set out in the draft HRA Report to ensure compliance with Conservation (Natural Habitats etc) Regulations (NI) 1995 (as amended)	Does not impact upon the soundness of the Plan
MC64	MD4 Valuable Minerals	The Council proposes for clarity, as a minor change, to add an additional sentence to the end of policy MD4, page 52, as follows: *"All proposals that may affect a European or Ramsar site must meet the requirements of NH1."*	In response to representation from DAERA SEA Team (DPS-058) welcoming inclusion of mitigation measures set out in the draft HRA Report to ensure compliance with Conservation (Natural Habitats etc) Regulations (NI) 1995 (as amended)	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only

MC65A	TOU7 General Criteria for Tourism Development	The Council proposes for clarity, as a minor change, to add an additional criterion k) to policy TOU7, page 67, as follows: *"k) all proposals that may affect a European or Ramsar site must meet the requirements of NH1".*	In response to representation from DAERA SEA Team (DPS-058) welcoming inclusion of mitigation measures set out in the draft HRA Report to ensure compliance with Conservation (Natural Habitats etc) Regulations (NI) 1995 (as amended)	Does not impact upon the soundness of the Plan – whilst this is a change to policy it is considered a minor/ factual correction for clarification only
MC65B	TOU7 General Criteria for Tourism Development	The Council proposes for clarity, as a minor change, to add a second paragraph to the J&A of policy TOU7, page 67, as follows: *"Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough which could be adversely affected by cumulative disturbance effects. Such disturbance could arise directly from a tourism development or indirectly through increasing visitor pressures beyond the development".*	In response to representation from DAERA SEA Team (DPS-058) welcoming inclusion of mitigation measures set out in the draft HRA Report to ensure compliance with Conservation (Natural Habitats etc) Regulations (NI) 1995 (as amended)	Does not impact upon the soundness of the Plan
MC66	UT1 Utilities	The Council proposes for clarity, as a minor change, to add an additional paragraph to the J&A of policy UT1, after paragraph 5, page 104, as follows: *"The potential of overhead lines to disrupt the flight paths of birds, including site selection features of Lough Neagh and Lough Beg Special Protection Area and Ramsar Site, is also a consideration".*	In response to representation from DAERA SEA Team (DPS-058) welcoming inclusion of mitigation measures set out in the draft HRA Report to ensure compliance with Conservation (Natural Habitats etc) Regulations (NI) 1995 (as amended)	Does not impact upon the soundness of the Plan

OTHER MATTERS RAISED				
MC67	Maze Lands	The Council proposes for clarity, as a minor change, to remove references to the Maze lands from the Urban Capacity Study (page 44 and page 49) as follows: "There is a slight shortfall in land available to meet the emerging LDP requirement.", ~~*however the figures above do not include the Maze Strategic Land Reserve which has the potential for an additional 141 hectares of employment land.*~~	In response to representation Belfast City Council (DPS-041)	Does not impact upon the soundness of the Plan

Annex 1: See FC1B
Strategic Housing Allocation

The allocation of housing growth across the Council area has been informed by the following eight indicators provided in the SPPS.

1. RDS Housing Growth Indicators (HGI): The HGI provides a guide for the provision of residential accommodation within the Council area in the future. The Council was provided with a 2012 based Housing Growth Indicator (HGI)[1] of 9,600 covering the period 2012-2025. Annually this equated to 738 dwellings.

The 2012-based HGI includes provision for both housing in settlements and housing in the countryside. Projecting this figure annually from 2017 to 2032 would provide an allocation of 11,070 dwellings over the lifetime of the Local Development Plan.

Given the importance of the HGI which sets the baseline level of future growth across all eleven council areas, the Council commissioned a Housing Growth Study[2] which examined the robustness of the RDS Housing Growth Indicators (HGI). ~~The study sought to update the 2012-based HGI through the use of 2016-based household projections data together with adjustments set out within the 2012 HGI methodology.~~ DfI published revised HGI figures in September 2019 covering the period 2016-2030 and identified a total need of 10,700 for LCCC (713dpa) for a 15 year time period. The Council commissioned a review of these published figures[3]. The period covered by the latest HGIs do not coincide with the period of the emerging LDP (2017-2032).

Taking account of adjustments, the review ~~this~~ identified a new baseline future growth of ~~10,380 households over the Plan period (692~~ 723 dwellings per annum~~).~~ An adjustment was made to reflect the mid-point between the two employment-led scenarios that were included in the Housing Growth Study (as updated). This resulted in a dwelling requirement of 746 dwellings per annum.

[1] HGI provided by the former Department for Regional Development now Department for Infrastructure

This has been rounded up to ~~700~~ 750 dwellings per annum equating to ~~10,500~~ 11,250 dwellings for the Plan period. This baseline figure is used in Table 3.

There is a requirement for the Council to ensure that the identified HGI figure can be met. A buffer of 10% over-supply has been applied to the HGI baseline figure which takes into consideration the possibility that an element of the identified potential might not come forward during the plan period. This gives a resultant figure of ~~11,550~~ 12,375 units (825 dwellings per annum) over the Plan period from 2017 to 2032 and provides the overall strategic housing allocation figure (SHA). A total of 1,559 dwellings were completed between April 2017 and March 2019. As such, the remaining housing need that is to be met over the remainder of the Plan period (2019 to 2032) equates to 10,816 dwellings (832 dwellings per annum). ~~This SHA falls just under over the potential units remaining of 11,578 (Table 3).~~

The council is mindful of its responsibility to ensure housing growth aligns with the requirements for sustainable balanced regional growth identified through the RDS. In order to facilitate the Council's strategic economic ambition at West Lisburn up to 50 hectares of land is identified for residential use which could accommodate approximately 1,500 units (based on an average density of 30 units per hectare). This strategic location is also considered to be the most sustainable for future residential expansion taking account of environmental, social and economic factors. This level of housing growth in the future would help support the associated economic growth details of which are provided in the Employment Land Review, Technical Supplement 3.

2. Use of the RDS housing evaluation framework: The existing settlements in the Council area have been assessed against the RDS Housing Evaluation Framework using the six tests set out under Table 2.

The existing settlements are considered to provide a strong framework for the urban and rural areas. At the top of the hierarchy, sits Lisburn City; followed by the two Greater Urban Areas of Lisburn and Castlereagh; the three towns of

[2] See Technical Supplement 1 Housing Growth Study
[3] See Addendum to Technical Supplement 1 Housing Growth Study, November 2020

Hillsborough & Culcavy, Moira and Carryduff; thirteen villages; and thirty-three small settlements.

Table 2 RDS Housing Evaluation Framework

Resource Test	**Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.**
Environmental Capacity Test	**An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made.**
Transport Test	**Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.**
Economic Development Test	**The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed.**
Urban and Rural Character Test	**Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement.**
Community Services Test	**The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed.**

Details of the outcomes of the above settlement assessment are provided in the strategic Settlement Appraisal which forms part of the Countryside Assessment Technical Supplement 6.

3. Allowance for existing housing commitments: The assessment of existing commitments takes account of information provided through the Council's Housing Monitor[4]. Monitored sites consists 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.

The Housing Monitor (using the baseline of 31st March ~~2017~~2019) identified that in total ~~8,081~~ 7,311 units are committed (with planning permission) with a further ~~1,108~~ 943 potential units remaining on zoned land not committed within the urban settlement limits. This gives an overall total of ~~9,189~~ 8,254 units[5].

When taken together and allowing for the potential in villages, small settlements and the open countryside this figure rises to ~~11,376~~ 10,072 units. These figures have been reduced by 10% due to the possibility of non-deliverability of sites over the Plan period, resulting in an assumed capacity of 9,064 units (See Table 3).

The Housing Growth Study (Technical Supplement 1) provides further detail regarding the proposed housing growth within the Council area. It identifies West Lisburn/Blaris as a key area of future strategic growth which is a priority for

[4] Published annually on the Council's website

[5] Includes adjustment for lapsed sites

the Council over the Plan period. The future development of the area is supported by the West Lisburn Development Framework Review 2018, which recognises the need for investment in the transport infrastructure to secure its future potential.

It is recommended that future development is proposed to be a mix of housing and employment use. West Lisburn has the capability of delivering a significant number of new homes which would contribute to ensuring the future economic aspirations are aligned with housing growth. This is important in addressing the wider strategic objectives to address the ageing population and help retain and attract younger people to the area and is in addition to the HGI figure provided above.

Based on an assessment of the developable land available at West Lisburn/Blaris, this could provide for additional growth of up to 1,500 dwellings at this location as part of a Strategic Mixed Use Site. Further details are provided under Chapter 4B – SMU01 West Lisburn/Blaris and associated designation. For the purposes of Table 3, an allowance of 1,350 units has been made for this site.

4. Urban capacity studies: It is a requirement of the SPPS that an Urban Capacity Study (UCS)[6] informs the LDP. To assist with the identification of land required for new housing over the plan period, an UCS was carried out for the settlements in excess of 5,000 population and identified land that would be suitable for housing and employment within the Urban Footprint.[7] The study included the urban footprint of Lisburn City, the Castlereagh Greater Urban Area and for completeness the three towns of Carryduff, Moira and Hillsborough & Culcavy.

The UCS identifies that within the Council area approximately 68% of the population reside in the urban areas.

It identifies that approximately 40% of the growth requirement can be accommodated within the urban footprint of settlements. This is less than the RDS requirement to locate 60% of future housing growth within the urban footprints of settlements in excess of 5,000 population. The reason for this not being met is that the previous Development Plan (BMAP) already zoned a significant number of urban capacity sites for housing. The current definition of the urban footprint does not include committed units on zonings inside the settlement development limits. It should be noted when these are taken into account that over 80% of housing growth can be accommodated within the existing settlements.

The UCS identifies an additional ~~41~~ 35 sites (after applying absolute constraints) equating to a further ~~975~~ 901 units over the Plan period from 2019. This figure has been reduced by 10% due to the possibility of non-deliverability of sites over the Plan period, resulting in an assumed capacity of 813 units (See Table 3).

It was indicated that higher density development would be appropriate within Lisburn City Centre in the range of 120-160 dwellings per hectare. Beyond the city centre within the existing urban footprint (including the Greater Urban areas and towns) a range of 25-35 dwellings per hectare is considered appropriate, having regard to the existing densities and local character.

It concluded that for the Plan period there was sufficient supply of housing land to accommodate the growth ambitions of the Council.

5. Allowance for windfall housing: Windfall potential is a key element of the UCS. It consists of housing sites that were neither zoned nor anticipated but which could become available over the lifetime of the Plan. An analysis of projected windfall based on historical trends (over a five year period from 2012-2017) identified on average a potential of between 243 units (sites under 5 units) and 1,605 units (sites of more than 5 units) depending on the type, size and density of units proposed. In order to avoid potential double counting with sites that already benefit from planning permission or urban capacity sites, a windfall allowance is only applied for a ten-year period between 2022 and 2032.

[6] See Technical Supplement 2 Urban Capacity Study

[7] The continuous built-up area of the settlement (2012 urban footprint used to align with the RDS HGI figure)

The UCS recommended that a discount rate be applied to both the delivery of identified sites and housing allocations to allow for uncertainty within the market. Based on best practice within other parts of the United Kingdom, this is usually around 10%. Applying this rate suggests that a total of 1,108 dwellings would be expected to come forward on windfall sites over the remaining Plan period. This figure would comprise 145 dwellings on small windfall sites and 963 units on large windfall sites. ~~would be on average between 218 and 1,444 units. These figures have been further revised to ensure there is no double counting of these windfall units during the first 3 years of the Plan.~~

6. Housing Needs Assessment/Housing Market Analysis:
The Northern Ireland Housing Executive (NIHE) are responsible for carrying out a Housing Needs Assessment (HNA) to assist the Council in the preparation of the Local Development Plan. The HNA seeks to provide a reasonable mix and balance of housing types to cater for a range of housing needs. The total affordable housing requirement for the plan period is ~~6,240~~ 4,320 units of which 2,400 are social housing units. The deliverability of affordable housing and in particular the social housing element will largely depend on the zoned sites remaining to be developed and other sites lying outside these zonings (urban capacity and windfall). The projected units on these sites over the plan period will facilitate the deliverability of more affordable housing beyond the Council's current housing commitments. Any future identified shortfall may be addressed at LPP Stage through the zoning of land for affordable housing. This will be done in consultation with the NIHE as the statutory housing authority.

The purpose of a Housing Market Analysis (HMA) is to provide evidence in order to develop integrated housing policies and approaches. The HMA identifies Housing Market Areas, defined as a geographical area, where most people live and work. The Housing Growth Study provides a review of the existing housing market for the Lisburn and Castlereagh area. It acknowledges that the Council forms part of the wider Belfast Metropolitan Housing Market Area, and therefore cognisance must be given to housing growth in this market area, and how it could impact on the Council area. In terms of the Housing Market Area, the Council area has a strong housing market with high house prices compared to other local government districts in Northern Ireland. There is also evidence of affordability concerns.

Providing jobs aligned with future housing is an important consideration for the Council area, to enable future residents to live and work in Lisburn and Castlereagh.

7. Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population: The SPPS identifies a sequential approach for site selection. The first step of the process focuses on land within the existing urban footprint (as informed by the urban capacity study). This includes those sites that are committed within the settlement limits and opportunity for windfall. If housing cannot be accommodated within settlement limits, only then would an extension to a city or town be considered.

The settlement hierarchy has been identified and as such residential development is mainly directed to those settlements. The findings of both the Housing Growth Study and Urban Capacity Study indicate that given the extent of the existing settlement limits (which were zoned through the previous Development Plan) sufficient land remains for housing to be delivered across the Council area within settlements whilst allowing for additional strategic housing growth at West Lisburn/Blaris to support the projected economic growth (see SMU01 West Lisburn/Blaris). The Strategic Housing Allocation presented in Table 3 negates the need to provide any greenfield extension to allow for future housing growth.

8. Transport Assessments: The successful integration of transport and land use is essential to the objective of furthering sustainable development. In determining a development proposal likely to generate traffic, the Council may require the developer to submit a Transport Assessment to facilitate the assessment of transport impacts. This may include a Travel Plan that sets out a package of complementary measures to secure the overall delivery of more sustainable travel.[8]

[8] See Operational Policies Part 2 for details

The allocations provided in the Plan Strategy and subsequent Local Policies Plan will take full account of the integration of land use and transportation. Further detail on the transport measures to be considered in the LDP are set out in Chapter 4F Infrastructure and the accompanying Local Transport Study (DfI) provided in Technical Supplement 8.

Meeting Future Housing Need

The Housing Growth Study states that in order to identify the appropriate level of housing growth in the emerging LDP, the Council should consider whether an adjustment is required to:

- address the housing market conditions in the Council area
- meet a particular identified strategic economic ambition, such as supporting the strategic proposals at West Lisburn/Blaris, particularly given the need to ensure there is alignment between future economic and housingneeds
- help address the impact of an ageing population through the provision of a diverse choice of homes in the right location which will attract and retain younger households
- support net in-migration, particularly of a younger economically-active population.

The evidence base concludes that future housing growth for the Plan period identifies affordability as a particular issue, and supporting the need for a percentage-based mixed tenure policy approach will be important for the wider Belfast Housing Market Area.
Jobs led scenarios tested within the Study, indicate that the HGI is largely aligned with the long term past jobs growth. ~~This gives confidence that the level of future growth identified through the updated HGI is appropriate.~~

In terms of housing delivery completions ~~since 2005/6~~ between 2004/5 and 2018/19 have averaged at ~~618~~ 705 dwellings per annum. The level of housing growth aligned with the updated revised published HGI would be broadly aligned with the level of past housing delivery and would also support a level of future jobs growth aligned with past trends. Analysis of the demographic characteristics highlight that the area is projected to experience strong population growth going forward over the Plan period. It is important that the future housing supply meets the needs of the younger working age population to ensure there is a sufficient labour force to support future jobs growth and rebalance the impact of an ageing population, resulting in the need to uplift beyond the demographic baseline.

In terms of housing land supply, when measured against the updated ~~HGI~~ residual requirement figure of ~~10,500~~ 10,816 dwellings between 2019 and 2032 and set against the latest available evidence (as of 31 March ~~2017~~ 2019) there appears to be a healthy supply of housing across the Council area ~~which would cover the Plan period 2017-2032.~~

West Lisburn is a key area of future growth and remains a significant priority for the Council area. Future development of this area is proposed to be a mix of housing and employment uses, which would contribute to ensuring future needs can be met within the Council area and support job growth. The provision for housing at West Lisburn forms part of the supply to meet the identified need over the Plan period. This will be important in addressing the wider strategic objectives to address the aging population and help and retain younger people to the area.

In conclusion after review, there is an identified future need for ~~10,500~~ 12,375 dwelling units across the Council area over the LDP period from 2017 to 2032. Taking account of completions between April 2017 and March 2019, the residual requirement is 10,816 dwellings between 2019 and 2032. Currently, when taking account of existing commitments and allowing for strategic housing growth to support the economic proposals at West Lisburn, there is a future potential of ~~11,578~~ 10,414 dwelling units[9] which ~~closely reflects the overall strategic housing allocation (SHA) of 11,550~~ falls just under the residual housing requirement of 10,816 dwelling units. This level of supply is dependent on the West Lisburn/Blaris strategic site coming forward to ensure deliverability in the longer term. Given the direction of regional policy and guidance to focus housing within

[9] This figure is net of the 10% non-implementation discount.

existing urban areas, it is acknowledged that it will be important as the LDP moves forward to Local Policies Plan, to consider the future deliverability on all housing sites across the Plan period. Taking account of urban capacity sites and windfall releases, the expected supply over the remainder of the Plan period is 12,335 dwellings[10].

[10] This figure is net of the 10% non-implementation discount.

Table 3: Strategic Housing Allocation over remainder of Plan Period (2019-2032)

Settlement	Potential Units Remaining	Potential Units on Urban Capacity Sites	Windfall Potential 1-4 Units Projected over 10 year period	Windfall Potential 5+ Units Projected over 10 year period	Total Potential
Lisburn City	~~4,079 (38.8%)~~ 3,757 (34.7%)	~~607 (5.8%)~~ 553 (5.1%)	~~97 (1%)~~ 81 (0.7%)	~~420 (4%)~~ 350 (3.2%)	~~5,203 (49.6%)~~ 4,741 (43.8%)
Lisburn Greater Urban Area	~~188 (1.8%)~~ 60 (0.6%)	0	2 (0.01%)	~~216 (2%)~~ 180 (1.7%)	~~406 (3.8%)~~ 242 (2.2%)
Castlereagh Greater Urban Area	~~1,628 (15.5%)~~ 1,359 (12.6%)	~~103(1%)~~ 104 (1%)	~~43 (0.4%)~~ 36 (0.3%)	~~248 (2.4%)~~ 207 (1.9%)	~~2,022 (19.3%)~~ 1,706 (15.8%)
Carryduff	~~1,407 (13.4%)~~ 1,356 (12.5%)	~~119 (1.1%)~~ 120 (1.1%)	~~10 (0.09%)~~ 8 (0.1%)	~~76 (0.8%)~~ 63 (0.6%)	~~1,612 (15.4%)~~ 1,547 (14.3%)
Hillsborough & Culcavy	~~421 (4%)~~ 432 (4.0%)	~~25 (0.2%)~~ 14 (0.1%)	~~22 (0.2%)~~ 18 (0.2%)	~~44 (0.4%)~~ 37 (0.3%)	~~512 (4.9%)~~ 501 (4.6%)
Moira	~~545 (5.2%)~~ 464 (4.3%)	~~21 (0.2%)~~ 22 (0.2%)	0	~~151 (1.4%)~~ 126 (1.2%)	~~717 (6.8%)~~ 612 (5.7%)
Urban Settlement Total	~~8,268 (78.7%)~~ **7,428 (68.7%)**	**813 (7.5%)**	**145 (1.3%)**	**963 (8.9%)**	~~10,472(99.8%)~~ **9,349 (86.4%)**
Villages & Small Settlements	~~1,231 (11.7%)~~ 1,004 (9.3%)				~~1,231 (11.7%)~~ 1,004 (9.3%)
Countryside	~~729 (6.9%)~~ 632 (5.8%)				~~729 (6.9%)~~ 632 (5.8%)
Total Units	~~10,228 (97.4%)~~ **9,064 (83.8%)**	~~875 (8.3%)~~ **813 (7.5%)**	~~174 (1.7%)~~ **145 (1.3%)**	~~1,155 (11%)~~ **963 (8.9%)**	~~12,432 (118.4%)~~ **10,985 (101.6%)**
Strategic Mixed Use site West Lisburn/Blaris	1,350 ~~(12.9%)~~ (12.5%)				1,350 ~~(14.2%)~~ (12.5%)
Total no of units	~~11,578~~ **10,414**	~~12,453~~ **11,227**	~~12,627~~ **11,372**	~~13,782~~ **12,335**	~~13,782~~ **12,335**
Total % of ~~HGI~~ residual housing requirement (10,816)	~~110.3%~~ **96.3%**	~~118.6%~~ **103.8%**	~~120.3%~~ **105.1%**	~~131.3%~~ **114%**	~~131.3%~~ **114%**

Figures in brackets taken as a percentage of ~~10,500 HGI figure taken from Housing Growth Study~~ residual housing requirement (10,816). Note that some percentages may not sum due to rounding.

Villages and small settlements based on Housing Policy Areas and committed sites with planning permission.

Countryside based on building control completion notices ~~over 5 years~~ between 2012/13 and 2016/17 at an average of 54 dwellings per annum projected (excludes replacement dwellings).

All figures have been reduced by 10% to take account of the potential non deliverability during plan period.

Lisburn and Castlereagh City Council LDP 2032

Addendum to Housing Growth Study

Lisburn and Castlereagh City Council

November 2020

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1.0 Introduction

1.1 This Addendum to Technical Supplement 1 Housing Growth Study addresses the issues associated with the housing need figure contained in the draft Plan Strategy. Strategic Policy SP08 identifies a baseline future growth figure of 692dpa over the Plan period from 2017 to 2032. This has been rounded to 700dpa and equates to 10,500 dwellings over the 15-year period.

1.2 This housing requirement figure was based on the Housing Growth Study (HGS) which was prepared by Lichfields and published with the draft Plan Strategy (dated September 2019). Whilst the HGS drew on the latest 2016-based NISRA population and household projections, it was prepared prior to the publication of the latest (2016-based) Housing Growth Indicators (HGIs). It sought to update the HGI, taking account of the 2016-based house projections but retaining the adjustments for second homes, vacant stock and conversions, closures and demolitions, as identified in the HGI 2012 methodology note.

1.3 Using the PopGroup suite of software, the HGS considered a number of alternative scenarios. The housing requirement figures arising from each scenario is set out below:

Table 1.1 Summary of scenarios tested by the HGS

Scenario	Household change 2017-32	Dwelling requirement 2017-32)
A: 2016-baseline	8,720 (581pa)	9,100 (605dpa)
B: Updated HGI	-	10,380 (692dpa)
C: OE baseline (307 jobs pa)	6,230 (451pa)	6,490 (433dpa)
D: Jobs-led long term past trends (651 jobs pa)	10,345 (690pa)	10,775 (718dpa)
E: Jobs-led short term past trends (442 jobs pa)	8,602 (573pa)	8,960 (597dpa)

Source: LCCC Housing Growth Study

1.4 The HGS recommended that the amended HGI figure of 692dpa represented a robust housing requirement for the emerging LDP period to 2032.

2.0 Updated HGIs

2.1 The Department for Infrastructure published the revised HGIs in September 2019. These covered the period from 2016 to 2030 and identified a total need of 10,700 for LCCC (713dpa) over this 15-year period[1].

2.2 The period covered by the latest HGIs do not coincide with the period of the emerging LDP (2017-2032). It has therefore been necessary to update the publicised HGIs to take account of the projected number of households in 2032 and the housing stock in 2017. In adjusting the figures for second homes and vacant stock, we have retained the same proportionate share of expected dwellings at the end of the period as per the latest HGIs:

1 Second homes: HGIs anticipate 400 second homes in 2030; this equates to 0.59% of the total number of dwellings in 2030 (2030 household plus second homes plus vacant dwellings = 67,400).

2 Vacant dwellings: HGIs anticipate 3,700 vacant homes in 2030; this equates to 5.5% of the total number of dwellings in 2030 (2030 household plus second homes plus vacant dwellings = 67,400).

2.3 As detailed in Table 2, the implication of this adjustment is a requirement for 10,845 dwellings over the LDP Period from 2017 to 2032, equivalent to 723dpa.

2.4 This slightly lower figure than the official HGI requirement of 10,700 dwellings can be understood by reference to the following:

1 A difference of 946 in the dwelling stock figure for the first year for which data is available (2016: 58,000; 2017: 58,946).

2 A difference of 1,091 in the dwelling stock estimate for at the end of the assessment period (2030: 68,700; 2032: 69,791), based on:

- A difference of 1,008 in the household projection for the final year of assessment (2030: 63,500; 2032: 64,508); and,
- A difference of 83 in the total adjustment applied for second homes and vacant stock.

3 Resulting in a difference of 145 in the projected dwelling requirement over the study period (10dpa).

2.5 It should also be noted that the 2016 HGI figures are rounded to the nearest 100 and so some further differences might have arisen as a result of rounding.

[1] The Department for Infrastructure has confirmed that the HGIs relate to the period from 1 January 2016 to 31 December 2030 – a full 15 years.

Table 2.1 Adjustment to 2016-based HGI to reflect LCCC LDPperiod

	1	2	3	4	5	6	7
	No h'holds at end of period	2nd homes	Vacant stock	Conversions etc	New stock est at end of period	Housing stock at start of period	New dwg req
2016-30	63,500	400	3,700	1,100	68,700	58,000	10,700 (713dpa)
Source/ Calculation	2016-based NISRA h'hold projections	See above		73.3 per annum	1 + 2 + 3 + 4	LPS NI Housing Stock publication	5 – 6
2017-32	64,508	405	3,778	1,100	69,791	58,946	10,845 (723dpa)

Source: 2016-based HGIs / Lichfields analysis

3.0 Updates to other scenarios

3.1 The PopGroup analysis that informed the alternative scenarios in the HGS has also been updated to reflect the latest data in respect of the conversion from households to dwellings. The results of this analysis are set out below in respect of Scenarios D and E:

Table 3.1 Updated employment-led dwelling requirement

Scenario	PopGroup output		Net dwelling requirement (2017-32)
	Household change (2017-32)	Gross dwelling requirement (2017-32)	
D: Jobs-led long term past trends (651 jobs pa)	10,345 (690pa)	11,016 (734dpa)	12,116 (808dpa)
E: Jobs-led short term past trends (442 jobs pa)	8,602 (573pa)	9,160 (610dpa)	10,260 (684dpa)

Source: Lichfields analysis

3.2 These are gross figures and so do not align with the HGI figure which take account of net conversions, closures and demolitions. Adding an allowance of 73dpa (1,100 over the Plan period) to the figures above result in a net figure of 684dpa for the short-term scenario and 808dpa for the long-term scenario. The mid-point between these figures (746dpa) is very closely aligned with the revised HGI figure (a difference of 3.2%). The mid-point between the two past trend job figures is 547 per annum. This is closely aligned with the average level of employment growth between 1997 and 2017 (554 jobs per annum).

3.3 It is important to ensure that a shortage of future housing delivery does not act as a constraint to economic growth. To this end, the alignment of housing and employment growth will play a significant role in contributing to balanced growth and balanced communities.

4.0 Adjustments to baseline housing requirement

4.1 Having recommended a baseline housing requirement figure of 692dpa, the HGS statedat paragraphs 9.2 and 9.3:

"It is appropriate to consider whether the actual housing need going forward is higher than the minimum figure identified by the household projections.

"In order to identify the appropriate level of future housing growth in the emerging Local Development Plan, LCCC should give consideration to whether an upward adjustment is required..."

Flexibility margin

4.2 In response to this, the draft Plan Strategy states at page 58 that:

"There is a requirement for the Council to ensure that the identified HGI figure can be met. A buffer of 10% over-supply has been applied to the HGI baseline figure which takes into consideration the possibility that an element of the identified potential might not come forward during the plan period."

4.3 The inclusion of a flexibility margin is an important planning tool that will ensure that the housing requirement can be met even in the event that some sites do not come forward at the expected rate. This will protect the Council against proposals for development on sites that do not accord with the Plan strategy and will ensure that its vision for growth can be achieved.

4.4 Although other Local Government Districts in Northern Ireland are not currently proposing any such flexibility margin, this approach is widely used elsewhere in the UK. Most notably, Scottish Planning Policy (2014) requires the inclusion of a flexibility margin within housing policies contained in all development plans. Paragraph 116 states:

"Within the overall housing supply target, plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of land for housing is provided. The exact extent of the margin will depend on local circumstances, but a robust explanation for it should be provided in the plan."

4.5 In Wales, the Local Development Plan Manual (2020) also requires the inclusion of a flexibility margin. Paragraph 5.59 states:

"It will be extremely rare that all sites identified in a plan with come forward in the timescale anticipated. Whilst there is a need to improve certainty through frontloading, as described earlier in the Manual, there may be instances where site specific circumstances, unknown at the plan making stage, delay the delivery of sites. A development plan will not be effective if it cannot accommodate changing circumstances. ***This means that a flexibility allowance must be embedded into the plan****. The plan will need to evidence there is sufficient flexibility above the requirement to account for non-delivery and unforeseen issues ... The level of flexibility will be for each LPA to determine based on local issues; the starting point for such considerations could be 10% flexibility with any variation robustly evidenced. The policy framework in the plan should be clear regarding the housing requirement, provision, and flexibility allowance. The level of flexibility chosen by the LPA when the plan goes on deposit is broadly maintained upon adoption of the plan."*

4.6 We also identified the following sample of local authorities in England and Wales that have included a flexibility margin. Whilst not seeking to provide a comprehensive overview of the housing policies contained within all English and Welsh development plans, it does demonstrate how this approach has been widely used by local authorities.

Table 4.1 Review of flexibility margin applied by local authorities in England and Wales

Local authority area	Housing requirement	Housing provision	Uplift	Margin
Babergh	5,975	6,570	595	10.0%
Bolton	8,670	10,410	1,740	20.0%
Blaenau Gwent	3,500	3,907	407	11.6%
Caerphilly	8,625	10,269	1,644	19.0%
Calderdale (at examination)	4,200	5,040	840	20.0%
Cardiff	41,415	45,415	4,000	9.6%
Carlisle	9,606	11,460	1,854	19.3%
Conwy	6,520	7,170	650	10.0%
Cotswold	8,400	9,614	1,214	14.5%
Cheltenham, Gloucester and Tewkesbury (Joint Core Strategy)	33,500	35,175	1,675	5.0%
Chichester	6,879	7,282	403	5.9%
Guildford	10,678	14,602	3,924	36.7%
Havant	6,300	6,974	674	10.7%
Kirklees	31,140	32,739	1599	5.1%
Melton	6,125	7,316	1191	19.4%
Merthyr Tydfil	2,250	2,821	571	25.4%
Milton Keynes	26,500	28,182	1682	6.3%
Monmouthshire	4,500	4,950	450	10.0%
Neath Port Talbot	7,800	8,760	960	12.3%
Newport	10,350	11,623	1,273	12.3%
Pembrokeshire	5,700	7,300	1,600	28.1%
Powys	4,500	5,588	1,088	24.2%
Swansea	15,600	17,645	2,045	13.1%
Torfaen	4,700	5,740	1,040	22.1%
Vale of Glamorgan	9,460	10,408	948	10.0%

Source: Lichfields analysis

4.7 The average margin applied in these 25 development plan examples is 12.0%.

4.8 We also note that the English government's proposed changes to the Standard Methodology for Assessing Local Housing Need identifies a total requirement for 338,000dpa across England. This represents a 12.7% margin over the government's stated target of 300,000dpa.

4.9 This evidence demonstrates the extent to which a flexibility margin represents a valuable and widely used tool that contributes towards the effective planning for future housing development in order to ensure that identified needs can be met. It will similarly play an important role in ensuring that the identified housing requirement for Lisburn and Castlereagh can be delivered over the LDP period. It will also ensure that the Plan will be sufficiently flexible to respond to changing circumstances that may occur over time, as required by the Test of Soundness CE4 (coherence and effectiveness test.

5.0 Conclusion

5.1 This analysis has identified a clear alignment between the 2016-based HGIs (as amended to reflect the LDP period), the updated employment-led scenarios, and past housing completions between 2005 and 2019. This alignment is important. It adds to the weight that can be placed on the recommended housing requirement figure and avoids undue reliance from being placed on any single source. The reliance on the multiple sources of data and modelling is also important given that HGIs are policy neutral indicators of what might happen if recent trends continue in the future.

5.2 Drawing on this updated analysis, we recommend that housing requirement for the LDP period should be increased to 11,250 (750dpa[2]). A 10% flexibility margin should be applied to this figure, resulting in a requirement for 12,375 dwellings over the LDP period from 2017 to 2032.

5.3 A total of 1,559 dwellings were completed between April 2017 and March 2019. As such, the remaining housing need that is to be met over the remainder of the Plan period to 2032 equates to 10,816 dwellings.

[2] Rounded from 746dpa

Birmingham
0121 7131530
birmingham@lichflelds.uk

Edinburgh
0131285 0670
edinburgh@lichfields.uk

Manchester
01618376130
manchester@lichfields.uk

Bristol
0117 403 19B0
bristol@!ichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 56B5
newcastle@lichfields.uk

C,ardiff
029 2043 5B80
cardiff@lichfields.uk

London
020 78374477
london@lichfields.uk

Thames Valley
011B 334 1920
thamesvalley@lichfields.uk

Typographical Errors Local Development Plan 2032, draft Plan Strategy

Part 1

Ref No.	Page Number	Policy/Section	Typo	Reason
TY1	3	Contents Page	F: A Connected Place – should read 'Supporting Sustainable Transport and Other Infrastructure'	Identified by Council
TY2	27/73	Chapter 2 and Plan Objective B	Reference to Super Output Areas (SOAs) should read 67 (not 68)	Identified by Council
TY3	27	Chapter 2	Remove inverted commas at end of last sentence under Subtitle Housing, i.e. Chapter 4A"	Identified by Council
TY4	66	SP09	Second paragraph of J&A the word 'minimising' should be changed to 'minimise' as follows: '…appropriate siting and integration in order to minimise the impact…'	Identified by Council
TY5	85	Table 5	For site reference CR01 under the column heading 'Location' the word 'Country' should be changed to Countryside as follows 'Castlereagh Countryside'	Identified by Council
TY6	94/99	SP14	Reference to the Laganbank Quarter Comprehensive Development Scheme to be amended to 'draft' as follows: "Laganbank Quarter Comprehensive Development Scheme 2015 (Draft)"	In response to representation from Department for Communities (DPS-057). Wording accepted
TY7	103	SMU03	First paragraph of SMU03 – reference to Transport assessment - Assessment should have a capital 'A'	Identified by Council
TY8	103	SMU03	Fourth paragraph of J&A, 5th line, remove 'the' as follows: 'The published National Planning Policy Framework in the England'	Identified by Council
TY9	125	SP18	Footnote 51 – requires the following insertion '…are designated *or identified* by Historic Environment Division…' Footnote reference to be moved to end of this paragraph and preceding paragraph	In response to HED representation (DPS-030). Change accepted
TY10	128	SP19	Figure 6 indicates under International Designations "RAMSAR" – this should be in lower case, i.e. 'Ramsar'	In response to representation by RSPB NI the capitalisation of the name 'Ramsar' (DPS-093). Change accepted

TY11	139	SP20	Point (d) of SP20 remove the word 'to' as follows: '...~~to~~ towards more sustainable modes...'	Identified by Council
TY12	171	Appendix D	Under column heading 'Existing Infrastructure Provision (Roads, Rail, Sewage)' in the first paragraph the place Tullnacross is missing a 'y' and should read 'Tullynacross'	Identified by Council

Part 2 of Draft Plan Strategy

Ref No.	Page Number	Policy/Section	Typo	Reason
TY13	05	Contents Page	F: A Connected Place – should read 'Supporting Sustainable Transport and Other Infrastructure'	Identified by Council
TY14	12	HOU1	Third paragraph of J&A, the word 'and' should be removed and replaced with a comma as follows: '...as such schemes can contribute to regeneration, ~~and~~ vitality and viability'	Identified by Council
TY15	21	HOU6	First paragraph under Concept Masterplans the word 'statement' should be removed as follows: '.... relevant matters set out in this policy ~~statement~~ and its associated...'	Identified by Council
TY16	38	COU10	Last paragraph of the J&A, the word 'local' should be removed as follows: '...Environmental Health Department of the ~~local~~ Council...'	Identified by Council
TY17	44	ED1	Fourth paragraph of J&A the word 'centre' should be removed as follows: '...where opportunity does not exist within an existing city or town centre, or elsewhere within a city or town ~~centre...~~'	Identified by Council
TY18	51	MD2	First sentence of J&A, the word 'exiting' is missing the letter 's' and should read 'existing'	Identified by Council
TY19	56	TC1	Policy title (subheading in bold black font) the word 'Centre' is missing the letter 's' and should read 'Town Centres'	Identified by Council
TY20	57	TC3	First sentence of the J&A, the word 'centre' is missing the letter 's' and should read 'centres'	Identified by Council
TY21	58	TC4	Last line of J&A – the word 'centre' should have a capital 'C' and should read 'Local Centre	Identified by Council

TY22	62	TOU1	Fourth paragraph of J&A – capital 'A' needed in Conservation areas and should read 'Conservation Areas'	Identified by Council
TY23	63	TOU3	Criteria (c) under subheading Tourist Accommodation on the Periphery of a Settlement, the word 'setlement' is missing the letter 't' and should read '…settlement'; a full stop is required after the word 'sprawl.'	Identified by Council
TY24	72	OS6	Third paragraph of J&A reference to Policies HE1-HE15 should be changed to 'HE1-HE14'	Identified by Council
TY25	79	HE9	First sentence of J&A, the word 'Proposal' is missing the letter 's' and should read 'Proposals'	In response to representation from HED (DPS-030). Change accepted
TY26	80	HE10	First sentence of the fourth paragraph of the policy text should include the word 'will', to read consistently with the wording of paragraph 2 as follows: 'The Council will require new development within an ATC/AVC to:'	Identified by Council
TY27	86	NH2	Policy heading, the word 'Proected' is missing the letter 't' and should read 'Protected'	Identified by Council
TY28	96	TRA7	Remove full stop after 4th bullet point in right hand column	Identified by Council
TY29	106	WM1	Last sentence under 'Other Matters' should read "against those applicable policies contained with this ~~p~~Plan~~ning statement~~ Strategy…'	Identified by Council
TY30	107	WM2	Fourth paragraph of J&A, incorrect spelling of DAERA, should read follows: the Department ~~of~~ for Agriculture, Environment and Rural Affairs (DAERA)	In response to representation from DfI (DPS-109). Change accepted
TY31	108	WM4	Hyphen to be removed from word 'bio-diversity' and should read '…biodiversity'	Identified by Council
TY32	116	FLD5	Third paragraph of J&A, 'Dfi' has a lower case 'i', which should be capitalised as follows: 'DfI'	Identified by Council
TY33	120	Glossary	Convenience goods – the word 'newpapers' is missing the letter 's' and should read 'newspapers'	Identified by Council
TY34	120	Glossary	Remove apostrophe appearing after Developments	

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA001	Various	Various, Parts 1 & 2	Save for TY25, incorporate "Typographical Errors Local Development Plan 2032, draft Plan Strategy" (SUBDOC-032) into the plan where appropriate.
RA002	Policy HE9	Page 79, Part 2	First sentence of the policy, the word "*Proposal*" is missing the letter "*s*" and should read "***Proposals***".
RA003	Draft Sustainability Appraisal SUBDOC-005	Page 47	2nd last line – ~~Option 6B to re-designate the area~~ to be replaced by **Option 6A to re-designate the area.**
RA004	Draft Sustainability Appraisal SUBDOC-005	Page 235	Top left hand corner of first row – replace ~~6B~~ with **6A.**
RA005	Chapter 2 Policy and Spatial Context	Page 28, Part 1	Under **Housing** heading, 2nd paragraph on page 28, last 2 sentences to read: "Extrapolating this figure over the Plan period from 2017-2032 equates to an estimated figure of approximately 2,400 **social housing** ~~dwelling~~ units. An additional need is also indicated for intermediate housing, which equates to an additional projected need for ~~3,840~~ **1,920** ~~dwelling~~ units over the Plan period".
RA006	Chapter 3 Vision and Plan Objectives	Page 36, Part 1	Add new 4th point and renumber existing 4., 5. and 6. as 5., 6. and 7. respectively. New 4th point to read: **"Support the role of the District and Local Centres in accordance with The Retail Hierarchy (Figure 5, page 97)."**
RA007	Strategic Policy 05	Page 44, Part 1	Amend penultimate sentence of the J&A text to read: "…and its positive contribution to place-making **including deterring crime and promoting personal safety**".
RA008	Strategic Policy 07	Page 46, Part 1	Delete footnote 17.

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA009	Table 1 Designated Settlement Hierarchy	Page 49, Part 1	Replace Table 1 with Table 1 Settlement Hierarchy and Population Lisburn & Castlereagh City Council included at page 445 of LCCC's Public Consultation Report (SUBDOC-009)
RA010	Strategic Policy 08	Page 61, Part 1	Under heading 6. Housing Needs Assessment/Housing Market Analysis, the third sentence should refer to: "The total affordable housing requirement for the plan period is ~~6,240~~ **4,320** units of which 2,400 are social housing units."
RA011	Strategic Policy 08	Page 57, Part 1	An additional paragraph to be added to the J&A text of Strategic Policy 08 to read: **"For the purpose of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114)."**
RA012	Strategic Policy 08 & Table 3	Pages 58 – 64 inclusive, Part 1	Incorporate all the amendments in Annex 1 in respect of Table 3 (page 64) and relating text (pages 58-63 inclusive of Part 1 and Addendum to Technical Supplement 1 – attached as Appendix 4 of this report
RA013	Chapter 5 Monitoring and Review	Page 158, Part 1	2nd bullet point to read: "The number of net additional housing units built **in the period since the LPP was first adopted**."
RA014	Appendix E – Monitoring Framework	Page 175, Part 1	The 1st row under the heading "Monitoring Target" to read: "(HGI) figure of (**10,700** housing units **2016-2030**) and projection in Plan Strategy for **12,335** housing units 2017-2032 (Strategic Housing Allocation)."
RA015	Appendix E – Monitoring Framework	Page 175, Part 1	The 1st row under the heading "Trigger Point" to read: "Building more than **750 housing units per year or less than** 700 housing units per year in the Council Area".

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA016	Policy HOU1	Page 12, Part 2	Criterion b) to read: "on previously developed land (brownfield sites) **or as part of mixed-use development.**"
RA017	Policy HOU1	Page 12, Part 2	Criterion c) to read: "in designated city **and** town centres **and within settlement development limits of the city, towns, greater urban areas,** villages and small settlements".
RA018	Policy HOU2	Page 12, Part 2	Second paragraph of J&A text to read: "In all cases proposed alternative uses must comply with ~~the requirements~~ **criteria a), b), g), h), i), j) and l)** of Policy HOU4 to ensure…"
RA019	Policy HOU3	Page 13, Part 2	Final paragraph of the policy to read: "For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. **All development should be in accordance with available published** ~~and~~ space standards ~~should be in accordance with published Department guidance.~~ [1]"
RA020	Policy HOU4	Page 15, Part 2	The 2nd & 3rd bullet points of criterion d) to read: • **Settlement Development Limits of the City,** Towns and Greater Urban Areas 25-35 dwellings per hectare • **Settlement Development Limits of** Villages and small settlements 20-25 dwellings per hectare
RA021	Policy HOU4	Page 15, Part 2	An additional bullet point to be added to criterion d) prescribing what density bands will apply in Town Centres and other locations that benefit from high accessibility to public transport facilities.
RA022	Policy HOU4	Page 15, Part 2	LCCC to review criterion e) and its proposed "*minor change*" MC13 in light of comments at paragraphs 5.89 – 5.91 inclusive of the associated report.

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA023	Policy HOU5	Page 20, Part 2	1st sentence pf policy to read: "Adequate provision must be made for green and blue infrastructure in public open space and for open space that links with green and blue infrastructure where possible…."
RA024	Policy HOU6	Page 21, Part 2	Add 3rd sentence to 1st paragraph of J&A text to read: "A Design and Access Statement may also be required for residential development in accordance with Section 6(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015."
RA025	Policy HOU9	Page 25, Part 2	Delete final paragraph of J&A text.
RA026	Policy HOU10	Page 26, part 2	Amend criterion b) to read: "the application is made by a registered Housing Association or the Northern Ireland Housing Executive"
RA027	Policy HOU10	Page 25, Part 2	The J&A text needs to explain when a developer might be required to provide more than 20% affordable housing within a development proposal – see paragraph 5.112 of the associated report.
RA028	Policy HOU11	Page 27, Part 2	The amended 1st sentence of the J&A text shall read: "Specialist residential accommodation is purpose-built or converted residential accommodation designed to provide opportunities for individuals to access accommodation that is more suitable for their needs such as sheltered housing and care-related facilities".
RA029	Policy HOU12	Page 27, Part 2	Amend criterion a) so that it reads: "adequate landscaping is provided to visually integrate the proposal".
RA030	Policy HOU12	Page 27, Part 2	Final line of policy to read: "Such proposals will be assessed on their merits, having regard to the above criteria and the sequential ~~test~~ requirements of Policy COU5."
RA031	Policy COU1	Page 31, Part 2	3rd sentence to be added to the 4th paragraph of policy that reads: "Development of inappropriate retailing in the countryside will be resisted. Retailing opportunities in the countryside will only be considered in relation to Policies COU11, COU14 and, in exceptional cases, Policy TC6."

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA032	Policy COU3	Page 32, Part 2	Amend 3rd paragraph of policy so that it reads: "...will be encouraged in preference to their replacement in accordance with Policies COU4 and HE13."
RA033	Policy COU5	Page 34, Part 2	Amend the wording of the 1st paragraph of policy so that it reads: "...provide affordable housing which meets a ~~an identified~~ need identified by the North Ireland Housing Executive."
RA034	Policy COU5	Page 34, Part 2	Amend the wording of what is currently the final paragraph of the J&A text and move it up so that it becomes the new 2nd paragraph of policy and reads: "..by a registered Housing Association or the Northern Ireland Housing Executive."
RA035	Policy COU8	Page 36, Part 2	1st paragraph of policy to read: "Planning permission will be refused for a building which ~~extends~~ creates or adds to a ribbon of development."
RA036	Technical Supplement 2: Urban Capacity Study, Section 5.6.2	Page 40	There is a slight shortfall in land available to meet the emerging LDP requirement~~, however the figures do not include the Maze Strategic Land Reserve which has the potential for an additional 141 hectares of employment land~~.
RA037	Technical Supplement 2: Urban Capacity Study, Section 6	Page 44	8. **Employment Land**. There is a slight shortfall in land available to meet the emerging LDP requirement[38]~~, however the figures do not include the Maze Strategic Land Reserve which has the potential for an additional 141 hectares of employment land~~.
RA038	Strategic Policy 11 & Table 5 Strategic Employment Allocation over Plan period	Pages 76 & 85, Part 1	Not all the sites that make up the strategic employment location are located within settlements; the last two entries on Table 5 of the dPS appear under the heading "Rural Employment Sites". These are Local Employment Sites as defined on page 77 of Part 1 of the dPS. Criterion b) of Strategic Policy 11 Economic Development in Settlements relates specifically to such sites. LCCC needs to provide a form of wording that will reconcile this discrepancy.

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA039	Policy ED4	Page 47, Part 2	Add a final paragraph to the policy that reads: "Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing".
RA040	Policy ED7	Page 48, Part 2	Amend text under sub-heading "*Unzoned Land in Settlements*" to read: "On unzoned land in a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted where it is demonstrated that:"
RA041	Policy MD1	Page 51, Part 1	*Amend second sentence of policy to read:* "Minerals development within or in close proximity to an area that has been designated, or is proposed for designation to protect its landscape, scientific, natural or built heritage significance will not normally be granted permission where this would prejudice the essential character of the area and the rationale for its designation".
RA042	Policy MD1	Page 51, Part 1	The 2nd paragraph of the J&A text is to be moved up to become the 2nd paragraph of Policy MD1.
RA043A	Policy MD1	Page 51, Part 1	The second sentence of the J&A to read: "In all ~~areas~~ circumstances decisions on mineral applications will be made with regard to the preservation of ~~good quality agricultural land~~ soil quality (where this is particularly suitable for agriculture), water quality, tree and vegetation cover, wildlife habitats, natural features of interest in the landscape and sites of archaeological and historic interest".
RA043B	Policy MD1	Page 51, Part 1	Final sentence of first paragraph of J&A text to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough."
RA044	Plan Objective C	Pages 36 & 92, Part 1	Insert replacement point 4. To read: "Support the role of District and Local Centres in accordance with the retail hierarchy (Figure 5, page 97)" Renumber 3 remaining points as 5. 6. and 7.

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA045	Strategic Policy 14	Page 96, Part 1	Delete criterion b) ~~support Sprucefield Regional Shopping Centre in recognition of its regional status in accordance with key site requirements.~~
RA046	Strategic Policy 14	Page 96, Part 1	Delete penultimate paragraph of J&A: ~~It acknowledges the importance of Sprucefield Regional Shopping Centre as a designation (see SMU03 Sprucefield Regional Shopping Centre).~~
RA047	Strategic Policy 14	Page 96, Part 1	Insert replacement criterion b) support the role of District and Local Centres.
RA048	The Retail Hierarchy	Pages 97 & 98, Part 1	As set out in paragraphs 7.24 and 7.25 of the report, provision needs to be made in strategic and/or operational policy for local neighbourhood shops within settlement development boundaries but outwith retail designations, villages and small settlements.
RA049	Plan Objective C	Pages 36 & 92, Part 1	Delete Action 7 (see RA044): ~~Support the role of Sprucefield as a regional retail destination at a key strategic location within Northern Ireland~~
RA050	C: A Vibrant Place	Page 92, Part 1	Under heading "*Lisburn & Castlereagh Community Plan 2017 – 2032*" delete 3rd bullet point: ~~Sprucefield Regional Shopping Centre~~
RA051	SMU03 Sprucefield Regional Shopping Centre	Pages 103 & 104, Part 1	Delete policy/Strategic Designation and its justification and amplification text.
RA052	SMU03 Sprucefield Regional Shopping Centre	Page 105, Part 1	Delete Map 10 Strategic Designation Sprucefield Regional Shopping Centre
RA053	The Retail Hierarchy	Page 97, Part 1	Amend Footnote 37 to read: "Excludes the Regional Shopping Centre at Sprucefield ~~which is subject to a separate policy.~~"

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA054	Sprucefield Regional Shopping Centre	Page 102, Part 1	Delete final paragraph on page 102.
RA055	Policy TC1	Page 56, Part 2	Amend criterion c) of policy so that it reads: "~~edge of town centre~~ edge of city or town centres"
RA056	Policy TC1	Page 56, Part 2	Change criterion d) of policy so that it reads: "Out of ~~town~~ centre locations – only where…"
RA057	Policy TC1	Page 56, Part 2	Revise the 1st sentence of the 2nd paragraph of the J&A text so that it reads: "The provision of a ~~retail hierarchy~~ sequential approach enables a range of retailing …"
RA058	Policy TC1	Page 56, Part 2	Amend the 1st sentence of the 3rd paragraph of the J&A text to read: "Business uses are encouraged as appropriate ~~in the hierarchy~~ to assist with urban regeneration…"
RA059	Policy TC1	Page 56, Part 2	Add a 4th sentence to the 2nd paragraph of the J&A text as follows: "For a site to be considered as edge-of-centre a default distance threshold of 300 metres from the town centre boundary will apply".
RA060	Policy TC1	Page 56, Part 2	Delete Footnote [21].
RA061	Policy TC2	Page 56, Part 2	Amend 1st sentence of 2nd paragraph of policy as follows: "Non-retail development will be restricted within the primary retail frontage so that no more than ~~40%~~ 25% of the frontage of the street to which it relates is in non-retail uses…

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA062	Policy TC3	Page 57, Part 2	Amend 2nd paragraph of policy as follows: "Beyond a designated town centre boundary proposals for town centre uses will only be granted planning permission in accordance with the sequential approach of Policy TC1~~, where it is demonstrated no suitable sites exist within the town centre, no adverse impact on the role and function of the town centre will occur as a result of the proposal~~ and **where** there would be no adverse impact on adjacent land uses".
RA063	Policy TC4	Page 57, Part 2	Insert an opening sentence into the 1st paragraph of policy to read: "**The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres: the role and function of a Local Centre, comprising small groups of shops and offices, is to provide commerce and community services to a local population**".
RA064	Policy TC6	Page 58, Part 2	Delete criterion a) of Policy TC6. Criteria b), c) and d) shall become a), b) and c) respectively.
RA065	Policy TC6	Page 58, Part 2	Amend penultimate paragraph of policy to read: "An exception may be permitted for proposals **on the trunk road network*** in the countryside, subject to compliance with the above policy criteria and where it is demonstrated a clear need for the facility exists that cannot be provided within a defined settlement limit."
RA066	Policy TC6	Page 58, Part 2	Add associated footnote to read: "***As designated by Article 14 of The Roads (Northern Ireland) Order 1993. Details of Trunk Roads can be obtained from the Department for Infrastructure – Eastern Roads Division.**"
RA067	Policy TOU2	Page 62, Part 2	1st paragraph of policy under the heading "Extension[22] of an Existing Tourist Amenity" to read: "An extension of any existing tourist amenity will ~~only~~ be permitted where its scale and nature does not harm the rural character, amenity, landscape quality or environmental integrity of its locality".

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA068	Policy TOU2	Page 63, Part 2	Amend paragraph 3 of the J&A text to read: "A tourism benefit statement and sustainable benefit statement must demonstrate benefit to the region and locality taking account of the considerations set out in Supplementary Planning Guidance, Part D, Tourism, Page 33. A tourism benefit statement must demonstrate the value of the proposal.."
RA069	Supplementary Planning Guidance SUBDOC-003	Page 33, Part 3	Under the heading "Tourism Benefit Statement" amend the second sentence to read: "Where such proposals are of regional significance, or significant in terms of a new build or the scale of engineering operations, a planning application must be accompanied by a tourism benefit statement and a sustainable benefit statement to demonstrate the benefits of the proposal to the locality. ~~Benefit statements should detail the following:~~ A new heading "Sustainable Benefit Statement" should then be inserted together with associated text – "A sustainable benefit statement should detail the following:"
RA070	Policy TOU3	Page 63, Part 2	Under the sub-heading "Tourist Accommodation on the Periphery of a Settlement" amend criterion b) to read: "there are no suitable opportunities ~~in the locality~~ by means of:"
RA071	Policy TOU3	Page 64, Part 2	First paragraph of the J&A text to read: "The ~~retention and~~ conversion and reuse of a vernacular building or a suitable locally important building for such uses, will be favourably considered and assessed under policies HE13, COU4 and COU14 as appropriate. Where it is demonstrated that the environmental benefit of the full or partial replacement will outweigh the retention and conversion of the building ~~The retention of vernacular buildings is therefore encouraged~~ a report on the condition of the building and the economic feasibility of repairing and maintaining it will be assessed for such proposals".

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA072	Policy TOU3	Page 64, Part 2	The following to be inserted as the new 4th paragraph of the J&A text; "In the case of replacement of a vernacular building or a suitable locally important building in the countryside, a proposal must be accompanied by reports to ascertain its structural soundness and the economic feasibility of repairing and maintaining it. Such reports must be submitted by suitably experienced and accredited engineers, architects or building surveyors in the conservation field."
RA073	Policy TOU3	Page 63, Part 2	Amend the third paragraph of the J&A text as follows: Applications made under this policy will be ~~expected~~ required to be accompanied…"; Delete "Sufficient" from the start of the first bullet point; and Delete "Detailed" from the start of the second bullet point.
RA074	Policy TOU7	Page 67, Part 2	Add a second paragraph to the J&A text to read: "Within the Council area there is one Special Protection Area (SPA) and the Ramsar site at Lough Neagh including the water body of Portmore Lough which could be adversely affected by cumulative disturbance effects. Such disturbance could arise directly from a tourism development or indirectly through increasing visitor pressures beyond the development".
RA075	Policy OS1	Page 68, Part 2	Amend the final sentence of the 4th paragraph of the J&A text so that it reads: "..by a Housing Association or the Northern Ireland Housing Executive in accordance with Policy HOU10: or where…"
RA076	Strategic Policy 18	Page 125, Part 1	2nd sub-heading to read: "Listed Buildings/Scheduled Monuments ~~Sites~~".

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA077	Strategic Policy 18	Page 125, Part 1	Delete second sentence of sub-heading "Archaeological Remains", add text to the first and insert a new second sentence: "…Areas of Significant Archaeological Interest (ASAI) **and sites that would merit scheduling. Archaeological remains of local importance include other sites recorded on the Sites and Monuments record, the Industrial Heritage Record and the Defence Heritage Record.**"
RA078	Strategic Policy 18	Page 125, Part 1	Amend the text under the sub-heading Areas of Archaeological Potential to read: "There are **presently** six areas of Archaeological Potential in Dundonald, Dromara, Hillsborough, Lisburn, Drumbo and Glenavy ~~which are also afforded protection through this Local Development Plan~~ **and more may be identified at Local Policies stage.**"
RA079	Policy HE1	Page 74, Part 2	Delete the third and final sentence of the 3rd paragraph of the J&A text.
RA080	Policy HE1	Page 74, Part 2	Amend the 1st bullet point of the J&A text as follows: "the critical views of, and from the site or monument **including the protection of its setting.**"
RA081	Policy HE6	Page 77, Part 2	The first sentence of Policy HE6: "The Council ~~will~~ **may** permit the change of use…."
RA082	Policy HE6	Page 77, Part 2	The second sentence of Policy HE6 will start: "Such development should respect the essential character, **special** architectural or historic interest…"
RA083	Policy HE6	Page 77, Part 2	Add a 3rd sentence to the first paragraph of the J&A text as follows: **"The works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building".**

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA084	Policy HE6	Page 77, Part 2	The second sentence of the 5th paragraph of the J&A shall read: "All proposals for alteration should also be based on a proper understanding of the significance of the listed building." ~~because it is vitally important that new work does not weaken the structural integrity of the building~~
RA085	Policy HE7	Page 78, Part 2	Policy HE7 to read: "The Council will grant the consents necessary for advertisements or signs on a listed building only where these are carefully designed…"
RA086	Policy HE9	Page 79, Part 2	Criterion b) to read: "The works ~~proposed make use of traditional or sympathetic building materials and techniques~~ and architectural details should use quality materials and techniques (traditional and/or sympathetic) ~~which resect those found on~~ in keeping with the listed building".
RA087	Policy HE10	Page 80, Part 2	Two paragraphs are to be removed from the policy and relocated to the J&A text: The first paragraph of policy, that deals with the designation of Conservation Areas, would become the first paragraph of the J&A; and The third paragraph of policy, that deals with the designation of Areas of Townscape Character or Areas of Village Character, would become the second paragraph of the J&A.
RA088	Policy HE10	Page 80, Part 2	What is currently the first paragraph of the J&A text but, subject to **RA087** would become the third paragraph to read: "Designation as a Conservation Area or ATC/AVC puts an onus on prospective developers to produce a very high standard of design in accordance with the following criteria". ~~which preserves or enhances the particular qualities of the area in question.~~
RA089A	Policy HE11	Page 82, Part 2	The second paragraph of policy will end: "..where the overall character and appearance of the area will be maintained".

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA089B	Policy HE11	Page 82, Part 2	A new third paragraph will read: "**All proposals must also meet the requirements of operational policy AD1 Amenity and Public Safety**".
RA090	Policy HE12	Page 82, Part 2	The first sentence of the second paragraph of the J&A to be amended as follows: "The onus will be on the applicant to demonstrate and justify **why the building makes no material contribution and** the need for demolition".
RA091	Strategic Policy 19	Page 127, Part 1	Criterion b) to read: "Maintain **and, where possible, enhance** landscape quality…."
RA092	Strategic Policy 19	Page 127, Part 1	Text under the "International Designations" sub-heading to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar site at Lough Neagh **including the water body of Portmore Lough**".
RA093	Policy NH1	Page 85, Part 2	The third paragraph of policy refers to "exceptional circumstances" and lists three associated criteria. "**; and**" should be inserted after each of criterion a) and criterion b). In the final paragraph of policy, criteria a) should read"…of primary importance to the environment**; or**
RA094	Policy NH2	Page 86, Part 2	The policy's 2nd paragraph refers to 'exceptional circumstances" and associated criteria should read: a) there are no alternative solutions**; and** b) it is required for imperative reasons of overriding public interest; and c) there is no detriment to the maintenance of the population of the species at a favourable conservation status**; and** d) compensatory measures are agreed and fully secured.

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA095	Policy NH3	Page 86, Part 2	Additional criterion to be added: d) A Marine Conservation Zone
RA096	Policy NH5	Page 88, Part 2	Amend criterion i) other natural heritage features worthy of protection including trees and woodland.
RA097	Policy NH6	Page 88, Part 2	The text of policy is to be amended: "…where it is of an appropriate design, ~~size and scale for the locality~~ is sensitive to the distinctive special character of the area and the quality of its landscape, heritage and wildlife and where all the following criteria are met:"
RA098	Policy SP 20	Page 136, part 1	Sub-heading **M1 to A1 Link** to be amended to refer to **M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn)** – These schemes involve the widening of the M1 between Blacks Road and the Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.
RA099	Policy SP20	Page 141, Part 1	The last paragraph of the J&A text under the sub-heading **Key Transportation Infrastructure Schemes** to read: "In addition, the Local Transport Strategy will ~~seek to adopt a range of measures to reduce the need for reliance on the private car through the allocation of residential zonings in proximity to services~~ consider the strengths and weaknesses of various modes of transport, including walking, cycling, public transport and roads. This will provide clarity on the transport measures that DfI expect to deliver during the LDP period to 2032 and which will become evident at Local Policies Plan stage."
RA100	Policy SP20	Page 141, Part 1	2nd sentence of 2nd paragraph of J&A text under the sub-heading **Park & Ride/Park & Share** to read: "The Council recognises the value of the existing Park & Ride sites in supporting a modal shift between private car and public transport usage and supports the proposed schemes at West Lisburn adjacent to the proposed new rail halt; Moira, adjacent to the railway station; and the extension of other ~~the Sprucefield~~ Park and Rides sites which benefit~~s~~ from planning approval ~~providing 132 additional car parking spaces~~."

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA101	Policy SP20	Page 143, Part 1	Final sentence of the J&A text under the sub-heading **Car Parking** to read: "Areas of parking restraint along with other measures to reduce ….".
RA102	Policy TRA1	Page 92, Part 2	Criterion c) to read: "priority pedestrian and cycling movement within and between land uses."
RA103	Policy TRA1	Page 92, Part 2	Final sentence of J&A text to read: "Further information on designing for a more accessible environment is set out in the Department's ~~Development Control Advice Note (DCAN) 11 'Access for People with Disabilities', draft DCAN11 'Access for All' and~~ "Creating Places – Achieving Quality in Residential Developments" (May 2000) ~~documents~~."
RA104	Policy TRA2	Page 93, Part 2	Penultimate paragraph of J&A text, replace the word "~~Department~~" with "Council".
RA105	Policy TRA3	Page 94, Part 2	**Text under sub-heading *"Other Protected Routes – Outside Settlement Limits"* to read:** Planning permission will only be granted for a development proposal in the following circumstances: i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaces is served by an existing vehicular access onto the Protected Route; ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route. In all cases the proposed access must be in compliance with the requirements of Policy TRA2.

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA106	Policy TRA6	Page 95, Part 2	New 1st paragraph to be inserted into J&A text as follows: "**Transport Assessment applies to all forms of development with a significant travel generation impact. A primary aim of the Transport Assessment is to assess accessibility by sustainable modes and to develop measures to maximise use of sustainable modes; only subsequently should the residual traffic be assessed and its impacts ameliorated.**"
RA107	Policy TRA7	Page 96, Part 2	Footnote 34 to read: "Department's ~~Development Control Advice Note (DCAN) 11 'Access for People with Disabilities', draft DCAN11 'Access for All' and~~ "Creating Places – Achieving Quality in Residential Developments" (May 2000)."
RA108	Policy TRA9	Page 98, Part 2	Delete footnote 36.
RA109	Policy TRA10	Page 98, Part 2	Amend criterion a) to read: "they meet a need identified by the Department's Local Transport Plan **or a comprehensive Car Parking Strategy prepared jointly with the Department, where applicable**"
RA110	Policy SP21	Page 146, part 1	Criterion b) to read: "minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape**, and natural and historic environment**"
RA111	Policy SP21	Page 146, part 1	Third sentence of J&A text to read: "A ~~precautionary~~ **cautious** approach for renewable energy development proposals will apply within designated landscapes which are of significant value, such as Areas of Outstanding natural beauty **and their wider setttings. In such sensitive landscapes,** it may ~~also~~ be difficult to accommodate…"
RA112	Policy RE1	Page 100, Part 2	New penultimate paragraph to policy to read: "**Any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest as defined under The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 as amended.**"

Appendix 6: Lisburn & Castlereagh City Council - Local Development Plan 2032: Draft Plan Strategy Schedule of Commissioner's Recommended Amendments, November 2022.

Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA113	Policy RE1	Page 100, Part 2	Criterion d) to read: "local natural resources, such as air quality or water quality **or quantity**".
RA114	Policy RE1	Page 100, Part 2	Paragraph under **Wind Energy Development** sub-heading of policy to read: "~~Wind turbines must have~~ **For wind farm development** a separation distance of 10 times rotor diameter to occupied property, with a minimum distance of not less than 500m ~~for wind farm proposals~~ **will generally apply.**"
RA115	Policy RE1	Page 100, Part 2	Amend the third paragraph of the J&A text to read: "All renewable energy proposals, **including proposals to reutilise established sites,** will be assessed against this planning policy having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of Environment 2009), **Draft** Supplementary Planning Guidance Anaerobic Digestion **(published 2013)**; and…"
RA116	Strategic Policy SP22	Page 149, Part 1	Criterion b) to read: "minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape**, and natural and historic environment**"
RA117	Policy UT1	Page 104, Part 1	In addition to RA118-120 inclusive, in order to address concerns set out in paragraphs 10.47 – 10.51 inclusive LCCC needs to undertake some or all of either: amending the policy; amplifying J&A text or introducing SPG to accompany the PS at the time of adoption.
RA118	Policy UT1	Page 104, Part 1	Criterion b) to read: "Avoidance of areas of nature conservation, historic environment or archaeological interest, **where possible**" LCCC needs to make it clear that criterion b) relates to the potential for likely significant effects upon any International site, either alone or in combination with other plans and projects.
RA119	Policy UT1	Page 104, Part 1	Criterion e) to be included as a free-standing, new penultimate paragraph to policy, succeeded by criteria a) – d) inclusive.

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA120	Policy UT1	Page 104, Part 1	Add new penultimate paragraph to J&A text to read: "**The potential of overhead lines to disrupt the flight paths of birds, including site selection features of Lough Neagh and Lough Beg Special Protection Area and Ramsar Site is also a consideration.**"
RA121	Strategic Policy SP23	Page 154, Part 1	FInal paragraph of J&A text to read: "**The policy will ensure that** ~~Proposals for waste management facilities should avoid or minimise any~~ detrimental effects on people, the environment and **local** amenity **associated with waste management facilities are avoided or minimised** in accordance with operation policy set out in Part 2 of the Plan Strategy."
RA122	Policy WM1	Page 105, Part 2	Add final sentence to 1st paragraph of J&A text to read: "**A need for the facility is established through the WMS and the relevant WMP.**"
RA123	Policy WM1	Page 106, Part 2	Add final sentence to 5th paragraph of J&A text to read: "**In assessing all proposal the Council will be guided by the precautionary principle in accordance with paragraph 6.322 of the SPPS.**"
RA124	Policy WM1	Page 107, Part 2	2nd sentence of 1st paragraph of J&A text on page 107 to read: "..and gasification, should maximise energy ~~recovering~~ **recovery** in the form of..."
RA125	Policy WM2	Page 107, Part 2	2nd paragraph of policy to read: "..that there is sufficient capacity to discharge **treated** effluent to a watercourse and that this will not create or add to a pollution problem **or create or add to flood risk.**"
RA126	Policy WM5	Page 109, Part 2	Additional paragraph to be added to J&A text that reads: "**Where development is to be located in close proximity to an existing or approved NI Water WwTW facility, developers should discuss their proposals with Ni Water and may be required to undertake a development Encroachment/Odour Assessment. Further details are available at www.niwater.com**"

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA127	Strategic Policy SP24	Page 156, Part 1	Amend 1st sentence of 4th paragraph of the J&A text to read: "DfI Rivers, **within the Department for Infrastructure,** ~~an Agency within the Department of Agriculture, Environment and Rural Affairs (DAERA)~~ is the statutory drainage and flood defence authority for Northern Ireland."
RA128	Policy FLD1	Page 110, Part 2	First sentence of policy to read: "New development will not be permitted within the 1 in 100 year fluvial flood plain **(AEP of 1%)** unless the applicant…"
RA129	Policy FLD1	Page 110, Part 2	Amend 1st sentence under sub-heading **Exceptions in Defended Areas** to read: "On previously developed land protected by flood defences (~~confirmed by DfI Rivers~~ **as shown on DfI Flood Maps NI**) that are structurally adequate…"
RA130	Policy FLD1	Page 110, Part 2	Amend 2nd paragraph of J&A text so that it reads: "For planning purposes, taking into account climate change predictions based on available scientific evidence**,** a fluvial flood plain is defined as the extent of a 1 in 100 year flood event (or 1% annual **exceedance** probability **(AEP)**) of exceeding the peak floodwater level**, taking into account climate change allowance as rep[resented on DfI Flood Maps NI.**
RA131	Policy FLD3	Page 114, Part 2	2nd sentence of 3rd paragraph of policy to be amended to read: "If a DA is not required**, but there is potential for surface water flooding as shown on the surface water layout of DfI Flood Maps NI,** it remains the responsibility.."
RA132	Policy FLD5	Page 116, Part 2	Policy to read: "new development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on ~~the Strategic Flood Maps~~ **DfI Flood Maps NI** if: a) ~~It can be demonstrated~~ **The applicant can demonstrate** that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding ~~its~~ **reservoir** safety, so as to enable the development to proceed**; or**

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
Continued RA132	Policy FLD5	Page 116, Part 2	b) where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which ~~demonstrates:~~ ~~1. an assessment of the downstream flood risk in the event of:~~ ~~- a controlled release of water~~ ~~- an uncontrolled release of water due to reservoir failure~~ ~~- a change in flow paths as a result of the proposed development and,~~ ~~2. that there are suitable measures to manage and mitigate the identified flood risk, including details of emergency evacuation procedures~~ assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed. ~~Replacement buildings within the potential flood inundation area downstream of a controlled reservoir must be accompanied by a Flood Risk Assessment.~~ Planning permission will be granted provided it is demonstrated that there is no material increase in the flood risk to the development or elsewhere. ~~With all development proposals~~ There will be a presumption against development within the potential flood inundation area for proposals that include: • Essential infrastructure: • Storage of hazardous substances; and • Bespoke accommodation for vulnerable groups. ~~and for any development located in areas where the Flood Risk Assessment indicates potential for an unacceptable combination of depth and velocity (See Policy FLD1).~~

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
Continued RA132	Policy FLD5	Page 116, Part 2	Replacement Building(s): Where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere."
RA133	Policy AD1	Page 118, Part 2	Amend point 3 of the J&A text so that it reads: "which, because of the size or brightness, could reduce the effectiveness of traffic lights/signs or result in glare..."
RA134	Policy AD1	Page 118, Part 2	Amend the sub-heading of the final paragraph of the J&A text as follows: **Listed Buildings, Conservation Areas and Areas of Townscape/Village Character** The paragraph's 1st sentence should read: "Policies and guidance for the control of advertisements affecting Listed Buildings, ~~and~~ Conservation Areas and Areas of Townscape/Village Character are set out in operational Policies HE7 and HE11".
RA135	Glossary	Page 160, Part 1	Include the following definition: "Affordable Housing – For the purpose of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114)."
RA136	Glossary	Page 160, Part 1 & Page 120, Part 2	The existing definition of Design and Access Statement to be replaced with: "A Design & Access Statement [D&AS] is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting."

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Recommended Amendment Number	Policy, section or paragraph number of dPS or document	Page Number	Recommended Amendment Red text to be deleted Purple text to be added
RA137	Glossary	Page 161, Part 1 & Page 120, Part 2	Include the following definition: "**Heritage Asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.**"
RA138	Glossary	Page 161, Part 1 & Page 120, Part 2	The existing definition of Historic Parks, Gardens and Demenses to be replaced with: "**An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demenses of special historic interest, maintained by the department for Communities.**"
RA139	Glossary	Page 161, Part 1 & Page 121, Part 2	The existing definition of Listed Buildings to be replaced with: "**A listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic interest.**"
RA140	Glossary	Page 161, Part 1	Include the following definition: "**National Nature Reserve – as defined under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.**"
RA141	Glossary	Page 162, Part 1 & Page 121, Part 2	The existing definition of Scheduled Monuments to be replaced with: "**Statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance.**"

Local Development Plan 2032

Part 1: Plan Strategy

October 2023

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Foreword

Councillor Andrew Gowan
Mayor

Councillor John Laverty BEM
Chair of Regeneration and Growth Committee

Councillor Martin Gregg
Chair of Planning Committee

Mr David Burns
Chief Executive

On behalf of Lisburn & Castlereagh City Council, we present the publication of this Plan Strategy which is the first part of the Council's new Local Development Plan. The Plan Strategy focuses on the future well-being of our citizens in conjunction with the Community Plan.

The adoption of the Plan Strategy represents a key milestone for the Council, and provides the framework for the future investment in the Council area. It sets the strategic direction for the sustainable economic growth of the Council area and provides a framework for better connectivity between places and opportunities for healthier lifestyles, which are key aims to shaping good quality places in which to work, live and play.

The Vision, Objectives and Spatial Strategy address the economic, social and environmental challenges facing our Council area whilst reflecting the rich variety of our settlements and their diverse roles and functions, set against a vibrant rural hinterland.

The Plan Strategy will be part of the Development Plan for the purpose of dealing with planning applications, appeals and enforcement.

The Plan is supported through a range of Strategic Policies. These provide the basis for the suite of Operational Policies for housing, economic development, our city and town centres, tourism, infrastructure and the natural and historic environment. Account has been taken of policies which are cross-cutting in nature, including flooding, climate change adaptation and mitigation, health and active travel. The Strategic Planning Policy Statement (SPPS) states that where a Council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect. This will represent a change for stakeholders and the Council is committed to building capacity in relation to the new policy framework.

The Council acknowledge the assistance provided by a variety of stakeholders including the key statutory consultees, the private sector and local communities. We believe the depth and breadth of engagement undertaken when considered alongside the partnership approach to our Community Plan, ensures real opportunity for growth and change which will better serve all of our people and ensure a sustainable future.

How to use the plan

The Plan Strategy is set out in two parts which is subdivided as follows:

Part 1 – Plan Strategy:

- **Chapter 1 Introduction –** outlines the background and purpose.
- **Chapter 2 Policy and Spatial Context –** provides detail on the policy framework and profile of the Council area.
- **Chapter 3 Vision and Plan Objectives –** sets out the Local Development Plan (LDP) vision and objectives which drive its delivery.
- **Chapter 4 Strategic Policies and Spatial Strategy –** provides the strategic policies for the LDP for implementation of the Plan objectives.
- **Chapter 5 Monitoring and Implementation -** sets out how we will measure the effectiveness of the LDP.
- **Glossary and Appendices.**

A	A Quality Place	Enabling Sustainable Communities and Delivery of New Homes
B	A Thriving Place	Driving Sustainable Economic Growth
C	A Vibrant Place	Growing our City, Town Centres, Retailing and Offices
D	An Attractive Place	Promoting Sustainable Tourism, Open Space and Recreation
E	A Green Place	Protecting and Enhancing the Historic and Natural Environment
F	A Connected Place	Supporting Sustainable Transport and Other Infrastructure

Part 2 – Operational Policies:

- **Preamble -**
  provides the context for operational policies including how all policies must be considered.
- **Topic-based operational policies -**
  these will guide development across the Council area. Policies are grouped under the six objectives identified under the Spatial Strategy.
- **Glossary**

Supporting Documents

The Plan Strategy is accompanied by:

- **Sustainability Appraisal**
- **Habitats Regulations Assessment**
- **Rural Needs Impact Assessment**
- **Equality Impact Screening Report.**

Further detail on these documents are provided in Chapter 1.

Additional supporting documents include:

- **Technical Supplements –**
  The Plan Strategy is underpinned by a robust evidence base which will be reviewed periodically to inform the future Local Policies Plan. The policies and proposals contained within the Plan Strategy are informed by and assessed against relevant available evidence. The list of documents and sources making up this evidence base is set out in Appendix B which comprise of specialist studies for the Plan Strategy.
- **Supplementary Planning Guidance (SPG) –**
  comprising of guidance to be used in conjunction with the operational policies of the Plan Strategy.

All supporting documents are available to view on the Council's website at www.lisburncastlereagh.gov.uk

Maps

A Map Viewer is available on the Council's website at www.lisburncastlereagh.gov.uk which combines the following proposals maps and indicates those designations relevant to the Plan Strategy.

- **Spatial Strategy Map –**
  provides the Council area boundary and key strategic designations.
- **Settlement Hierarchy Map –**
  shows the key settlements across the Council area.
- **Environmental Designations Map –**
  identifies the key environmental designations which are subject to legislation and protection. Additional LDP environmental designations will be identified in the Local Policies Plan.

Introduction

1. Introduction

Adopted Plan Strategy

The Plan Strategy for Lisburn & Castlereagh City Council is the first document in a two-stage process, the second being the Local Policies Plan. Together these will constitute the Council's new Local Development Plan.

It follows the publication of the Preferred Options Paper (POP) on 30 March 2017 which included an eight week public consultation period ending on 25 May 2017. A Public Consultation Report detailing those representations to the POP was published in September 2017.

The draft Plan Strategy was subject to extensive public consultation from 11 October 2019 to Friday 10 January 2020. Following consideration of the representations and counter representations received to the draft Plan Strategy, in accordance with Development Plan Practice Note 10 [Submitting Development Plan Documents for Independent Examination] the draft Plan Strategy was subject to a further 8 week period of public consultation on a range of focused and minor changes in January 2021, ending on Friday 12 March 2021.

The draft Plan Strategy was submitted to the Department for Infrastructure on 22 March 2021 for an Independent Examination to be caused. The Independent Examination was carried out by the Planning Appeals Commission from March – May 2022. The Department for Infrastructure subsequently issued its direction to adopt the Plan with modifications on 28 June 2023.

The Council's adopted Plan Strategy:

- provides a 15-year framework to support the economic and social needs in line with regional strategies and policies, while providing for the delivery of sustainable development
- facilitates sustainable growth by co-ordinating public and private investment to encourage development where it can be of most benefit to the well-being of the community
- allocates sufficient land to meet the needs of the community for which it is intended
- provides an opportunity for all stakeholders, including the public, to have a say about where and how development within their local area should take place
- provides a plan-led framework for rational and consistent decision-making by the public, private and community sectors and those affected by development proposals
- delivers the spatial aspects of the Council's Community Plan.

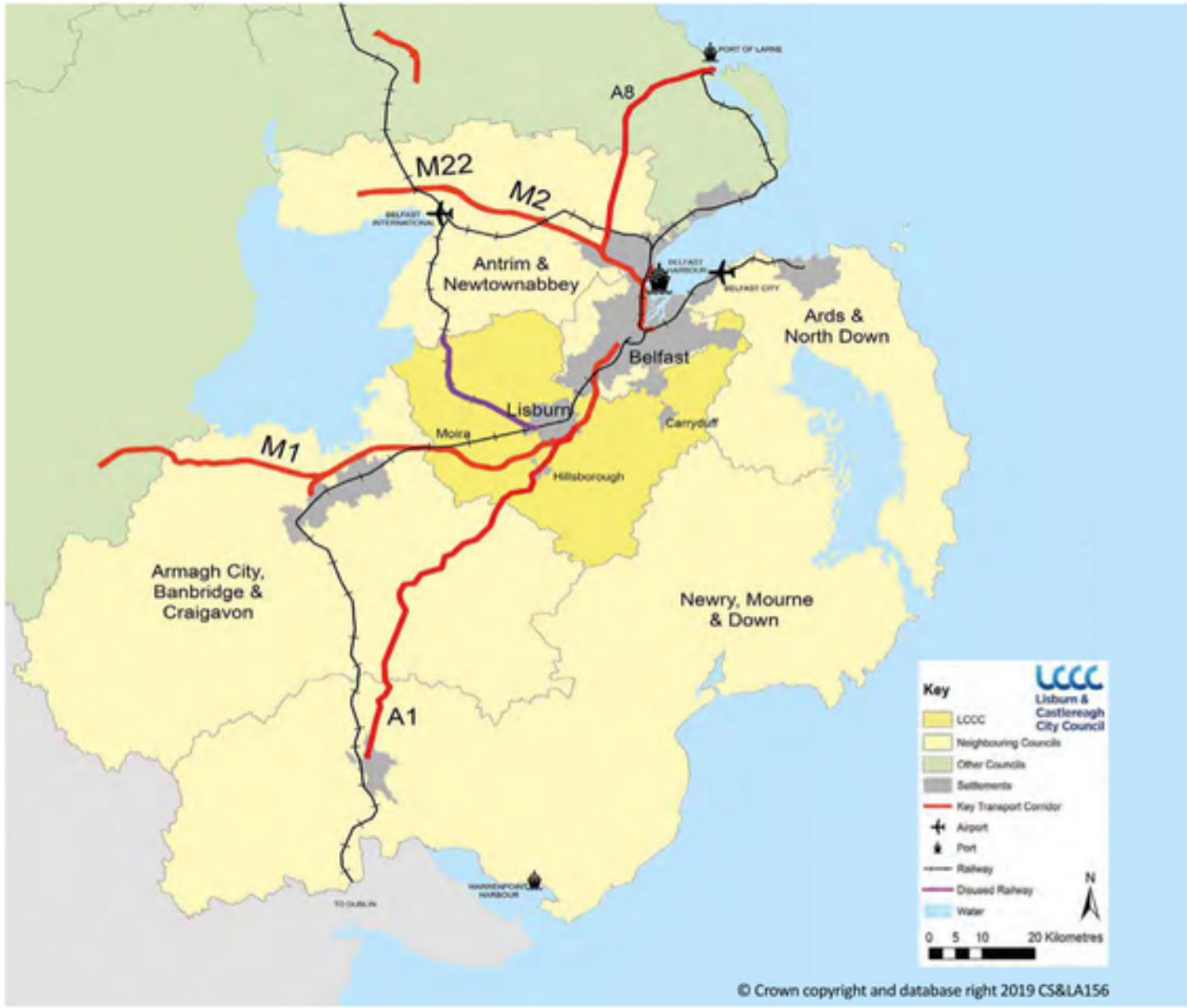
Effective engagement with the public is essential during the plan making process. The Council's Statement of Community Involvement (SCI) outlines the purpose of the Plan Strategy which is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will accord with the strategic objectives of the Regional Development Strategy 2035 (RDS) and guide development decisions within the Lisburn & Castlereagh City Council area.

The Council in accordance with the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 approved its revised Timetable in December 2020. This was agreed by the Department of Infrastructure in December 2020. The Timetable sets out information on the main stages in the Local Development Plan process and the indicative timeframe for each stage. It also provides information on the Sustainability Assessment process that will run in parallel with the LDP process. Further revisions will be undertaken as necessary.

Both the Statement of Community Involvement and Timetable are available on the Council's website at www.lisburncastlereagh.gov.uk.

The Plan Strategy forms a strategic spatial interpretation for the Council area (see Map 1 Spatial Context) and provides the statutory policy framework for the future development of the Council area from 2017-2032 aligned with the Council's Community Plan.

Map 1 Spatial Context Lisburn & Castlereagh City Council Area



Preparation of the Local Development Plan

The Council in accordance with relevant legislation and guidance (detailed in Chapter 2) is preparing its Local Development Plan in four stages shown at Figure 1 Key Stages in Local Development Plan Preparation. These are:

- Initial Plan Preparation with publication of Preferred Options Paper (complete)
- Preparation and Adoption of Plan Strategy (complete)
- Preparation and Adoption of Local Policies Plan
- Monitoring and Review.

The Plan Strategy provides the strategic policy framework across a range of areas such as housing, employment, tourism and infrastructure. It takes account of the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement (SPPS) and other advice and guidance issued by the Northern Ireland Government Departments.

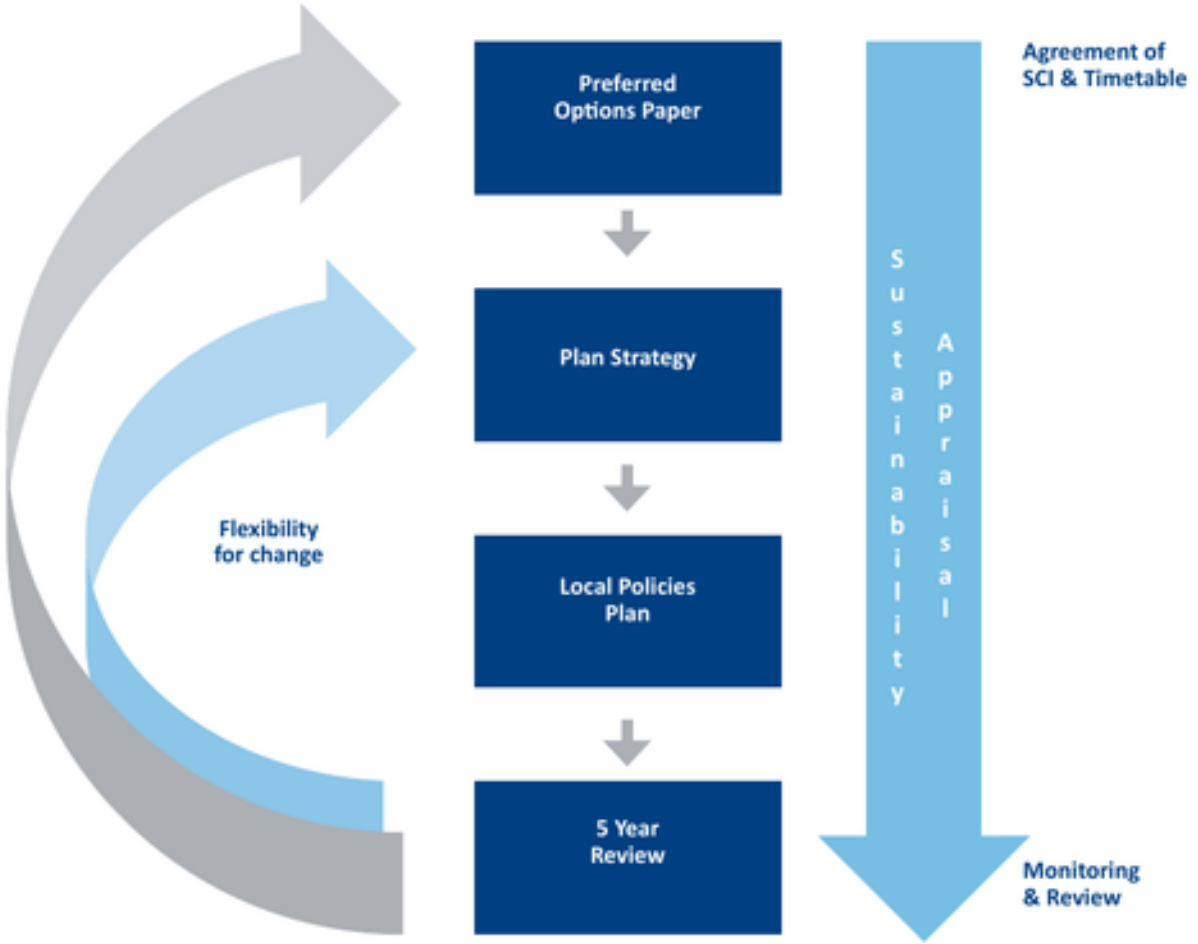


Figure 1 Key Stages in Local Development Plan Preparation

LDP Transitional Arrangements

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Chapter 2 (Existing Development Plans). Following adoption the Development Plan will be the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulations[1] state that the old Development Plans will cease to have effect on adoption of the new LDP at Local Policies Plan (LPP) stage.

The Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety unadopted.

BMAP in its post-inquiry forms was at an advanced stage and therefore remains a material consideration. Draft BMAP (November 2004) in its pre-inquiry form also remains a material consideration in conjunction with recommendations of the Planning Appeals Commission Public Local Inquiry Reports. Within the Plan Strategy any reference made to 'BMAP' refers to the post-inquiry form of that document.

Paragraph 1.11 of the SPPS states that 'where a council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date'. In practice this means the existing suite of Planning Policy Statements (PPSs) and the remaining provisions of 'A Planning Strategy for Rural Northern Ireland' (PSRNI) no longer applies within the Council area following adoption of the LDP Plan Strategy. Any relevant supplementary planning guidance[2] produced by the Council and the retained supplementary Departmental guidance will continue to apply.

The LPP will set out the Council's local policies with site specific proposals for the development and use of land within the Council area and contain designations and zonings to deliver the vision, strategic objectives and policies of the LDP.

The Council's Community Plan 2017-2032

This Plan Strategy is the spatial representation of Lisburn & Castlereagh City Council's Community Plan 2017-2032.[3] The Community Plan themes and outcomes are linked to the objectives of this Plan Strategy which are found in Chapter Three.

The Plan Strategy is informed and guided in its physical development ambitions by the Community Plan vision of:

'An empowered, prosperous, healthy, safe and inclusive community'[4]

This vision places individual and community engagement with decisions that affect their lives as central to well-being. This is reflected in the engagement and consultation that has been integral to the development of this Plan Strategy.

It is also reflected in the partnership approach, central to the delivery of the outcomes agreed by members of the Community Planning Partnership. This plan and the actions it will generate depend on the full involvement of citizens, community groups and businesses.

Inclusiveness not only applies to public engagement in decisions that impact them but also to the prosperity, economic growth and social benefit envisaged both within the Community Plan and this Plan Strategy. In placing value on reducing inequalities and supporting people across Lisburn and Castlereagh to lead active and fulfilling lives based on physical and mental health, the Community Plan draws on the vital role of the historic and natural environment.

[1] The Planning (Local Development Plan) Regulations (Northern Ireland) 2015
[2] Published on the Department for Infrastructure website
[3] As legislated under the Local Government (Northern Ireland) Act 2014

[4] For Community Plan Vision, see pages 19-20 of Community Plan

With partnership working central to delivering a sense and perception of safety, the Plan Strategy has a critical role to play in making everyday activities safe for everyone that live or work in Lisburn and Castlereagh, as well as visitors.

A shared vibrant sense of community and belonging drives this Plan Strategy. From the streets, schools and shops, to places of work and leisure, fostering a connection with both our built and green spaces is complimented by connections based on shared interests such as the arts and sports.

Cooperation, collaboration as well as creativity and innovation are some of the defining features of the approaches and relationships required to overcome the social, economic and environmental challenges across Lisburn and Castlereagh.

In addition to the sharing of this vision, the Plan Strategy also aims to reflect the three core principles of sustainable development, equality and participation that underpin the Community Plan.[5]

Meeting the needs of current generations without compromising the ability of future generations to meet their own needs, accepting that inequality undermines the well-being of people, our communities, our economy and our environment and valuing the full involvement of citizens, community groups and businesses, is central to this Plan Strategy. Further detail on how the Plan Strategy delivers the themes of the Community Plan is contained in Appendix C.

The Council's Corporate Plan 2018-2022

The Council's Corporate Plan 2018-2022[6] sets out a clear purpose for the Council of **'Working together to deliver better lives for all'.** Its vision up to 2022 and beyond for Lisburn & Castlereagh City Council is to be a connected, growing place and recognised locally and regionally as a progressive, dynamic and inclusive Council working in partnership to develop our community and improve the quality of people's lives.

The Council's priorities have been developed taking account of the Programme for Government; the Regional Development Strategy; the Community Plan 2017-2032; and the Local Development Plan 2017-2032.

Consultation and Engagement Strategy

In the preparation of this Plan Strategy consultation has played a vital role in the formulation of the Plan Objectives, strategies and policies ensuring a balanced and equitable approach. The Council at every opportunity has engaged with a wide range of stakeholders and statutory consultees and has actively encouraged and facilitated engagement in line with the Statement of Community Involvement (SCI).

To this end, the Council has attended a range of forums on specific issues including the Lough Neagh Forum; the Minerals Working Group; and the Metropolitan Area Spatial Working Group. In relation to neighbouring council areas, the Council shares boundaries with the following five neighbouring councils (see Map 2 Neighbouring Council Areas):

- Antrim and Newtownabbey Borough Council
- Ards and North Down Borough Council
- Armagh City, Banbridge and Craigavon Borough Council
- Belfast City Council
- Newry, Mourne and Down District Council.

A key element of the LDP process is the Council's regard for other relevant plans, policies and strategies, not only in its own district but also in adjoining council areas.

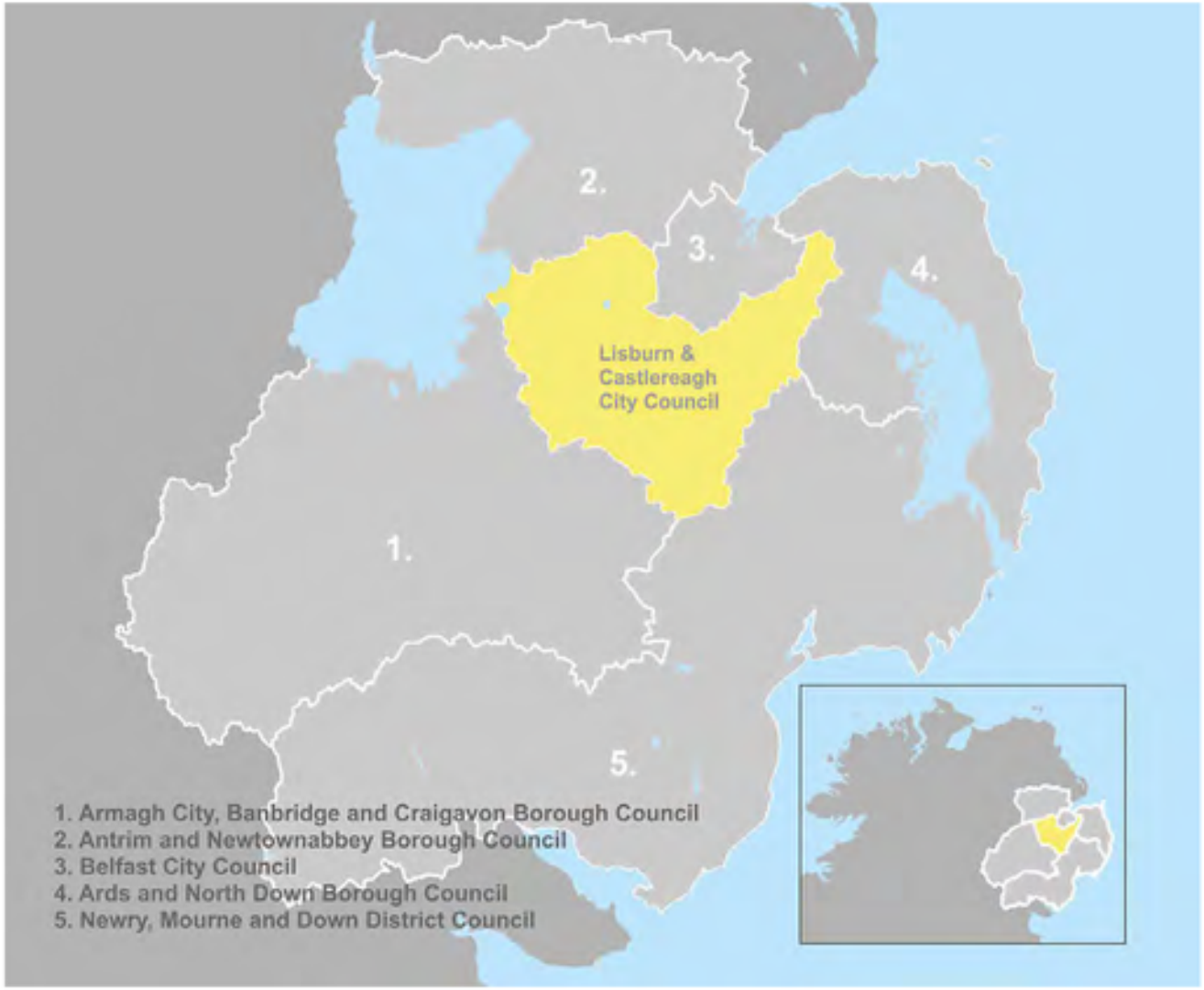
[5] For Community Plan Principles, see page 21 of Community Plan
[6] See also Interim Corporate Plan 2021-2024

Whilst there is no legislative duty to co-operate with neighbouring councils, meaningful consultation and engagement is a requirement. To address this issue, the Council has consulted with neighbouring councils through its **'Consultation and Engagement Strategy with Neighbouring Councils'** which provided an opportunity to discuss:

- Cross-boundary issues
- Matters of collective interest
- Possible resolution and mitigation in areas of disagreement.

This Consultation and Engagement Strategy is available on the Council's website at www.lisburncastlereagh.gov.uk.

Map 2 Neighbouring Council Areas



Sustainability Appraisal (SA)

In preparing this LDP Plan Strategy the Council is required to undertake a Sustainability Appraisal (SA) to promote sustainable development through the integration of social, environmental and economic considerations of policies and proposals.

SA is a continual process running in parallel with the preparation of the LDP from Preferred Options Paper stage through to adoption of the Local Policies Plan. It incorporates the legal requirements of the Strategic Environmental Assessment (SEA) Regulations[7] which places a duty on the Council to consider environmental issues with a view to promoting sustainable development.

Habitats Regulation Assessment (HRA)

The Habitats Regulation Assessment (HRA) relates to Natura 2000 sites which are areas protected for their conservation value and comprise of:

- Special Protection Areas (SPAs) for protection of certain sites for birds
- Special Areas of Conservation (SACs) for protection of certain natural habitats
- Ramsar sites, which are wetlands of international importance.

The HRA for the Plan Strategy has been produced along with the SA to ensure the processes inform each other. Both the SA and HRA have been produced by the Shared Environmental Service.[8]

Rural Needs Impact Assessment

The LDP Plan Strategy is subject to Rural Proofing through a Rural Needs Impact Assessment (RNIA) to ensure it considers rural needs when developing, adopting, implementing or revising policies, strategies and plans.[9]

Equality of Opportunity and Good Relations

The LDP Plan Strategy is accompanied by an Equality Impact Screening Report which examines the likely effects of policies and proposals on the promotion of equality of opportunity between persons of different religious belief, political opinion or racial group.

Deprivation

In preparing the Plan Strategy for the LDP, regard is given to 'Lifetime Opportunities – Government's Anti-Poverty and Social Inclusion Strategy for Northern Ireland' (November 2006) which aims to eliminate poverty and social exclusion by 2020. The LDP creates a framework for facilitating opportunities for growth and development which is accessible to everyone.

Enler River, Dundonald

[7] The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004
[8] A Council 'Shared Service', within Mid and East Antrim Borough Council
[9] The Rural Needs Act which came into effect on 1 June 2017

Policy and Spatial Context

2. Policy and Spatial Context

Policy Context

This Plan Strategy is prepared under the provisions of Part 2 of the Planning Act (Northern Ireland) 2011 (the Planning Act) which sets out the statutory requirements for the LDP.

Part 2 Section 8(5) of the Planning Act requires the Council to 'take account' of the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement for Northern Ireland (SPPS) and other Northern Ireland Government Department policy and guidance. It must also have regard to other relevant plans, policies and strategies in the Council and adjoining councils.

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (LDP Regulations) provide further statutory requirements which detail the steps required to produce the LDP including the Plan Strategy and the Local Policies Plan.

Practice notes and other guidance have also been published by a number of Northern Ireland Government Departments and are taken account of in the preparation of the LDP.

In addition, the Local Government Act 2014 introduces a statutory link between the Community Plan and the Council's LDP. The LDP will provide a spatial expression to the Community Plan, thereby linking public and private sector investment through the land use planning system.

This Plan Strategy has taken account of the following key policy and guidance documents. These are set in the context of the draft Programme for Government 2016-21 which is designed to help deliver improved well-being for all citizens in Northern Ireland.

Sustainable Development Strategy 2010

The Northern Ireland Executive's 'Everyone's Involved – Sustainable Development Strategy' published in May 2010 puts in place measures to deliver economic prosperity, social cohesion and environmental protection whilst meeting national and international responsibilities. The six guiding principles supported through the Strategy are:

- Living within environmental limits
- Ensuring a strong, healthy, just and equal society
- Achieving a sustainable economy
- Using sound science responsibly
- Promoting opportunity and innovation
- Promoting good governance.

Regional Development Strategy 2035 (RDS)

The RDS 'Building a Better Future' published in March 2012 is the spatial strategy of the Executive and provides the overarching strategic planning framework to facilitate and guide the public and private sectors. The RDS helps to shape:

- The Programme for Government (PfG)
- The Investment Strategy for Northern Ireland (ISNI)
- Departments' investments

- Council's decisions and investments
- Investment by the private sector.

The RDS has a statutory basis and influences the future distribution of development throughout Northern Ireland. It extends beyond land use, addressing economic, social and environmental issues aimed at achieving sustainable development.

Ensuring a Sustainable Transport Future: A New Approach to Regional Transportation

Regional Transportation is addressed through 'Ensuring a Sustainable Transport Future (ESTF) – A New Approach to Regional Transportation' which was published in June 2011. It complements the RDS and sets out how regional transportation will be developed and guide investment decisions beyond 2015. Its aim is to provide a transportation network that supports economic growth while meeting the needs of society and reducing environmental impacts.

Sustainable Water – A Long Term Water Strategy for Northern Ireland 2015-2040

The Sustainable Water Strategy published in March 2016 presents a framework to facilitate implementation of a range of initiatives aimed at delivering its long term vision to have a sustainable water sector in Northern Ireland. It sets out four high level aims which cover the key water needs and is accompanied by a strategy implementation action plan. Actions are a mix of short, medium and long term to cover the Strategy's twenty-five year outlook.

The Strategy sets out ways in which the amount of energy needed to move and treat both drinking water and wastewater can be reduced. It also encourages cross-departmental working to develop the water and sewerage industry; to meet environmental commitments by improving the quality of inland and coastal waters and reducing pollution; to be affordable in the current economic climate; and to deliver reliable high quality services to the public.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS published in September 2015 sets out strategic planning policy and provides the core planning principles underpinning delivery of the two-tier planning system.

In preparing the new Local Development Plan, planning authorities must balance and integrate a variety of complex social, economic, environmental and other matters that are in the long-term public interest. In so doing, the following five core planning principles are outlined in the SPPS:

- Improving health and well-being
- Creating and enhancing shared space
- Supporting sustainable economic growth
- Supporting good design and positive place-making
- Preserving and improving the built and natural environment.

The provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans (LDP) and are material to all decisions on individual planning applications and appeals.

Existing Planning Policy Statements (PPSs)

The SPPS states that following adoption of the Plan Strategy the existing suite of Planning Policy Statements (PPSs) and any policy

previously retained under the transitional arrangements ceases to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date.

A policy review of existing PPSs was carried out by the Council as part of preparing this Plan Strategy. Details of all operational policies which replace those PPSs are provided in Part 2 of the Plan Strategy. Any relevant supplementary and best practice guidance will also continue to apply.

Existing Development Plans

As referred to previously, the Belfast Metropolitan Area Plan (BMAP) was intended to be the Development Plan on its adoption in September 2014. This Plan was subsequently declared unlawful following a successful legal challenge and therefore remains in its entirety unadopted.

As a result, the existing Development Plans covering the Council area are as follows:

- Belfast Urban Area Plan (BUAP) 2001
- Lisburn Area Plan (LAP) 2001
- Carryduff Local Plan 1988-1993
- Ballymacoss Local Plan
- Lisburn Town Centre Plan
- Lagan Valley Regional Park Local Plan 2005.

The transitional arrangements relating to the Development Plan are set out in Chapter 1.

Guidance

A range of regional guidance prepared by the Department for Infrastructure (DfI) is retained and will continue to be applied to support the Plan Strategy including: Living Places – An Urban Stewardship and Design Guide (September 2014); Building on Tradition – A Sustainable Design Guide for the Northern Ireland Countryside (May 2012); Creating Places (May 2000) and a suite of Development Control Advice Notes (DCANs).

Local guidance in respect of the Council's three Conservation Areas is also retained consisting of Moira Conservation Area guide (May 1983); Hillsborough Conservation Area guide (June 1976); and Lisburn City Centre Conservation Area guide (April 1992). Subject to resources, these will be reviewed at the Local Policies Plan stage.

In addition Supplementary Planning Guidance (SPG) has been prepared to accompany the Plan Strategy, which includes relevant guidance relating to the various topic areas transcribed from the existing suite of PPSs. This is provided in a separate document and supports the Operational Policies contained in Part 2 of the Plan Strategy.

Council Masterplans and Strategies

The Council has produced a range of non-statutory Masterplans and Strategies including:

- Lisburn & Castlereagh City Council 'Connect, Invest, Transform' - 10 Year Investment Plan Proposition, 2019
- Lisburn City Centre Masterplan Review, 2019 (Draft)
- Lisburn & Castlereagh City Council Car Park Strategy, 2019 (Draft)
- West Lisburn Development Framework Review, 2018 (Draft)
- Castlereagh Urban Integrated Development Framework, 2014
- Lisburn & Castlereagh City Council Open Space Strategy, 2019 (Draft)
- Lisburn & Castlereagh City Council Tourism Strategy, 2018

- Laganbank Quarter Comprehensive Development Scheme 2015
- Lisburn's Lagan Corridor, 2003.

These documents have informed the preparation of the Plan Strategy.

Spatial Context

The Lisburn & Castlereagh City Council area stretches from the shores of Lough Neagh in the west to the Castlereagh Hills rising above Dundonald in the east and from the Belfast Hills in the north to the source of the Lagan in the south. The Council covers an area of almost 200 square miles (520 square km).

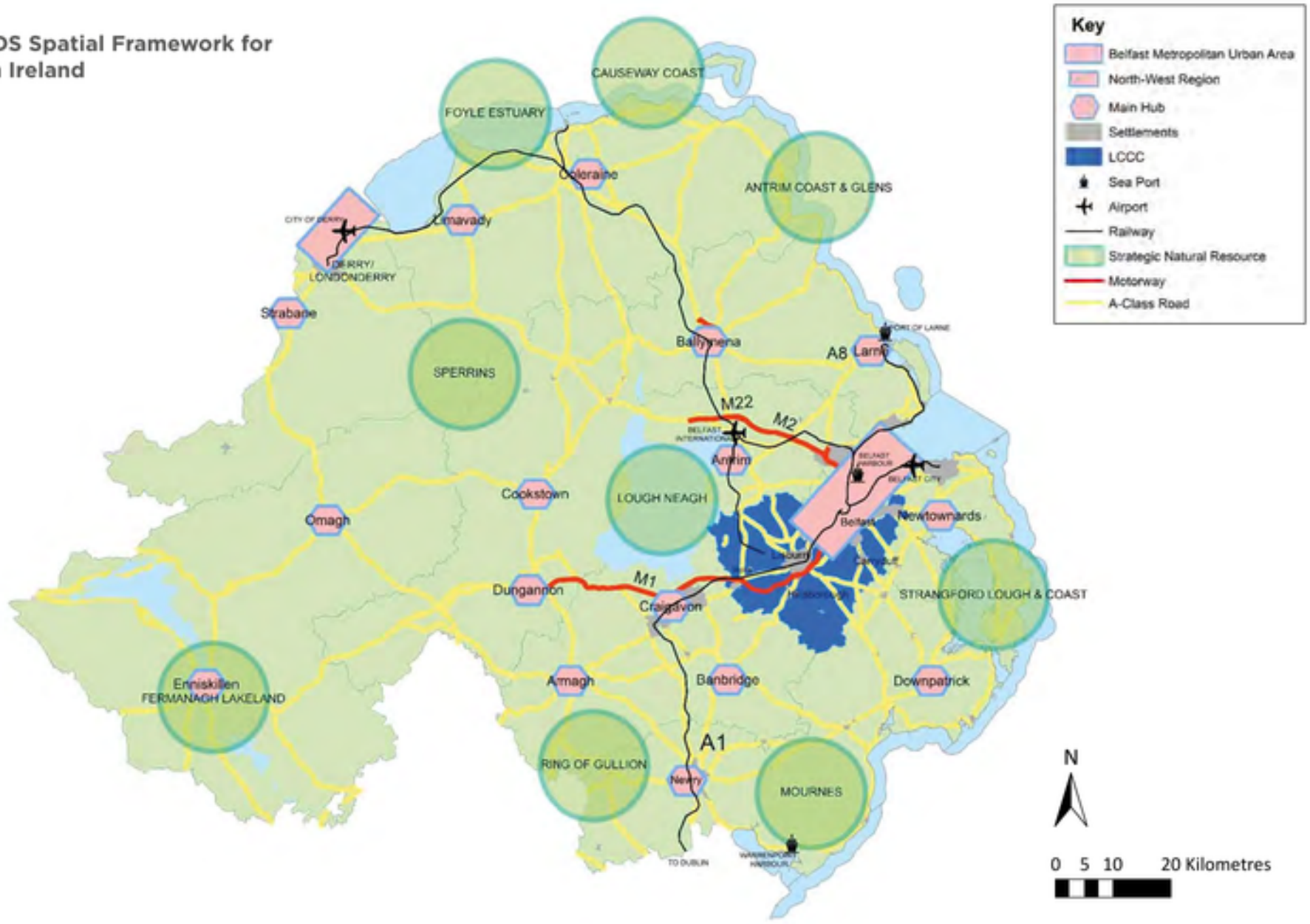
From a regional perspective (see Map 3 RDS Spatial Framework) the Regional Development Strategy (RDS) recognises that the Council is strategically located at the junction of two key transport corridors running East-West across Northern Ireland and along the major North-South, Belfast to Dublin economic corridor. There are also easily accessible links to the two major airports and ferry ports.

Due to its geographical location Lisburn & Castlereagh City Council is at the centre of five neighbouring council areas (referred to in Chapter 1), consisting of Antrim and Newtownabbey Borough Council; Ards and North Down Borough Council; Armagh City, Banbridge and Craigavon Borough Council; Belfast City Council; and Newry, Mourne and Down District Council.

The Council area has a diverse mix of both urban and rural areas with the main centre being Lisburn City located at the heart of the Council's urban area. The landscape is diverse in nature ranging from the lowlands of the Lagan Valley Regional Park to its uplands to the north and south of the district.

Lagan Valley Regional Park

Map 3 RDS Spatial Framework for Northern Ireland



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Population

The population within the Council area continues to grow and age, which is a pattern consistent with all Council areas across Northern Ireland. In 2017 the population of Lisburn & Castlereagh City Council was estimated at 142,640.[10]

The population is divided into the following age ranges:

- 0 – 14 - 26,997 (19%)
- 15 – 29 - 24,807 (17%)
- 30 – 44 - 27,998 (20%)
- 45 – 59 - 30,703 (21%)
- 60 – 74 - 20,790 (15%)
- 75 & over - 11,345 (8%)

In terms of population projections, data from NISRA[11] estimate that the population of the Council area is expected to grow to 159,847 by 2032, a projected population increase of 12%. It is also projected that the percentage of the population within the Council area aged 65 and over will increase by 9%. In contrast, children under 16 as a proportion of the overall population will slightly decrease to 18% of the population in 2032.

Approximately 85% of the total population live within existing settlements. This consists of Lisburn City and the Greater Urban Areas of Lisburn and Castlereagh; followed by the towns of Carryduff, Royal Hillsborough[12] & Culcavy and Moira; thirteen villages; and thirty-three small settlements.[13] The remainder of approximately 15% reside outside settlements[14] in the rural area.

Community

The current age profile of the Council area is consistent with the Northern Ireland average of which 20% of the population is aged 0-15 while 63% are aged 16-64. The population aged 65 and over equate to 17% with this figure expected to grow to 53% by 2030[15], forming over half the total population.

Lisburn & Castlereagh City Council is the least deprived Council area in Northern Ireland (NI). Of the 67 Super Output Areas or SOAs (average population of 2,000) just one, Old Warren, is within the 120 most deprived SOAs. Approximately 14% of the population of Lisburn and Castlereagh is employment deprived compared with an NI average of 20.6%. Statistics at this higher level do not reveal smaller areas of urban deprivation and pockets of rural deprivation.

Housing

Based on the figures from the Department for Infrastructure through the revised Housing Growth Indicators (HGIs, September 2019), an allocation of 10,700 dwelling units was apportioned to the Council area covering the period 2016-2030. This figure was extrapolated to provide a housing requirement figure for the fifteen year Plan period from 2017-2032 equating to 11,250 dwelling units. The Housing Growth Study outlined in Chapter 4A indicates the revised HGI figure of 10,700 plus an allowance of 1,500 dwelling units for strategic housing growth at West Lisburn/Blaris. Further information is detailed in Chapter 4A.

Household size is expected to decrease over the Plan period. However, the total number of households is predicted to increase from 55,786 in 2017 to 64,508 in 2032, as a consequence of continued net in-migration equating to a 16% increase within the Council area.[16]

In terms of affordable housing need, this is addressed through the Housing Needs Assessment[17], supplied by the Northern Ireland Housing Executive as the statutory housing authority. The projected social housing need for the district from 2017-2022 is 800 units. Extrapolating this figure over the Plan period from 2017-2032 equates to an estimated figure of approximately 2,400 social housing units. An additional need is also indicated for

[10] NISRA 2017 mid-year population estimates for Northern Ireland published 28 June 2018
[11] 2016 Based Population Projections for Areas within Northern Ireland published 26 April 2018
[12] Please note Hillsborough was awarded Royal status on 20 October 2021
[13] See Chapter 4A Settlement Hierarchy
[14] NISRA Headcount & Household Estimates for Settlements, published March 2015, based on 2011 Census Figures
[15] NISRA Local Government District Summary Infographics 2017/18
[16] NISRA 2016 based household projections for Northern Ireland, published in December 2018
[17] Updated through the Housing Investment Plan, Annual Update 2018

intermediate housing, which equates to an additional projected need for 1,920 units over the Plan period.

Housing land is distributed within the settlement hierarchy. An element of housing in the countryside is also allowed for, to sustain the rural area in accordance with the SPPS.

Economy

The Council's sectoral employment structure highlights the reliance on the health, retail and public administration sectors. Historically within Lisburn there has been a strong construction and engineering base and this continues to remain the case today. The draft Socio-Economic Report Profile and Forecast (September 2018) indicates that one in five jobs are in the retail sector.

Figures from the 2011 Census indicates that the Council area has the strongest education and skills profile of any Council area in Northern Ireland. It has the lowest percentage of working age population with no qualifications and also the highest percentage of the working age population with NVQ 4+ qualifications. This provides a positive baseline to encourage and attract inward investment across all sectors of the economy. Additionally, the abundance of a well educated workforce allows for a level of entrepreneurship in the Council area.

Almost half the registered businesses in the Council area are in the agricultural, construction, professional service and retail sectors. Of these almost 99% of PAYE registered companies are Small-Medium Enterprises with the majority in the construction and agricultural sectors.

In terms of employment, economic activity is high (at 70% compared to the NI average of 66%) however it is recognised that there is potential to further grow and expand the employment base with the creation of additional jobs. Economic inactivity is low (21.1%) when compared to the NI average (27.2%).

Given the key strategic location of the Council area regionally, there are significant opportunities to attract inward investment across all sectors of the economy.

In particular, growth is anticipated to occur at the two Strategic Mixed Used sites at West Lisburn/Blaris and Purdysburn/Knockbracken, both of which are located on key transportation corridors. The Maze provides an additional land reserve for regionally significant proposals.

The rural area provides important opportunities for employment through agriculture, forestry, tourism and other rural related enterprises. The relationship between the rural area and the settlements is interdependent on sustaining rural communities and is an important focus of the LDP. The overall aim is to ensure a balance between protecting the countryside and allowing further opportunities for sustainable economic development.

The Council recognises that to diversify the economic base it must provide a strong office focus, and aim to strengthen both the retail and leisure offer. Modern society desires a 'destination' location where work and leisure co-exist. This builds on the Plan's strategic policies for sustainable development and positive place-making through ensuring that the right development is in the right place and through creating the conditions in which attractive places can grow and prosper.

An Office Study and Employment Land Review were undertaken as part of the evidence base for this Plan Strategy. Further details on the economic growth in the Council area are outlined in Chapters 4B-4C.

Environment

In relation to the historic environment, the Council area has three Conservation Areas (Royal Hillsborough, Moira and Lisburn City), seven Areas of Townscape Character and seven Areas of Village Character. The Council has a rich heritage portfolio including Hillsborough Castle, and six historic parks, gardens and

demesnes including Castle Gardens and Moira Demesne, in addition to a rich industrial heritage and rural assets. These are to be preserved and enhanced for future generations to enjoy.

There are a significant range of environmental designations, including a Ramsar Site located at Lough Neagh/Lough Beg, six Areas of High Scenic Value and nine Areas of Special Scientific Interest. The Lagan Valley Regional Park and Area of Outstanding Natural Beauty are predominantly located within the Council area. This landscape is rich in heritage and biodiversity, being easily accessible to the wider urban population. These areas are to be preserved and enhanced to ensure the scenic beauty and biodiversity of the area is retained and protected. Further detail is provided in Chapter 4E.

Infrastructure

The Council area benefits from its advantageous strategic location at the junction of two key transport corridors, the cross-border Belfast-Dublin transport corridor and the Northern Ireland East-West transport corridor. It occupies a central location in the Belfast Metropolitan Area in close proximity to other key road infrastructure routes and has ease of access to the principal maritime gateways and logistics hubs of Belfast Harbour, the Port of Larne and Warrenpoint Port which serve both passengers and freight traffic. The two main airports, Belfast International and George Best Belfast City are also easily accessible.

Rail services are provided from the main station in Lisburn which connects with the cross border Belfast-Dublin service. There is also a commuter service connecting Belfast and Portadown with several stations and halts within the Council area. A Park & Ride is proposed in conjunction with a new rail halt at Knockmore, West Lisburn, offering further opportunities for business and economic growth at this key strategic location.

The Council is well served by additional physical and digital infrastructure supporting growth over the Plan period. Further detail is provided in Chapter 4F.

Vision and Plan Objectives

3. Vision and Plan Objectives

The Local Development Plan Vision

The vision for Lisburn & Castlereagh City Council's Local Development Plan derives from a spatial analysis of the Council area supported by clear evidence with the objective of meeting the outcomes of the Community Plan.

The Council's Community Plan 2017-2032 seeks to improve the social, economic and environmental well-being of the people and the Lisburn and Castlereagh area. It also promotes sustainable development for current and future generations and equality of opportunity through promotion of good relations, the tackling of poverty, social exclusion and patterns of deprivation.

The Community Plan Vision is:

'An empowered, prosperous, healthy and inclusive community.'

The Community Plan headlines five key themes each with an outcome to be achieved over its lifetime. These outcomes are:

- **Theme One – 'Children and Young People':** our children and young people have the best start in life
- **Theme Two – 'The Economy':** everyone benefits from a vibrant economy
- **Theme Three – 'Health and Well-being':** we live healthy, fulfilling and long lives
- **Theme Four – 'Where We Live':** we live and work in attractive, resilient and environmentally friendly places
- **Theme Five – 'Our Community':** we live in empowered, harmonious, safe and welcoming communities.

The outcomes will be delivered through the Council's Strategic Community Planning Partnership detailed Action Plan, details of which are available on the Council's website at www.lisburncastlereagh.gov.uk.

Aligning the Local Development Plan with the Community Plan provides the opportunity for the Council to move away from a narrow land use planning approach to a place-shaping focus. As such this LDP forms the spatial reflection of the Community Plan and is a unique opportunity to reflect the aspiration of our community and shape the district for current and future generations.

The LDP Vision

The Local Development Plan (LDP) will respond to the needs of the community in providing a sustainable economy, society and environment. It will support a thriving, vibrant and connected place in which people live, work, visit and invest; and an attractive, green and quality place which will enhance the wellbeing and quality of life for all.

Plan Objectives

Six Plan Objectives have been developed to deliver the vision for the Local Development Plan.

The Plan Objectives set out the aims of the LDP and what it seeks to achieve over the 15 year period from 2017-2032. These include an appropriate balance between improving quality of life, economic prosperity for all, the protection of the Council's environmental assets, and to ensure that development is sustainable in the interests of future generations.

Figure 2 identifies how the Plan Objectives relate to and achieve the spatial aspects of the Community Plan.

In addition to delivering the spatial aspects of the Community Plan, the Plan Objectives link directly and are implemented through the strategic policies and spatial strategy detailed in Chapter 4 and operational policies contained in Part 2 of the Plan Strategy.

These Plan Objectives are:

A: A Quality Place
B: A Thriving Place
C: A Vibrant Place
D: An Attractive Place
E: A Green Place
F: A Connected Place

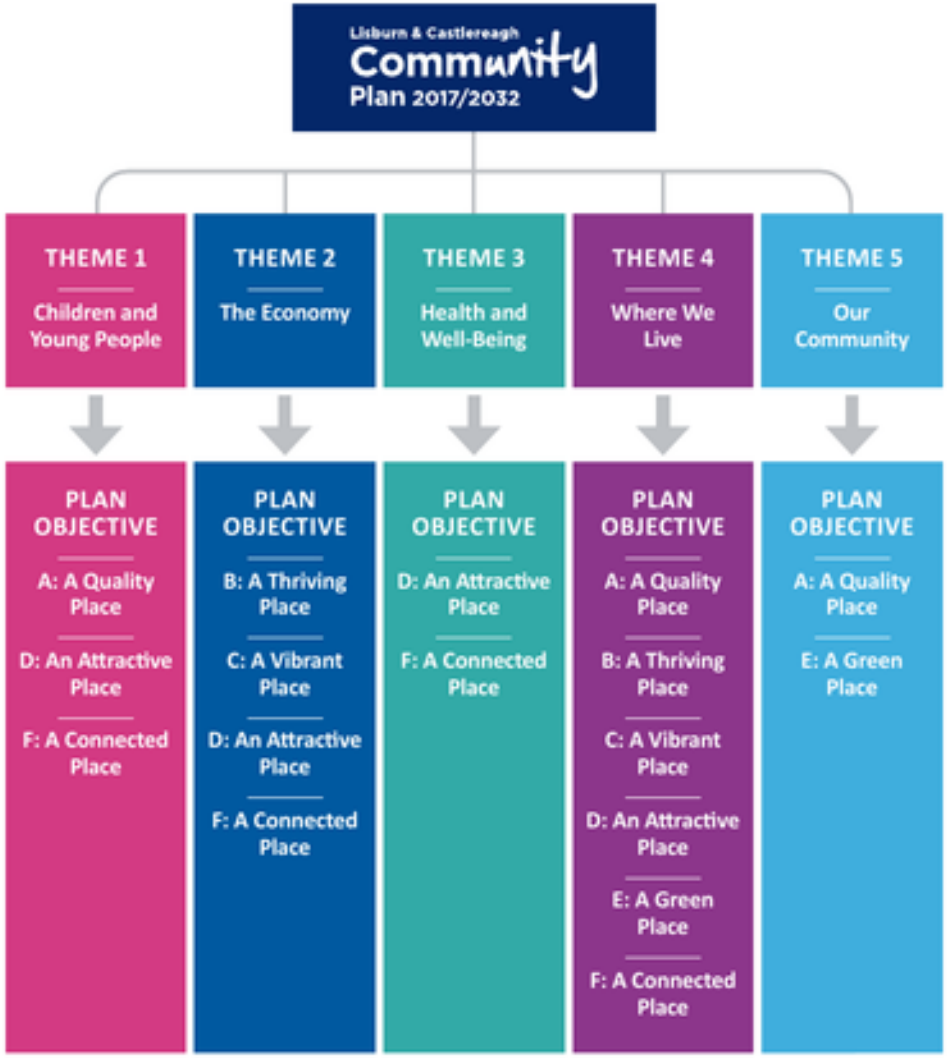


Figure 2 Community Plan and Plan Objectives

A: A Quality Place

Enabling Sustainable Communities and Delivery of New Homes

1. Support the existing settlement hierarchy, recognising Lisburn and Castlereagh as a growth area consistent with the RDS and reflective of its strategic location

2. Encourage the creation of accessible and connected places to sustain communities with good access to jobs, housing, public transport, education, community and recreation facilities

3. Provide for strategic growth at West Lisburn/Blaris including the delivery of new homes

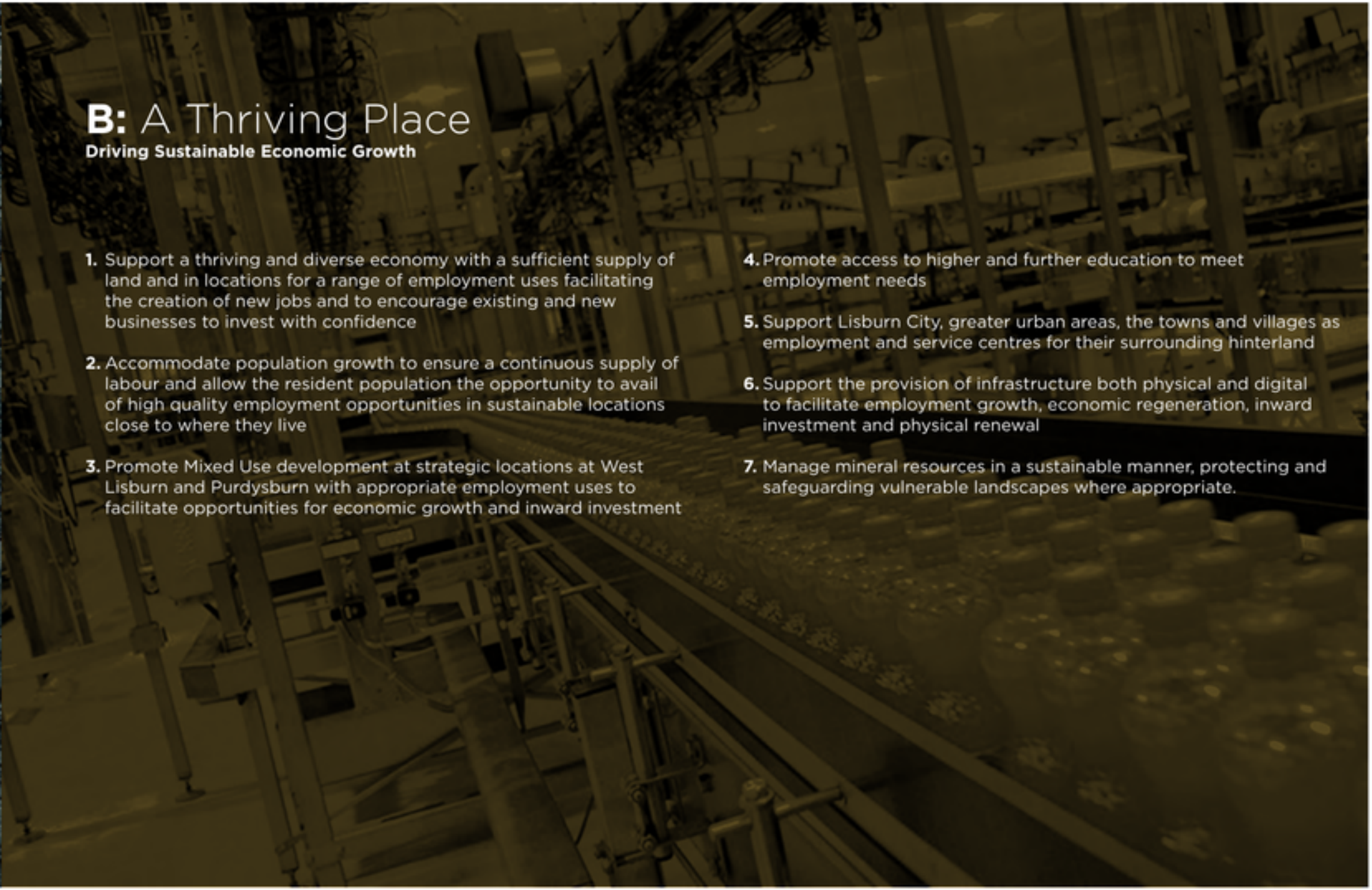
4. Support towns, villages and small settlements in the Council area as vibrant and attractive centres providing homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development

5. Provide appropriate opportunities for housing in settlements with a range of types and tenures, including affordable housing

6. Encourage good design and positive place-making in all development appropriate to its locality and context

7. Support the provision of adequate infrastructure (including water, sewage and transport) for sustainable residential development

8. Support vibrant rural communities with appropriate opportunities for dwellings and sustainable development in the countryside.



B: A Thriving Place

Driving Sustainable Economic Growth

1. Support a thriving and diverse economy with a sufficient supply of land and in locations for a range of employment uses facilitating the creation of new jobs and to encourage existing and new businesses to invest with confidence
2. Accommodate population growth to ensure a continuous supply of labour and allow the resident population the opportunity to avail of high quality employment opportunities in sustainable locations close to where they live
3. Promote Mixed Use development at strategic locations at West Lisburn and Purdysburn with appropriate employment uses to facilitate opportunities for economic growth and inward investment
4. Promote access to higher and further education to meet employment needs
5. Support Lisburn City, greater urban areas, the towns and villages as employment and service centres for their surrounding hinterland
6. Support the provision of infrastructure both physical and digital to facilitate employment growth, economic regeneration, inward investment and physical renewal
7. Manage mineral resources in a sustainable manner, protecting and safeguarding vulnerable landscapes where appropriate.

C: A Vibrant Place

Growing our City, Town Centres, Retailing and Other Uses

1. Promote the regeneration of our city and town centres as quality places to live, work, shop and visit
2. Promote Lisburn City Centre as a vibrant destination offering a mix of residential, shopping, employment, high grade office development, leisure and community uses; and better transportation linking people and places
3. Support our towns and villages, encouraging appropriate retailing, offices, mixed use and housing opportunities
4. Support the role of the District and Local Centres in accordance with the Retail Hierarchy (Figure 5, page 92)
5. Promote regeneration and reuse of existing buildings and previously developed land for mixed use development, whilst maintaining environmental quality and protecting residential amenity
6. Promote a vibrant and thriving night-time economy in our city and town centres to support economic growth, furthering opportunity for enhancing their vitality and viability.

D: An Attractive Place

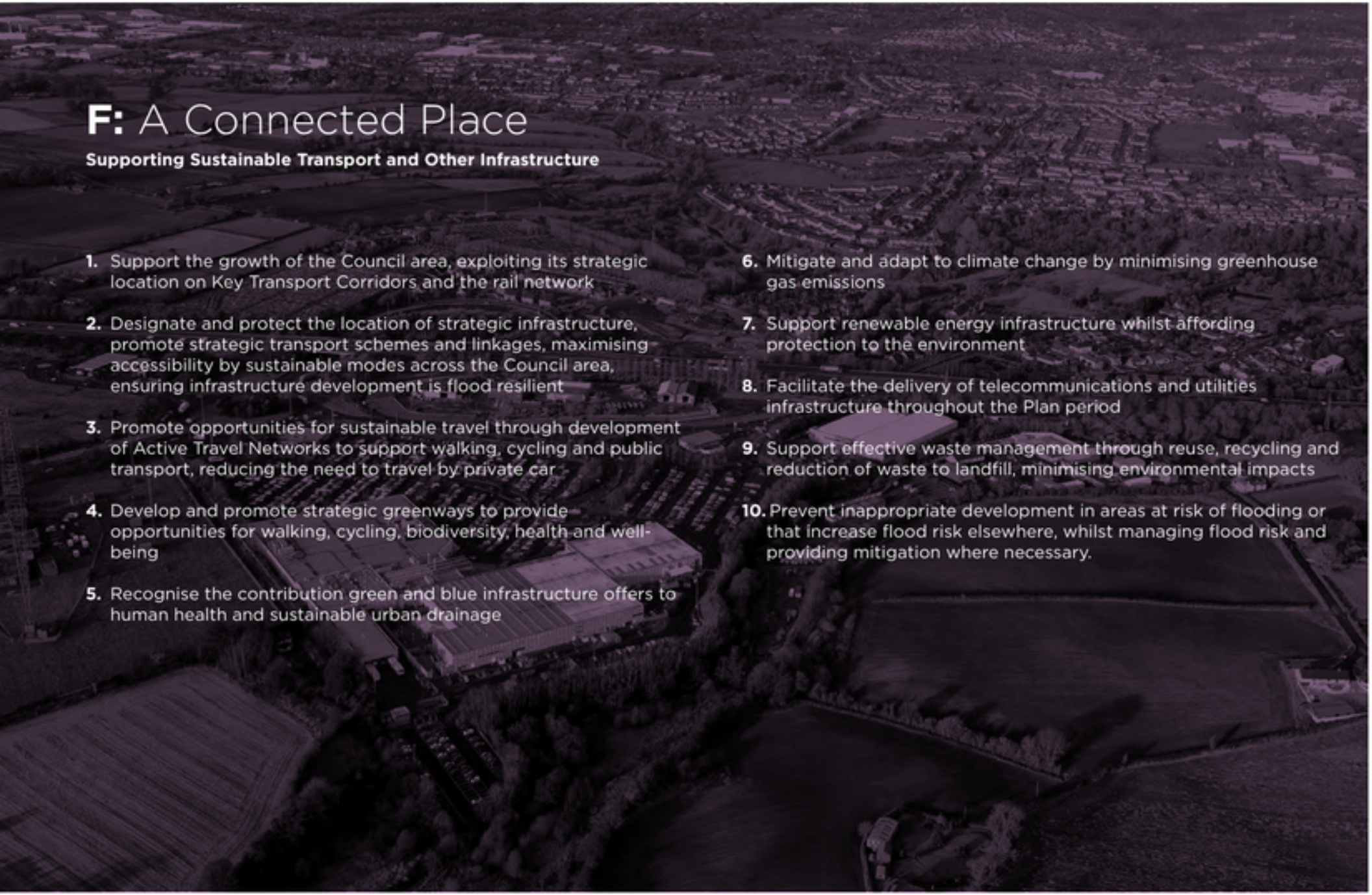
Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

1. Support and develop tourism infrastructure as a key growth area
2. Facilitate tourism development whilst protecting heritage assets, encouraging development in appropriate locations, including a wide range of tourist accommodation
3. Safeguard key tourism/recreation assets from inappropriate development
4. Support the recreation and leisure offer to grow in a sustainable manner
5. Protect and enhance open space recognising its value in promoting health and well-being and resolving flood issues through the introduction of sustainable urban drainage infrastructure
6. Support and encourage accessibility to open space including the Lagan Valley Regional Park and Lagan Navigation as key assets within the Council area.

E: A Green Place

Protecting and Enhancing the Historic and Natural Environment

1. Protect our historic and natural environment recognising their contribution to sustainable communities, economic growth, sustainable transport and health and well-being
2. Protect, conserve and enhance our historic environment, optimising the use of brownfield sites and promoting heritage-led regeneration
3. Recognise the value of our Conservation Areas and Areas of Townscape/Village Character as important heritage assets
4. Shape our places, the quality of new buildings and our town and village centres by promoting good design and maximise benefits to communities
5. Protect our natural heritage assets and promote their sensitive reuse to help create a sense of place
6. Ensure new development does not cause harm to biodiversity and other natural resources such as air, water and soil
7. Protect and enhance our designated natural heritage assets including the Lagan Valley Regional Park and Area of Outstanding Natural Beauty (AONB) and other high quality landscapes such as Areas of High Scenic Value (AoHSV) and secure, through appropriate designations, to ensure they remain unspoilt for future generations.



F: A Connected Place

Supporting Sustainable Transport and Other Infrastructure

1. Support the growth of the Council area, exploiting its strategic location on Key Transport Corridors and the rail network
2. Designate and protect the location of strategic infrastructure, promote strategic transport schemes and linkages, maximising accessibility by sustainable modes across the Council area, ensuring infrastructure development is flood resilient
3. Promote opportunities for sustainable travel through development of Active Travel Networks to support walking, cycling and public transport, reducing the need to travel by private car
4. Develop and promote strategic greenways to provide opportunities for walking, cycling, biodiversity, health and well-being
5. Recognise the contribution green and blue infrastructure offers to human health and sustainable urban drainage
6. Mitigate and adapt to climate change by minimising greenhouse gas emissions
7. Support renewable energy infrastructure whilst affording protection to the environment
8. Facilitate the delivery of telecommunications and utilities infrastructure throughout the Plan period
9. Support effective waste management through reuse, recycling and reduction of waste to landfill, minimising environmental impacts
10. Prevent inappropriate development in areas at risk of flooding or that increase flood risk elsewhere, whilst managing flood risk and providing mitigation where necessary.

Strategic Policies and Spatial Strategy

4. Strategic Policies and Spatial Strategy

Consistent with our Vision and Plan Objectives, a range of strategic policies have been developed to support the implementation of the operational policies contained in Part 2 of the Plan Strategy and will therefore need to be taken into account in the decision-making process.

These strategic policies underpin the Spatial Strategy of the Plan and must be read together and in conjunction with other planning policy, including the RDS 2035, SPPS, and Operational Policy in Part 2 of this Plan Strategy.

Strategic Policy 01 Sustainable Development

The Plan will support development proposals which further sustainable development including facilitating sustainable housing growth; promoting balanced economic growth; protecting and enhancing the historic and natural environment; mitigating and adapting to climate change and supporting sustainable infrastructure.

Justification and Amplification

The Plan Strategy accords with the Regional Development Strategy 2035 (RDS) definition of sustainable development as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

This is in keeping with the Strategic Planning Policy Statement for Northern Ireland (SPPS) which states that furthering sustainable development requires the integration and balancing of a range of complex social, economic and environmental factors and requires consideration of the inter-relationship between the location of local housing, jobs, facilities and services and infrastructure.

The Plan Strategy seeks to support the provision of jobs, services, and economic growth; and delivery of homes to meet the full range of housing needs integrated with sustainable infrastructure (physical and digital) whilst recognising the balance to be achieved in protecting environmental assets.

Furthering sustainable development also recognises that there is a need to reduce emissions of greenhouse gases and to respond to the impacts brought about by climate change such as promoting sustainable patterns of development and avoiding development in areas at risk from flooding.

Strategic Policy 02 Improving Health and Well-being

The Plan will support development proposals that contribute positively to the provision of quality open space; age-friendly environments; quality design; enhanced connectivity (physical and digital); integration between land use and transport; and green and blue infrastructure. Noise and air quality should also be taken into account when designing schemes, recognising their impact on health and well-being.

Justification and Amplification

Quality open space within or close to settlements plays a vital role in promoting healthy living and tackling inequality through facilitating play and sporting activities, leading to healthier more active lifestyles. Well-designed buildings and better connected places can positively impact peoples' lives including creating safer more physically accessible environments.

Improved connectivity through enhanced digital infrastructure can help reduce isolation in rural areas and reduce the need to travel. The location of development should integrate with public transport, walking and cycling, providing better linkages and opportunities for sharing greenways and waterways. The Council will expect that all new development in terms of its location, layout and design should take account of noise and air quality, and mitigate for any other negative impacts on health and well-being.

Strategic Policy 03 Creating and Enhancing Shared Space and Quality Places

The Plan will support development proposals that contribute to the creation of an environment which is accessible to all and enhances opportunities for shared communities; has a high standard of connectivity and supports shared use of public realm. Good quality housing that supports

more balanced communities must offer a variety of house types, sizes and tenures to meet different needs.

Creating shared neighbourhoods should provide opportunities for communities to access local employment, shopping, leisure, education and community facilities.

Justification and Amplification

The Council will encourage the development of shared spaces which promote a sense of belonging for everyone, where relationships between people from different backgrounds are most likely to be positive, and where differences are valued and respected. Balanced communities can contribute positively to the creation and enhancement of shared spaces.

The Council will expect a variety of house types, sizes and tenures to be provided in every new housing development taking account of the specific characteristics of the development, the site and its context.

Providing an integrated comprehensive design approach should encourage appropriate housing density, promoting distinctive well connected neighbourhoods with community facilities and associated infrastructure resulting in high-quality sustainable balanced communities. Regeneration initiatives should aim to address environmental issues and address the social and economic challenges of multiple deprivation and social exclusion.

Strategic Policy 04 Supporting Sustainable Economic Growth

The Plan will support development proposals that support sustainable economic growth without compromising on environmental standards. Economic growth can contribute to an enhanced society and improve health and well-being through the creation of job opportunities.

Justification and Amplification

The promotion of medium to long-term economic growth is a key aim of government at all levels. Growth-generating activities which contribute to society must ensure appropriate consideration of the general public and wider regional interests.

The Council seeks to promote medium to long-term economic growth across the Council area. Growth-generating activities which contribute to society in this regard must ensure appropriate consideration of the public interest and the wider region.

The Council through the Local Development Plan will seek to minimise the effects of external market influences in terms of impacts on traditional employment markets and encourage initiatives to introduce new employment-generating activities through its related economic Plans and Strategies.[18] Strengthening employment activity will be encouraged through the provision of a range of employment sites across the Council area offering flexibility and choice for investors.

Strategic Policy 05 Good Design and Positive Place-Making

The Plan will support development proposals that incorporate good design and positive place-making to further sustainable development, encourage healthier living, promote accessibility and inclusivity and contribute to safety. Good design should respect the character of the area, respect environmental and heritage assets and promote local distinctiveness. Positive place-making should acknowledge the need for quality, place-specific contextual design which promotes accessibility and inclusivity, creating safe, vibrant and adaptable places.

[18] Includes the Council's Investment Plan Proposition and Belfast Region City Deal

Justification and Amplification

All development must take account of the Department for Infrastructure's 'Living Places Urban Stewardship and Design Guide' and where appropriate 'Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside'.

A Design and Access Statement, in addition to where it is mandatory[19], will be encouraged for all new development proposals. The statement should analyse the site and its setting and indicate how design principles have been used to achieve good design.

Accessible and adaptable accommodation should be considered in all residential development to ensure that housing maximises the ability of occupants to live independently in their homes for as long as possible.

Successful place-making is a people-centred approach which incorporates quality, place-specific, design. The Council will expect all new development to have considered the compatibility of the development with its immediate and wider context, including the settlement pattern and its positive contribution to place-making including deterring crime and promoting personal safety. The Council will support creating better places, in which to live, work, visit and explore.

Strategic Policy 06 Protecting and Enhancing the Environment

The Plan will support development proposals that respect the historic and natural environment and biodiversity. Proposals must aim to conserve, protect and where possible enhance the environment, acknowledging the rich variety of assets and associated historic and natural heritage designations. Proposals should respect the careful management, maintenance and enhancement of ecosystem services which form an integral part of sustainable development.

Justification and Amplification

The Plan Strategy supports the RDS key aim to 'Protect and enhance the environment for its own sake.'

The Council area has a great variety of natural and historic heritage assets, which make the Council an attractive place in which to live, work, explore and invest.

Ecosystem services are the processes by which the environment produces resources such as clean air, water, food and materials. Our health and well-being, and economic prosperity depend upon the services provided by ecosystems and their components which need to be healthy and resilient to change in order to function effectively.

The Council will expect development in all cases to respect the environment and its ecosystem services recognising how they can provide benefits that enhance economic performance, offer new opportunities for investment and employment, improve living standards, health and well-being, and quality of life.

A good quality environment can also improve resilience to climate change through providing ecosystem services which can reduce the effects of climate change, for example, flooding through the use of Sustainable Drainage Systems (SuDS).

Strategic Policy 07 Section 76 Planning Agreements

Development will be required to deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale, impact of the development and the sustainability of its location.

A developer will be expected to provide or contribute to the following infrastructure in

[19] Includes major applications (with exceptions); applications within a 'designated area' (subject to criteria) and all Listed Building Consent applications

order to mitigate any negative consequences of development:

a) improvements to the transport network, including walking and cycling routes, public transport or, where necessary appropriate parking provision
b) affordable housing
c) educational facilities and/or their upgrades
d) outdoor recreation
e) protection, enhancement and management of the natural and historic environment
f) community facilities and/or their upgrades
g) improvements to the public realm
h) service and utilities infrastructure
i) recycling and waste facilities.

Justification and Amplification

Planning agreements are provided for under Section 76 of the Planning Act and can be used to address issues to the granting of planning permission where these cannot be addressed through the use of appropriate planning conditions. A planning agreement may facilitate or restrict the development or use of land in any specified way and require certain operations or activities to be carried out. It may also require a sum or sums to be paid to the Council.

In order to mitigate the impact of development, Section 76 Planning Agreements will be sought to provide necessary community facilities/ infrastructure. The Section 76 Planning Agreements Framework will provide the framework and requirements for planning agreements for new developments.

Section 76 Planning agreements will continue to ensure that site specific mitigation is sought to make a development acceptable in planning terms. The Council will negotiate planning agreements on a site-by-site basis where these are necessary to make the development acceptable in planning terms. Planning agreements will be directly related to the development and fairly and reasonably related in scale and kind to the development.

Spatial Strategy

A key aim of the LDP is to define a spatial strategy that supports the development and regeneration of the area socially, economically and environmentally.

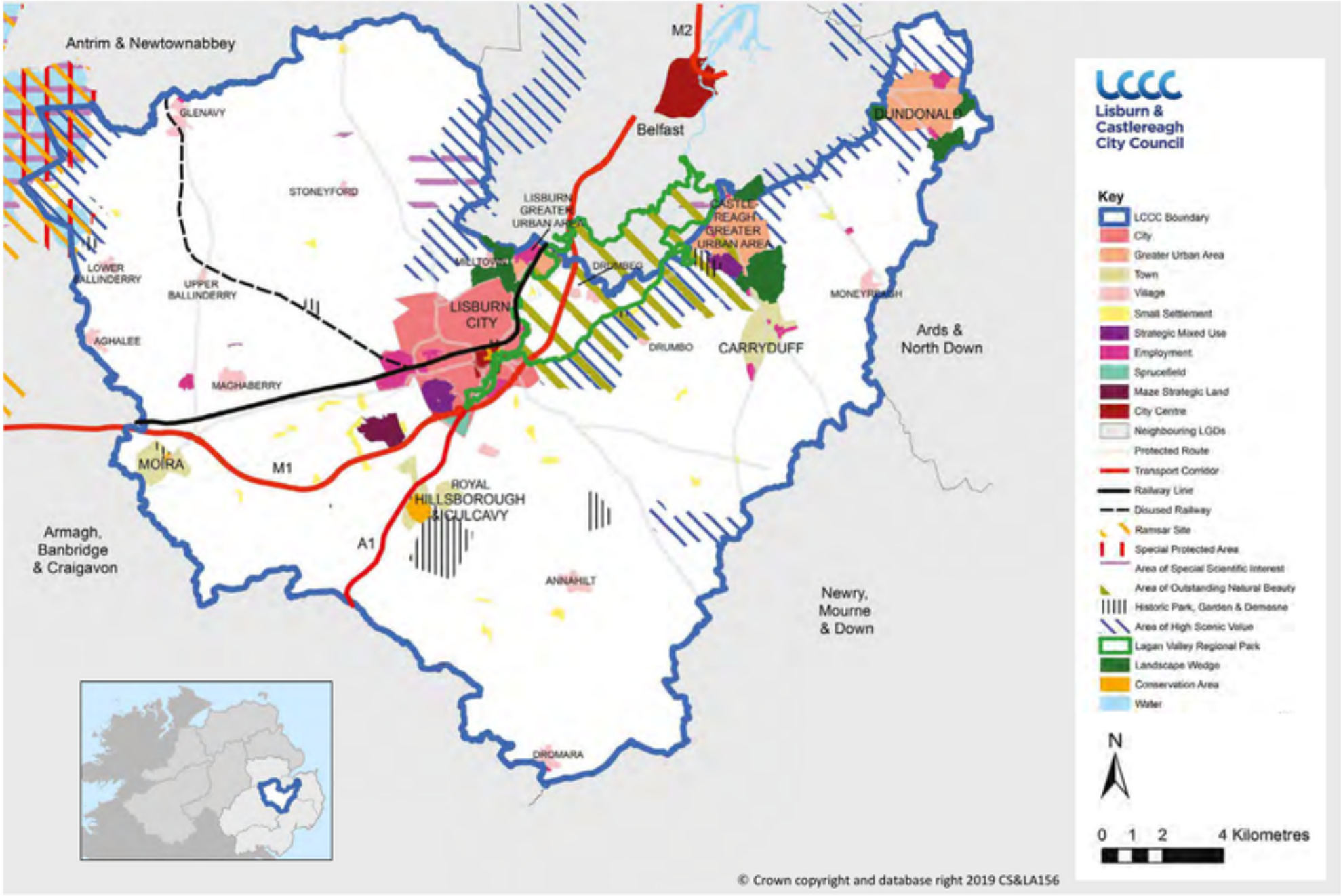
The Spatial Strategy, having regard to the LDP vision and objectives, gives effect to the purpose and principles of planning as set out in the Regional Development Strategy (RDS) and the Strategic Planning Policy Statement for Northern Ireland (SPPS).

It provides the basis for the LDP strategic policies which address the Council's priorities for the development and use of land across the Council area, underpinned by furthering the principles of sustainable development and improving well-being.

The spatial strategy comprises the following elements:

- support the growth and regeneration of our city, greater urban areas, towns and villages, sustaining a living and working countryside and protecting environmentally sensitive areas
- provide a settlement hierarchy, defining development limits and allocating land for housing growth in accordance with the sequential approach of the RDS
- encourage good design and positive place-making creating places in which people want to live, work, visit and explore
- allocate employment land to provide an adequate and continuous supply, taking account of accessibility to major transport routes and proximity to sustainable locations near large centres of population
- identify, define and designate land for retailing, recreation, education or community facilities where appropriate
- identify, protect and enhance our historic and natural heritage environment, promote green and blue infrastructure and ecological networks
- accommodate sustainable development in the countryside in accordance with prevailing regional planning policy
- provide key site requirements where required to achieve good quality development that is reflective of the context within which it is set
- promote, influence and deliver a shift to more sustainable travel modes and integrated land use proposals in accordance with the regional transportation policy, promoting reduced reliance on the private car.

Map 4 Spatial Strategy



Settlement Hierarchy

The designated settlement hierarchy for Lisburn and Castlereagh provides the basis for the framework upon which the Local Development Plan is devised. It is consistent with the RDS Spatial Framework[20] recognising the relationship between people and places with an appreciation of where people live, work and access services. It supports regional guidance within the RDS, namely strengthen community cohesion (RG6); support urban and rural renaissance (RG7); and manage housing growth to achieve sustainable patterns of development (RG8).

This settlement hierarchy will ensure that the growth of settlements, the provision of housing, employment land, other key land uses and related infrastructure, are in the right place to benefit the community as a whole.

The composition of places within the settlement hierarchy, in terms of the range of services and functions they provide to citizens, is a defining reason why people choose to live, work or socialise in a particular part of the City Council area.

Figure 3 and Table 1 depict the designated settlement hierarchy for the Council area. This includes the city, greater urban areas, towns, villages and small settlements as hubs for the provision of housing, employment and services to its citizens. It provides the urban component servicing those living in the remainder of the rural area. Further details on the Settlement Characteristics is contained in Appendix D.

Figure 3
Settlement Hierarchy

[20] Page 22 RDS 2035

Table 1 Settlement Hierarchy and Population Lisburn & Castlereagh City Council

Settlement Hierarchy	Lisburn & Castlereagh City Council Settlements and Countryside (Population in brackets)	(%) of District Total
City	Lisburn **(45,410)**	32%
Lisburn Greater Urban Area	Lisburn Greater Urban Area **(4,948)**	3%
Castlereagh Greater Urban Area	Castlereagh Greater Urban Area including Dundonald **(30,717)**	22%
Towns	Carryduff **(6,947)**; Royal Hillsborough & Culcavy **(3,953)**; Moira **(4,584)**	11%
Villages	Aghalee **(863)**; Annahilt **(1,045)**; Dromara **(1,006)**; Drumbeg **(813)**; Drumbo **(375)**; Glenavy **(1,791)**; Lower Ballinderry **(912)**; Maghaberry **(2,468)**; Milltown **(1,499)**; Moneyreagh **(1,379)**; Ravernet **(564)**; Stoneyford **(605)**; Upper Ballinderry **(226)**	10%
Small Settlements	Ballyaughlis **(99)**; Ballycarn **(105)**; Ballyknockan; Ballylesson **(111)**; Ballynadolly **(79)**; Ballyskeagh **(194)**; Boardmills; Carr; Crossnacreevy **(317)**; Drumlough **(74)**; Drumlough Road; Dundrod **(193)**; Duneight **(88)**; Feumore; Halfpenny Gate **(80)**; Halftown **(197)**; Hillhall **(81)**; Kesh Bridge **(122)**; Lambeg; Legacurry **(82)**; Long Kesh **(358)**; Lower Broomhedge **(239)**; Lurganure **(467)**; Lurganville **(87)**; Lurgill; Magheraconluce **(459)**; Morningside **(55)**; Purdysburn; Ryan Park **(141)**; St James **(115)**; The Temple; Tullynacross **(129)**; Upper Broomhedge **(78)**	3%
Countryside	All areas outside Settlement Development Limits within Local Government District Boundary **(26,150)**	19%
Total Population	**140,205**	**100%**

NISRA Census Office have reported the headcounts and household estimates for Settlements from the 2011 Northern Ireland Census - March 2015. These counts are based on the boundaries defined by the BMAP which does not take account of the new LGD boundaries. However, it has been possible for NISRA to take the SDL boundaries (Metropolitan Lisburn and Metropolitan Castlereagh) and split them to provide 2011 Census headcounts for the constituent parts. These are renamed as Lisburn Greater Urban Area and Castlereagh Greater Urban Area in the Settlement Hierarchy in the Plan Strategy.

The total population for the small settlements does not include any settlement with under 50 resident population. The settlements under 50 resident population are Ballyknockan, Boardmills, Carr, Drumlough Road, Feumore, Lambeg, Lurgill, Purdysburn and The Temple.

Population for the Countryside (outside settlement development limits) based on taking NISRA Mid-Year Population Estimates 2015, published 31st August 2016 for the Local Government District (140,205) and subtracting the total population in settlements (114,055).

In determining where each settlement sits in the hierarchy, account has been taken of a wide range of factors, including the population of individual settlements and an assessment of their role or function, employment opportunities, level of community services (educational, recreational) and existing physical infrastructure including spare capacity and public transport provision.

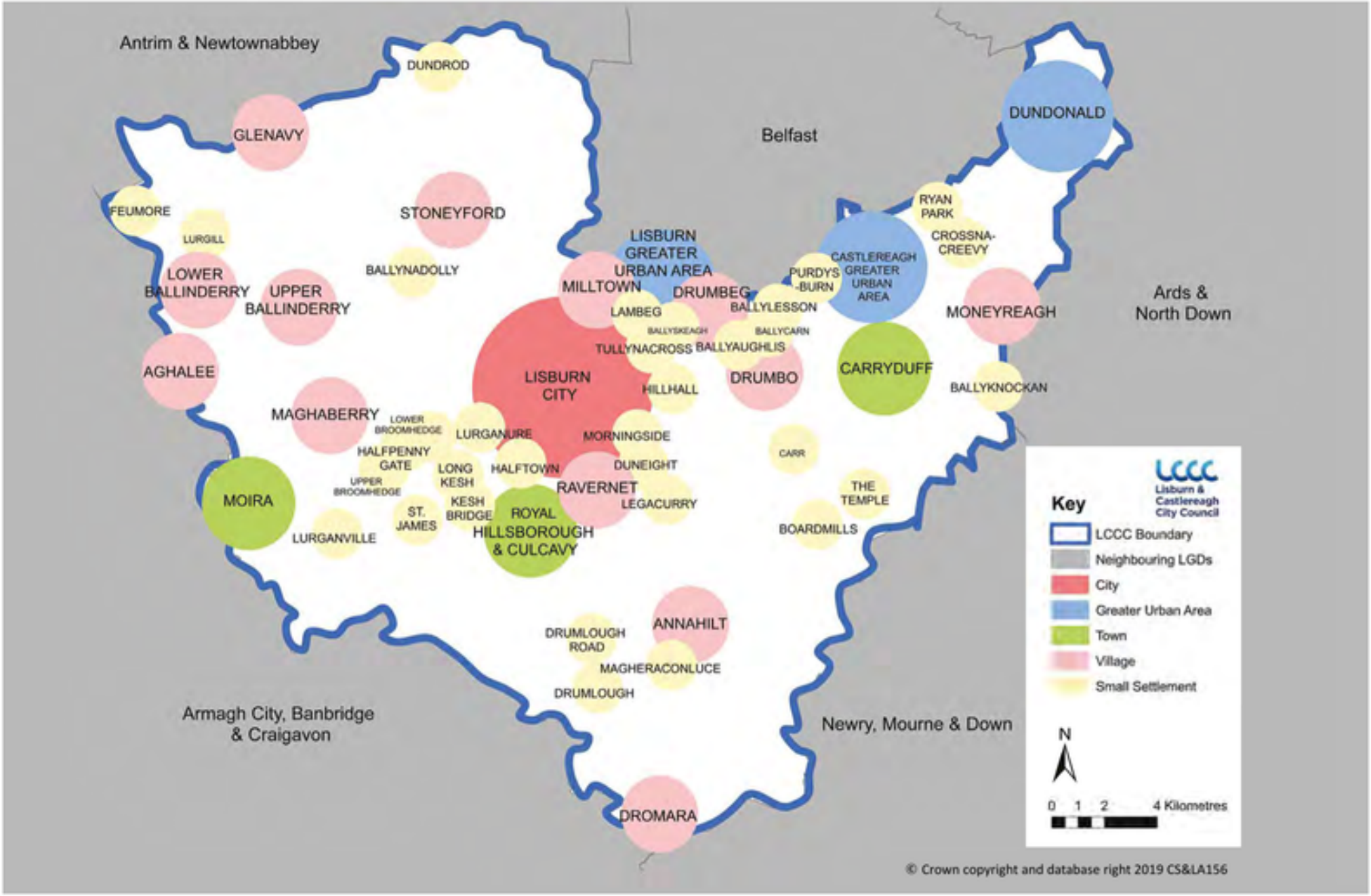
A strategic 'Settlement Appraisal' of all settlements in the Council area was carried out using the RDS spatial framework and associated hierarchy of settlements and infrastructure wheel. Each settlement was defined in accordance with this guidance, including its population and the level of services and facilities available and opportunities for accommodating development. This forms part of Technical Supplement 6 Countryside Assessment - Settlement Appraisals.

The settlement appraisal confirmed the settlement hierarchy is defined at the top tier by the main urban area of Lisburn City and the Greater Urban Areas of Lisburn and Castlereagh, which includes Dundonald and Newtownbreda; followed by the three towns of Carryduff, Royal Hillsborough & Culcavy and Moira; thirteen villages and thirty-three small settlements at the lower tier settlements servicing the rural area.

Map 5 indicates the spatial distribution of these settlements in the hierarchy. The transitional arrangements outlined in Chapter 1 will apply to the settlement boundary designations.

Dromara Village

Map 5 Settlement Hierarchy



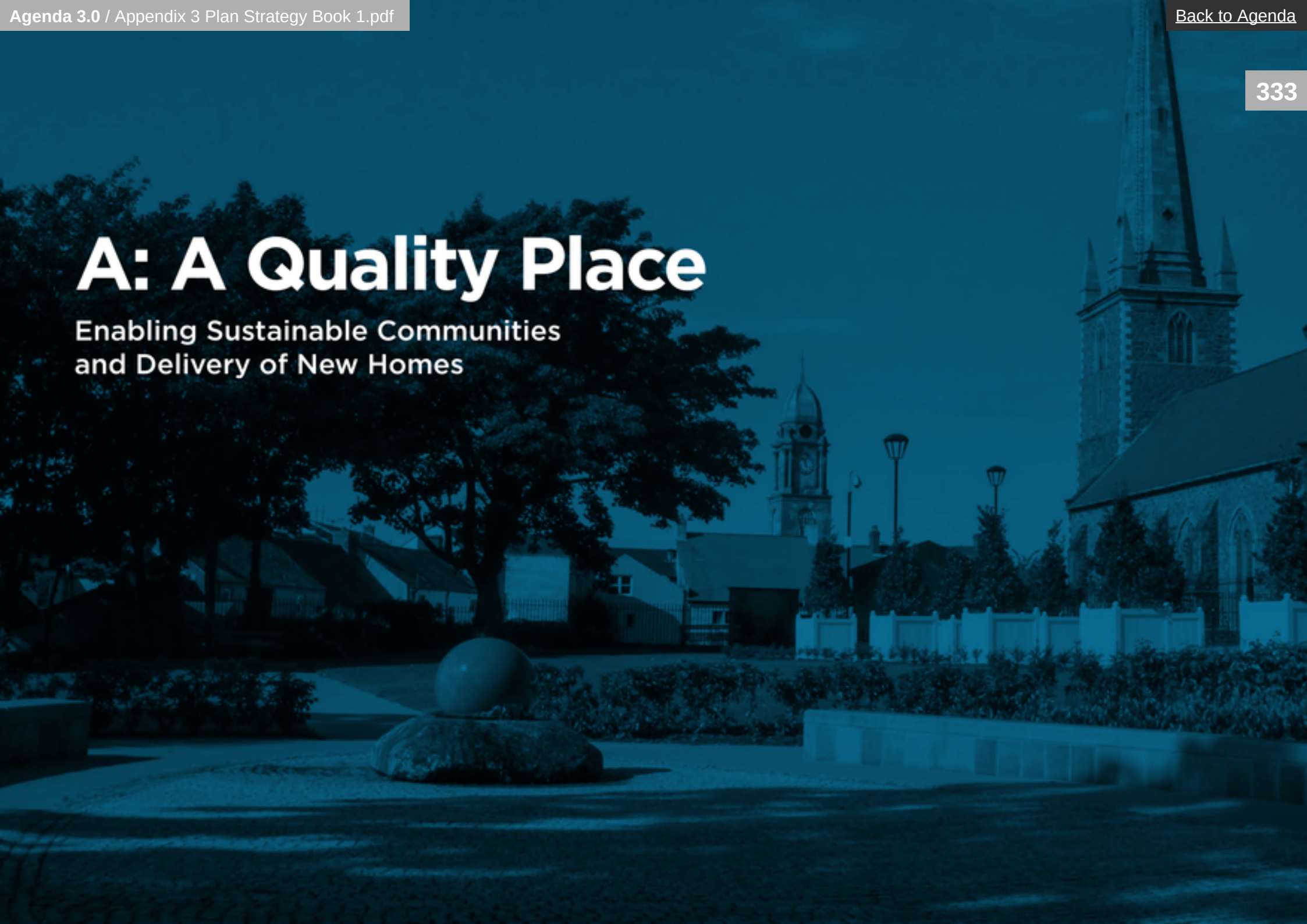
The urban components of the Council area consist of Lisburn City and the Greater Urban Areas and the three towns of Royal Hillsborough & Culcavy, Carryduff and Moira. Each of these settlements provides an important role within the hierarchy which, in addition to jobs and services, has a strong community focus, including health, education, leisure and recreation. Encouraging consolidation of these urban settlements prevents the need for urban sprawl, and provides opportunity for infrastructure improvements where it is most needed.

Of equal importance is the Council's rural hinterland in which approximately a third of the population resides. The villages and small settlements each have a unique part to play in sustaining vibrancy, creating a sense of place, and providing education and local services. This myriad of settlements across the hierarchy should respect the character and context of the surrounding area, and build on the opportunities for cohesion and renewal.

Positive place-making is central to supporting a strong settlement hierarchy. This is a people centred approach to planning, design and stewardship of new development proposals and public spaces that seeks to enhance the unique qualities of a place taking account of how they have developed over time and considering what they will look like in the future. In order to achieve successful places, our settlements should be supported by local distinctiveness and address the connections between people, places and new development.

Identifying the assets of a particular place as well as understanding its future potential and constraints is key to positive place-making. The relationship between urban and rural environments, buildings and streets, recreation, open space and the natural environment, and the pattern of movement and activity, are equally important.

The Plan Objectives detailed in Chapter 3 seek to ensure new development is directed to the appropriate place within the settlement hierarchy and that proposals respect the immediate and wider context and the settlement pattern of a particular area. These objectives will ensure the settlements and rural hinterland, develop to their full potential, balancing the need for sustainable growth with the need to protect the environment into the future.



A: A Quality Place

Enabling Sustainable Communities and Delivery of New Homes

A: A Quality Place

Enabling Sustainable Communities and Delivery of New Homes

Plan Objective A details those actions the Council will adopt to deliver new homes to create sustainable communities within the Council area:

1) Support the existing settlement hierarchy, recognising Lisburn and Castlereagh as a growth area consistent with the RDS and reflective of its strategic location

2) Encourage the creation of accessible and connected places to sustain communities with good access to jobs, housing, public transport, education, community and recreation facilities

3) Provide for strategic growth at West Lisburn/Blaris including the delivery of new homes

4) Support towns, villages and small settlements in the council area as vibrant and attractive centres providing homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development

5) Provide appropriate opportunities for housing in settlements with a range of types and tenures, including affordable housing

6) Encourage good design and positive place-making in all development appropriate to its locality and context

7) Support the provision of adequate infrastructure (including water, sewage and transport) for sustainable residential development

8) Support vibrant rural communities with appropriate opportunities for dwellings and sustainable development in the countryside.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 1 'Children and Young People'; Theme 4 'Where We Live' and Theme 5 'Our Community'.

Theme 1 focuses on giving everyone the best start in life with the right support for our children and young people to fulfil their potential.

Theme 4 links the social and physical with a focus on neighbourhoods designed and regenerated to promote well-being and ensure everyone lives in an affordable home that meets their needs.

Theme 5 moves from good housing provision to good community infrastructure and the importance of services and approaches that foster a sense of belonging and cohesion in local neighbourhoods.

Within these themes, this Plan Strategy will directly support outcomes:

1A – All children and young people have an equal chance to fulfil their educational potential.

4B – Neighbourhoods are designed and regenerated to promote well-being.

4C – Everyone lives in an affordable home that meets their needs.

5D – We feel a sense of belonging in our local neighbourhoods: urban, suburban and rural.

Plan Objective A will be delivered through the following strategic policies:

- **Housing in Settlements**
- **Housing in the Countryside**
- **Education, Health, Community and Cultural Facilities.**

Housing in Settlements

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises that sustainable communities are places where people want to live, work and play, now and in the future. They meet the diverse needs of existing and future residents of the Council area, are sensitive to their environment and contribute to a high quality of life. These communities should be safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Regional Guidance (RG6) aims to strengthen community cohesion by developing integrated services and facilities; foster a stronger community spirit and sense of place; and encourage mixed housing development.

Supporting urban and rural renaissance is provided under Regional Guidance (RG7) which aims to develop innovative ways to bring forward under-utilised land and buildings particularly for mixed use development; promote regeneration in areas of social need; ensure that environmental quality in urban areas is improved and maintained, particularly with adequate provision of green infrastructure; and reduce noise pollution.

Regional Guidance (RG8) seeks to manage housing growth to achieve sustainable patterns of residential development.

In this guidance it is recognised that in settlements, policy should:

- promote more sustainable housing development within existing urban areas encouraging compact urban forms and promoting more housing within existing urban areas
- ensure an adequate and available supply of quality housing to meet the needs of everyone including affordable housing
- use a broad evaluation framework to assist judgements on the allocation of housing growth.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS identifies that good quality housing plays a significant role in shaping our lives and our communities. Emphasis is placed on the relationship between the location of local housing, jobs, facilities, services and infrastructure as a home is a vital part of people's lives and contributes to creating a safe, healthy and prosperous society.

Its regional strategic objectives in relation to housing in settlements are to:

- manage housing growth to achieve sustainable patterns of residential development
- support urban and rural renaissance
- strengthen community cohesion.

Achieving sustainable residential development in settlements is achieved by assessing the future housing need and the allocation of land to meet this. The SPPS identifies that housing allocations in Local Development Plans should be informed by:

1. RDS Housing Growth Indicators
2. Use of the RDS housing evaluation framework
3. Allowance for existing housing commitments
4. Urban capacity studies
5. Allowance for windfall housing
6. Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population

7. Housing Needs Assessment/Housing Market Analysis (HNA/HMA)

8. Transport Assessments.

This approach was used by the Council in assessing its housing land allocation (see Strategic Housing Allocation, page 53).

West Lisburn Development Framework Review, 2018 (Draft)

The revised draft Framework identifies West Lisburn as an important strategic location for growth. In considering this strategically important location it provides a range of objectives which include prioritising the development of the Knockmore Link Road as the key piece of infrastructure required to unlock the development potential of West Lisburn; improving existing and developing new integrated multi-modal transport infrastructure into and throughout West Lisburn; and encouraging new residential development to support and complement economic growth in the area, whilst respecting existing settlements. It recommends that future development should be in accordance with a comprehensive Masterplan.

Lisburn City Centre Masterplan Review 2019 (Draft)

The revised Lisburn City Centre Masterplan was published in draft form in June 2019.

The Masterplan encourages city centre living, and highlights the opportunity to provide residential accommodation in key locations, namely those with good access to local amenities and connections to other areas, or as part of mixed use development.

It recognises that creating a resident population within the city centre will generate activity outside traditional business hours, to help sustain shops and services and a growing leisure industry. It also provides opportunity for affordable housing located in close proximity to existing services and amenities.

Kilwarlin, Royal Hillsborough

Strategic Policy 08
Housing in Settlements

The Plan will support development proposals that:

a) are in accordance with the Strategic Housing Allocation provided in Table 3

b) facilitate new residential development which respects the surrounding context and promotes high quality design within settlements

c) promote balanced local communities with a mixture of house types of different size and tenure including affordable and specialised housing

d) encourage compact urban forms and appropriate densities while protecting the quality of the urban environment.

Justification and Amplification

The strategic policy for housing in settlements has been informed by regional and local policy which aims to increase housing density without town cramming, encourage sustainable forms of development, promote good design and deliver balanced communities.

In order to enable the needs of the community to be met, the policy encourages mixed tenure housing including affordable housing and specialised housing where a need is identified, for example, residential care homes to help cater for an ageing population. Details are provided in the Operational policies in Part 2 of the Plan Strategy.

It recognises the need to consolidate and encourage higher density development in the city centre, with mixed use schemes on brownfield land to help promote regeneration and dereliction in urban areas.

To ensure that housing in settlements can provide sufficient capacity for accommodating future housing growth, a Housing Growth Study was undertaken to inform the Plan. Further details are provided under the Strategic Housing Allocation.

For the purposes of this Plan Strategy, affordable housing is defined as per the SPPS and is set out in the Glossary of this Plan Strategy.

Strategic Housing Allocation

The allocation of housing growth across the Council area has been informed by the following eight indicators provided in the SPPS.

1. RDS Housing Growth Indicators (HGI): The HGI provides a guide for the provision of residential accommodation within the Council area in the future. The Council was provided with a 2012 based Housing Growth Indicator (HGI)[21] of 9,600 covering the period 2012-2025. Annually this equated to 738 dwellings.

The 2012-based HGI includes provision for both housing in settlements and housing in the countryside. Projecting this figure annually from 2017 to 2032 would provide an allocation of 11,070 dwellings over the lifetime of the Local Development Plan.

Given the importance of the HGI which sets the baseline level of future growth across all eleven council areas, the Council commissioned a Housing Growth Study[22] which examined the robustness of the RDS Housing Growth Indicators (HGI). DfI published revised HGI figures in September 2019 covering the period 2016-2030 and identified a total need of 10,700 for LCCC (713 dwellings per annum) for a 15 year time period. The Council commissioned a review of these published figures[23]. The period covered by the latest HGIs do not coincide with the period of the emerging LDP (2017-2032).

Taking account of adjustments, the review identified a new baseline future growth of 723 dwellings per annum. An adjustment was made to reflect the mid-point between the two employment-led scenarios that were included in the Housing Growth Study (as updated). This resulted in a dwelling requirement of 746 dwellings per annum. This has been rounded up to 750 dwellings per annum equating to 11,250 dwellings for the plan period. This baseline figure is used in Table 3.

There is a requirement for the Council to ensure that the identified HGI figure can be met. A buffer of 10% over-supply has been applied to the HGI baseline figure which takes into consideration the possibility that an element of the identified potential might not come forward during the plan period. This gives a resultant figure of 12,375 units (825 dwellings per annum) over the Plan period from 2017 to 2032 and provides the overall strategic housing allocation figure (SHA). A total of 1,559 dwellings were completed between April 2017 and March 2019. As such, the remaining housing need that is to be met over the remainder of the Plan period (2019-2032) equates to 10,816 dwellings (832 dwellings per annum).

The council is mindful of its responsibility to ensure housing growth aligns with the requirements for sustainable balanced regional growth identified through the RDS. In order to facilitate the Council's strategic economic ambition at West Lisburn up to 50 hectares of land is identified for residential use which could accommodate approximately 1,500 units (based on an average density of 30 units per hectare). This strategic location is also considered to be the most sustainable for future residential expansion taking account of environmental, social and economic factors. This level of housing growth in the future would help support the associated economic growth details of which are provided in the Employment Land Review, Technical Supplement 3.

2. Use of the RDS housing evaluation framework: The existing settlements in the Council area have been assessed against the RDS Housing Evaluation Framework using the six tests set out under Table 2.

The existing settlements are considered to provide a strong framework for the urban and rural areas. At the top of the hierarchy, sits Lisburn City; followed by the two Greater Urban Areas of Lisburn and Castlereagh; the three towns of Royal Hillsborough & Culcavy, Moira and Carryduff; thirteen villages; and thirty-three small settlements.

[21] HGI provided by the former Department for Regional Development now Department for Infrastructure
[22] See Technical Supplement 1 Housing Growth Study
[23] See Addendum to Technical Supplement 1 Housing Growth Study, November 2020

Table 2 RDS Housing Evaluation Framework

Resource Test	Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.
Environmental Capacity Test	An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made.
Transport Test	Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.
Economic Development Test	The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed.
Urban and Rural Character Test	Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement.
Community Services Test	The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed.

Details of the outcomes of the above settlement assessment are provided in the strategic Settlement Appraisal which forms part of the Countryside Assessment Technical Supplement 6.

3. Allowance for existing housing commitments: The assessment of existing commitments takes account of information provided through the Council's Housing Monitor.[24] Monitored sites consists 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.

The Housing Monitor (using the baseline of 31st March 2019) identified that in total 7,311 units are committed (with planning permission) with a further 943 potential units remaining on zoned land not committed within the urban settlement limits. This gives an overall total of 8,254 units[25].

When taken together and allowing for the potential in villages, small settlements and the open countryside this figure rises to 10,072 units. These figures have been reduced by 10% due to the possibility of non-deliverability of sites over the Plan period, resulting in an assumed capacity of 9,064 units (See Table 3).

The Housing Growth Study (Technical Supplement 1) provides further detail regarding the proposed housing growth within the Council area. It identifies West Lisburn/Blaris as a key area of future strategic growth which is a priority for the Council over the Plan

[24] Published annually on the Council's website
[25] Includes adjustment for lapsed sites

period. The future development of the area is supported by the West Lisburn Development Framework Review 2018, which recognises the need for investment in the transport infrastructure to secure its future potential.

It is recommended that future development is proposed to be a mix of housing and employment use. West Lisburn has the capability of delivering a significant number of new homes which would contribute to ensuring the future economic aspirations are aligned with housing growth. This is important in addressing the wider strategic objectives to address the ageing population and help retain and attract younger people to the area and is in addition to the HGI figure provided above.

Based on an assessment of the developable land available at West Lisburn/Blaris, this could provide for additional growth of up to 1,500 dwellings at this location as part of a Strategic Mixed Use Site. Further details are provided under Chapter 4B – SMU01 West Lisburn/Blaris and associated designation. For the purposes of Table 3, an allowance of 1,350 units has been made for this site.

4. Urban capacity studies: It is a requirement of the SPPS that an Urban Capacity Study (UCS)[26] informs the LDP. To assist with the identification of land required for new housing over the plan period, an UCS was carried out for the settlements in excess of 5,000 population and identified land that would be suitable for housing and employment within the Urban Footprint.[27] The study included the urban footprint of Lisburn City, the Castlereagh Greater Urban Area and for completeness the three towns of Carryduff, Moira and Royal Hillsborough & Culcavy.

The UCS identifies that within the Council area approximately 68% of the population reside in the urban areas.

It identifies that approximately 40% of the growth requirement can be accommodated within the urban footprint of settlements. This is less than the RDS requirement to locate 60% of future housing growth within the urban footprints of settlements in excess of 5,000 population. The reason for this not being met is that the previous Development Plan (BMAP) already zoned a significant number of urban capacity sites for housing. The current definition of the urban footprint does not include committed units on zonings inside the settlement development limits. It should be noted when these are taken into account that over 80% of housing growth can be accommodated within the existing settlements.

The UCS identifies an additional 35 sites (after applying absolute constraints) equating to a further 901 units over the Plan period from 2019. This figure has been reduced by 10% due to the possibility of non-deliverability of sites over the Plan period, resulting in an assumed capacity of 813 units (See Table 3).

It was indicated that higher density development would be appropriate within Lisburn City Centre in the range of 120-160 dwellings per hectare. Beyond the city centre within the existing urban footprint (including the Greater Urban areas and towns) a range of 25-35 dwellings per hectare is considered appropriate, having regard to the existing densities and local character.

It concluded that for the Plan period there was sufficient supply of housing land to accommodate the growth ambitions of the Council.

5. Allowance for windfall housing: Windfall potential is a key element of the UCS. It consists of housing sites that were neither zoned nor anticipated but which could become available over the lifetime of the Plan. An analysis of projected windfall based on historical trends (over a five year period from 2012-2017) identified on average a potential of between 243 units (sites under 5 units) and 1,605 units (sites of more than 5 units) depending on the type, size and density of units proposed. In order to avoid potential double counting with sites that already benefit from planning

[26] See Technical Supplement 2 Urban Capacity Study
[27] The continuous built-up area of the settlement (2012 urban footprint used to align with the RDS HGI figure)

permission or urban capacity sites, a windfall allowance is only applied for a ten-year period between 2022 and 2032.

The UCS recommended that a discount rate be applied to both the delivery of identified sites and housing allocations to allow for uncertainty within the market. Based on best practice within other parts of the United Kingdom, this is usually around 10%. Applying this rate suggests that a total of 1,108 dwellings would be expected to come forward on windfall sites over the remaining Plan period. This figure would comprise 145 dwellings on small windfall sites and 963 units on large windfall sites.

6. Housing Needs Assessment/Housing Market Analysis: The Northern Ireland Housing Executive (NIHE) are responsible for carrying out a Housing Needs Assessment (HNA) to assist the Council in the preparation of the Local Development Plan. The HNA seeks to provide a reasonable mix and balance of housing types to cater for a range of housing needs. The total affordable housing requirement for the plan period is 4,320 units of which 2,400 are social housing units. The deliverability of affordable housing and in particular the social housing element will largely depend on the zoned sites remaining to be developed and other sites lying outside these zonings (urban capacity and windfall). The projected units on these sites over the plan period will facilitate the deliverability of more affordable housing beyond the Council's current housing commitments. Any future identified shortfall may be addressed at LPP Stage through the zoning of land for affordable housing. This will be done in consultation with the NIHE as the statutory housing authority.

The purpose of a Housing Market Analysis (HMA) is to provide evidence in order to develop integrated housing policies and approaches. The HMA identifies Housing Market Areas, defined as a geographical area, where most people live and work. The Housing Growth Study provides a review of the existing housing market for the Lisburn and Castlereagh area. It acknowledges that the Council forms part of the wider Belfast Metropolitan Housing Market Area, and therefore cognisance must be given to housing growth in this market area, and how it could impact on the Council area. In terms of the Housing Market Area, the Council area has a strong housing market with high house prices compared to other local government districts in Northern Ireland. There is also evidence of affordability concerns.

Providing jobs aligned with future housing is an important consideration for the Council area, to enable future residents to live and work in Lisburn and Castlereagh.

7. Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population: The SPPS identifies a sequential approach for site selection. The first step of the process focuses on land within the existing urban footprint (as informed by the urban capacity study). This includes those sites that are committed within the settlement limits and opportunity for windfall. If housing cannot be accommodated within settlement limits, only then would an extension to a city or town be considered.

The settlement hierarchy has been identified and as such residential development is mainly directed to those settlements. The findings of both the Housing Growth Study and Urban Capacity Study indicate that given the extent of the existing settlement limits (which were zoned through the previous Development Plan) sufficient land remains for housing to be delivered across the Council area within settlements whilst allowing for additional strategic housing growth at West Lisburn/ Blaris to support the projected economic growth (see SMU01 West Lisburn/Blaris). The Strategic Housing Allocation presented in Table 3 negates the need to provide any greenfield extension to allow for future housing growth.

8. Transport Assessments: The successful integration of transport and land use is essential to the objective of furthering

sustainable development. In determining a development proposal likely to generate traffic, the Council may require the developer to submit a Transport Assessment to facilitate the assessment of transport impacts. This may include a Travel Plan that sets out a package of complementary measures to secure the overall delivery of more sustainable travel.[28]

The allocations provided in the Plan Strategy and subsequent Local Policies Plan will take full account of the integration of land use and transportation. Further detail on the transport measures to be considered in the LDP are set out in Chapter 4F Infrastructure and the accompanying Local Transport Study (DfI) provided in Technical Supplement 8.

Meeting Future Housing Need

The Housing Growth Study states that in order to identify the appropriate level of housing growth in the emerging LDP, the Council should consider whether an adjustment is required to:

- address the housing market conditions in the Council area
- meet a particular identified strategic economic ambition, such as supporting the strategic proposals at West Lisburn/Blaris, particularly given the need to ensure there is alignment between future economic and housing needs
- help address the impact of an ageing population through the provision of a diverse choice of homes in the right location which will attract and retain younger households
- support net in-migration, particularly of a younger economically-active population.

The evidence base concludes that future housing growth for the Plan period identifies affordability as a particular issue, and supporting the need for a percentage-based mixed tenure policy approach will be important for the wider Belfast Housing Market Area.

Jobs-led scenarios tested within the Study, indicate that the HGI is largely aligned with long term past jobs growth.

In terms of housing delivery completions between 2004/5 and 2018/19 have averaged at 705 dwellings per annum. The level of housing growth aligned with the updated HGI would be broadly aligned with the level of past housing delivery and would also support a level of future jobs growth aligned with past trends. Analysis of the demographic characteristics highlight that the area is projected to experience strong population growth going forward over the Plan period. It is important that the future housing supply meets the needs of the younger working age population to ensure there is a sufficient labour force to support future jobs growth and rebalance the impact of an ageing population, resulting in the need to uplift beyond the demographic baseline.

In terms of housing land supply, when measured against the updated residual requirement figure of 10,816 dwellings between 2019 and 2032 and set against the latest available evidence (as of 31 March 2019) there appears to be a healthy supply of housing across the Council area.

West Lisburn is a key area of future growth and remains a significant priority for the Council area. Future development of this area is proposed to be a mix of housing and employment uses, which would contribute to ensuring future needs can be met within the Council area and support job growth. The provision for housing at West Lisburn forms part of the supply to meet the identified need over the Plan period. This will be important in addressing the wider strategic objectives to address the aging population and help and retain younger people to the area.

In conclusion, after review, there is an identified future need for 12,375 dwelling units across the Council area over the LDP period from 2017 to 2032. Taking account of completions between April 2017 and March 2019, the residual requirement is 10,816 dwellings between 2019 and 2032. Currently, when taking

[28] See Operational Policies Part 2 for details

account of existing commitments and allowing for strategic housing growth to support the economic proposals at West Lisburn, there is a future potential of 10,414 dwelling units which falls just under the residual housing requirement of 10,816 dwelling units. This level of supply is dependent on the West Lisburn/Blaris strategic site coming forward to ensure deliverability in the longer term.

Given the direction of regional policy and guidance to focus housing within existing urban areas, it is acknowledged that it will be important as the LDP moves forward to Local Policies Plan, to consider the future deliverability on all housing sites across the Plan period. Taking account of urban capacity sites and windfall releases, the expected supply over the remainder of the Plan period is 12,335 dwellings[29].

Table 3 Strategic Housing Allocation over remainder of Plan Period (2019-2032)

Settlement	Potential Units Remaining	Potential Units on Urban Capacity Sites	Windfall Potential 1-4 Units Projected over 12 year period	Windfall Potential 5+ Units Projected over 12 year period	Total Potential
Lisburn City	3,757 (34.7%)	553 (5.1%)	81 (0.7%)	350 (3.2%)	4,741 (43.8%)
Lisburn Greater Urban Area	60 (0.6%)	0	2 (0.01%)	180 (1.7%)	242 (2.2%)
Castlereagh Greater Urban Area	1,359 (12.6%)	104 (1%)	36 (0.3%)	207 (1.9%)	1,706 (15.8%)
Carryduff	1,356 (12.5%)	120 (1.1%)	8 (0.1%)	63 (0.6%)	1,547 (14.3%)
Royal Hillsborough & Culcavy	432 (4.0%)	14 (0.1%)	18 (0.2%)	37 (0.3%)	501 (4.6%)
Moira	464 (4.3%)	22 (0.2%)	0	126 (1.2%)	612 (5.7%)
Urban Settlement Total	7,428 (68.7%)	813 (7.5%)	145 (1.3%)	963 (8.9%)	9,349 (86.4%)
Villages & Small Settlements	1,004 (9.3%)				1,004 (9.3%)
Countryside	632 (5.8%)				632 (5.8%)
Total Units	**9,064 (83.8%)**	**813 (7.5%)**	**145 (1.3%)**	**963 (8.9%)**	**10,985 (101.6%)**
Strategic Mixed Use site West Lisburn/Blaris	1,350 (12.5%)				1,350 (12.5%)
Total no of units	10,414	11,227	11,372	12,335	12,335
Total % of residual housing requirement (10, 816)	96.3%	103.8%	105.1%	114%	114%

Figures in brackets taken as percentage of residual housing requirement (10,816). Note that some percentages may not sum due to rounding.

Villages and small settlements based on Housing Policy Areas and committed sites with planning permission

Countryside based on building control completion notices between 2012/13 and 2016/17 at an average of 54 dwellings per year projected (excludes replacement dwellings) All figures have been reduced by 10% to take account of the potential non deliverability during the plan period.

[29] This figure is net of the 10% non-implementation discount

Housing in the Countryside

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises the importance of keeping our rural areas sustainable to ensure that the people who live there have access to services and are offered opportunities in terms of accessing education, jobs, healthcare and leisure. To sustain rural communities, new development and employment opportunities which respect local, social and environmental circumstances are required.

Spatial Framework Guidance (SFG 13) seeks to sustain rural communities living in smaller settlements and the open countryside. The distinctive settlement pattern of towns, villages and dwellings in the open countryside is unique. The aim is to sustain the overall strength of the rural community living in towns, villages, small rural settlements and the open countryside. A sustainable approach to furthering development includes:

- establish the role of multi-functional town centres
- connect rural and urban areas
- revitalise small towns and villages
- facilitate the development of rural industries, businesses and enterprises in appropriate locations
- encourage sustainable and sensitive development.

Additionally, Spatial Framework Guidance (SFG 14) aims to improve accessibility for rural communities through improving the overall connectivity to services and other parts of the Region, and integrating local transport.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The aim of the SPPS with regard to the countryside is to manage development in a way which strikes a balance between the protection of the environment from inappropriate development while supporting and sustaining rural communities consistent with the RDS.

Its regional strategic objectives for housing in the countryside are to:

- manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community
- conserve the landscape and natural resources of the rural area, to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution
- facilitate development which contributes to a sustainable rural economy
- promote high standards in the design, siting and landscaping of development.

Strategic Policy 09
Housing in the Countryside

The Plan will support development proposals that:

a) provide appropriate, sustainable, high quality rural dwellings, whilst protecting rural character and the environment

b) resist urban sprawl in the open countryside which mars the distinction between the rural area and urban settlements

c) protect the established rural settlement pattern and allow for vibrant sustainable communities.

Justification and Amplification

The strategic policy for housing in the countryside has been informed by regional and local policy which aims to support sustainable housing development in the countryside.

The countryside is defined for the purposes of this policy as land lying outside a defined settlement limit. The strategic policy recognises the importance of good quality design, appropriate siting and integration in order to minimise the impact on the character of the rural area in accordance with operational policy contained in Part 2 of the Plan Strategy.

The needs of people who live in the countryside is recognised. The policy encourages a strong network of settlements to meet local need and foster a sense of community. It therefore aligns with the strategic policy for housing in settlements which encourages vibrant rural communities in the towns, villages and small settlements, and aims to protect the countryside through supporting the existing settlement pattern.

Education, Health, Community and Culture

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS aims to promote development which improves the health and well-being of communities. The health of our society enables opportunities to be more readily taken advantage of in both economic and social terms. This is derived from easy access to services and facilities, allied to a strong economy and an attractive environment.

The 'Hierarchy of Settlements and Related Infrastructure Wheel' (Figure 4) illustrates the range of public and private services needed to ensure the community has access to the necessary economic, social and cultural opportunities. The Wheel outlines patterns of service provision that are likely to be appropriate at different spatial levels including neighbourhoods, smaller towns, regional towns and cities, recognising the strong relationship between settlement size and the levels of service that can be supported.

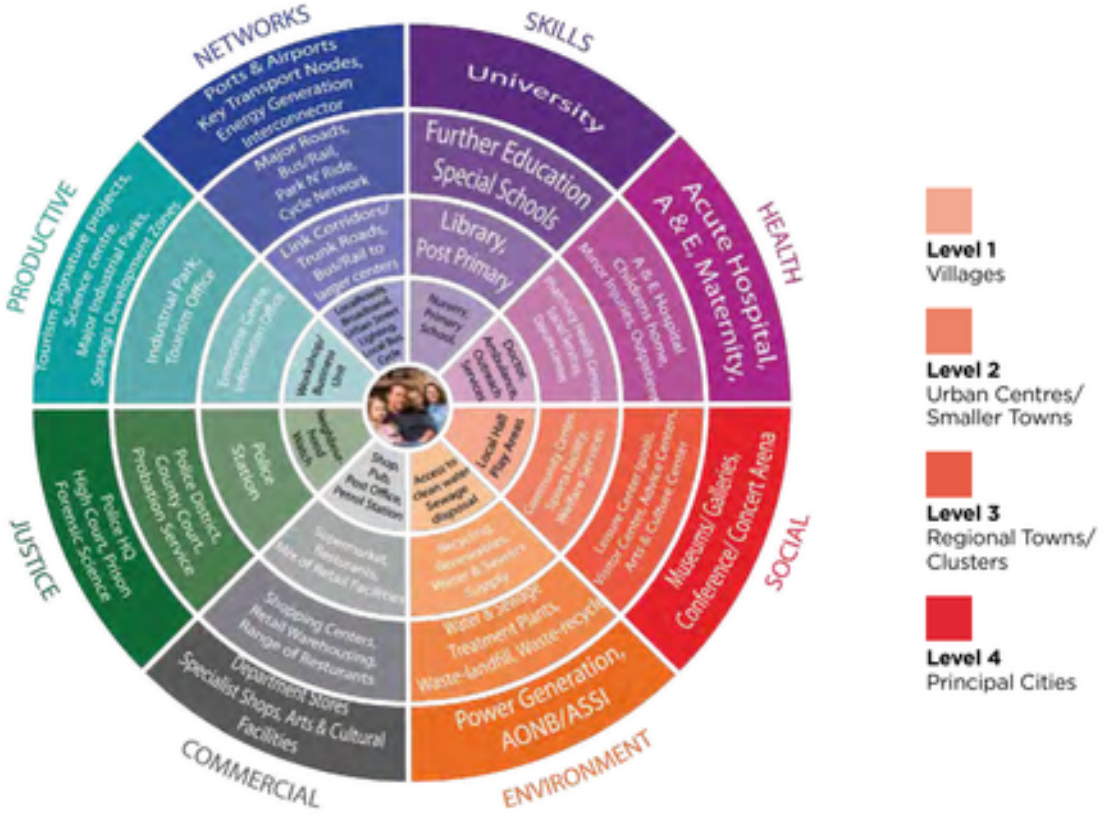


Figure 4 The Hierarchy of Settlements and Related Infrastructure Wheel RDS 2035

Strategic Planning Policy Statement for Northern Ireland (SPPS)

One of the core planning principles of the SPPS is to improve health and well-being. The planning system has an active role to play in helping to better the lives of people and communities and in supporting the priority of improving health and well-being. The SPPS states that Local Development Plans should allocate sufficient land to meet the anticipated needs of the community, in terms of health, education and other public services.

Strategic Policy 10 Education, Health, Community and Culture

The Plan will support development proposals that:

a) meet an identified need for services and facilities across the Council area

b) cater for expansion of existing facilities to meet the anticipated needs of the community in terms of health, education, community and cultural services.

Justification and Amplification

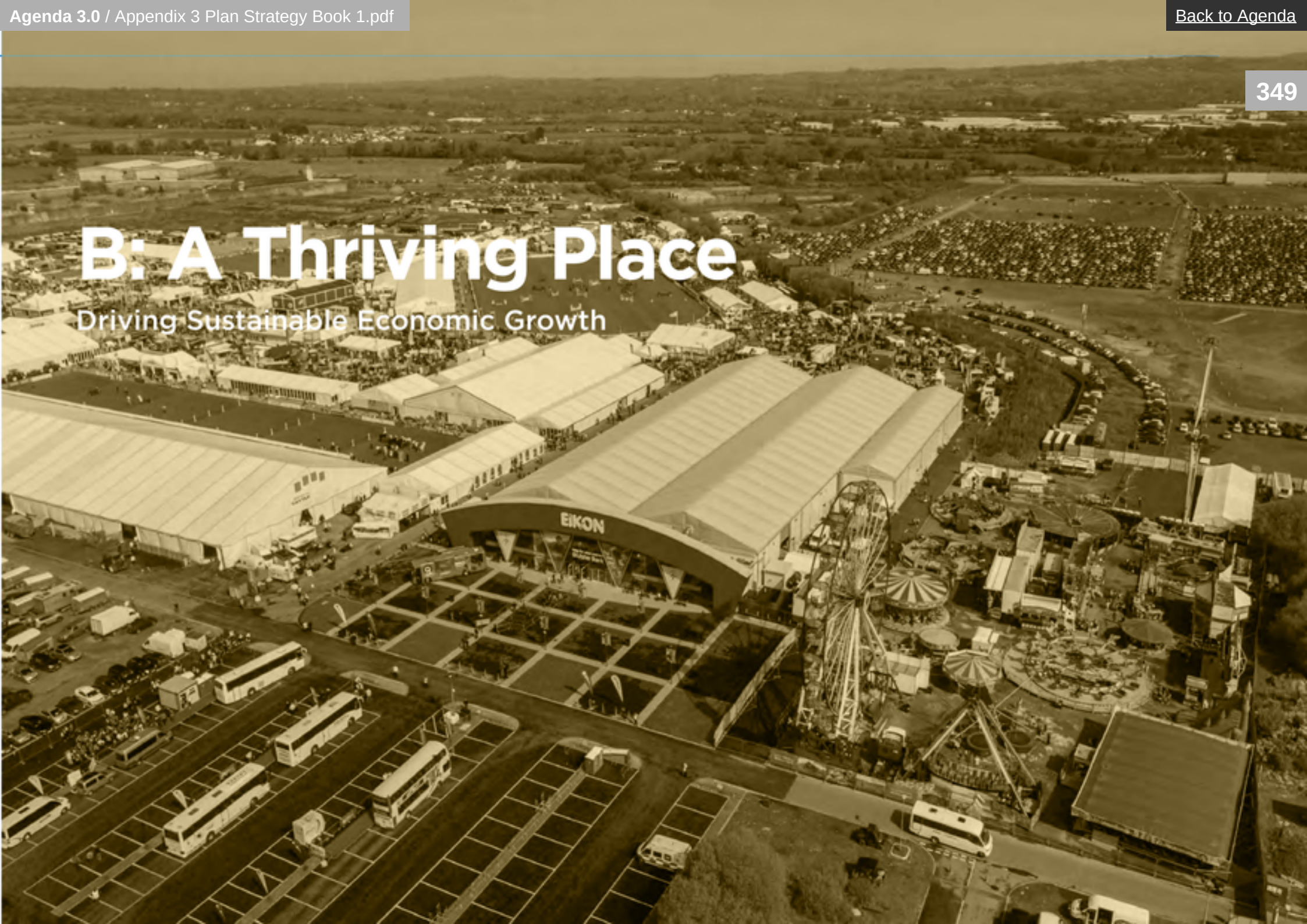
The strategic policy for education, health, community and culture takes account of regional and local policy which aims to support balanced communities and opportunities for the community to access essential services and facilities over the Plan period.

Operational policy will support the strategic policy by allowing for education, health, community and cultural uses in appropriate locations.

Land identified for such purposes by the relevant providers will be identified for protection from development for alternative uses through the Local Policies Plan. If land is identified as surplus by a service provider alternative uses will be considered at the Local Policies Plan stage.

B: A Thriving Place

Driving Sustainable Economic Growth



B: A Thriving Place

Driving Sustainable Economic Growth

Plan Objective B outlines those actions the Council will adopt to drive sustainable economic growth to appropriate locations within the Council area:

1) Support a thriving and diverse economy with a sufficient supply of land and in locations for a range of employment uses facilitating the creation of new jobs and to encourage existing and new businesses to invest with confidence

2) Accommodate population growth to ensure a continuous supply of labour and allow the resident population the opportunity to avail of high-quality employment opportunities in sustainable locations close to where they live

3) Promote Mixed Use development at strategic locations at West Lisburn and Purdysburn with appropriate employment uses to facilitate opportunities for economic growth and inward investment

4) Promote access to higher and further education to meet employment needs

5) Support Lisburn City, greater urban areas, the towns and villages as employment and service centres for their surrounding hinterland

6) Support the provision of infrastructure both physical and digital to facilitate employment growth, economic regeneration, inward investment and physical renewal

7) Manage mineral resources in a sustainable manner, protecting and safeguarding vulnerable landscapes where appropriate.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 2 'The Economy' and Theme 4 'Where We Live'.[30]

Theme 2 focuses on creating a vibrant economy that works for everyone, reducing inequality and encouraging entrepreneurship and growth in local business. We also want to match employment needs with skills and provide the right infrastructure to support growth.

Economic growth must however be balanced with environmental protection and enhancement. Theme 2 recognises the need to promote sustainability, particularly the circular economy, while in Theme 4 there is a focus on tackling climate change and protecting our natural and built heritage.

Within these themes, this Plan Strategy will directly support outcomes:

2B – Our local workforce is equipped with the right skills to secure employment and/or start a business.

[30] See Community Plan, pages 26-27 and 30-31

2C – New businesses and social enterprises are created and existing ones grow, employing more people.

2D – There is growth in tourism based on our natural and historic assets with a focus on international visitors.

2E – Our transport and digital infrastructure supports our economy and our people.

4A – The built and natural environment is protected and enhanced.

4G – Greenhouse gas emissions are reduced.

Plan Objective B will be delivered through the following strategic policies:

- **Economic Development**
- **Economic Development in the Countryside**
- **Mineral Development.**

Economic Development

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS provides a framework for strong sustainable economic growth across the region, recognising that a growing regional economy needs a co-ordinated approach to the provision of services, jobs and infrastructure.

The RDS Spatial Framework recognises the role of the Belfast Metropolitan Urban Area (BMUA), of which a substantial part of Lisburn & Castlereagh City Council is contained, as the major driver for regional growth.

As such, regional guidance (RG1) of the RDS protects zoned land[31], promotes economic development opportunities focused on the BMUA, as well as Derry-Londonderry and hubs. It provides a network of economic development opportunities with provision to be made in the Local Development Plan for an adequate and continuous supply of land for employment purposes.

The framework provided in the following Table 4 provides the basis on which the Council can identify a robust and defensible portfolio of both strategic and locally important employment sites.

[31] Land zoned for economic use in development plans

Table 4 RDS Employment Land Evaluation Framework

Stage 1 Taking Stock of the Existing Situation	An initial assessment of the 'fitness for purpose' including the environmental implications of the existing employment land portfolio. This is principally in order to identify the 'best' employment sites to be retained and protected and identifying sites that should clearly be released for other uses.
Stage 2 Understanding Future Requirements	Quantify the amount of employment land required across the main business sectors during the development plan period. This is achieved by assessing both demand and supply elements and assessing how they can be met in aggregate by the existing stock of business premises and by allocated sites. Account should also be taken of turnover of existing sites due to relocation or closures. Both short/medium term and strategic provision need to be considered in this process.
Stage 3 Identifying a 'New' portfolio of sites	Devise qualitative site appraisal criteria to determine which sites meet the occupier or developer needs. Confirm the existing sites to be retained, replaced or released, and any gaps in the portfolio. In this allocation, consideration should be given to previously used sites, and in the reallocation, the environmental impact of one site relative to others should be included. The results of Stage 2, together with this site appraisal should provide a robust justification for altering allocations for employment land.

Spatial Framework Guidance (SFG1) of the RDS acknowledges the important role Lisburn City plays in the BMUA, being located at the meeting point of the Belfast/Dublin economic corridor and the East/West Key Transport Corridor. The Maze Lands are recognised as a site of regional significance and the two 'Major Employment Locations', West Lisburn/Blaris and Purdysburn as driving a range of opportunities for job creation. There is potential to provide a range of flexible commercial accommodation and business parks at West Lisburn/Blaris and the Maze Lands.

The policy also acknowledges there is potential to create a high-quality office offer in Lisburn City, through the creation of employment in business services.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises that support for sustainable economic growth is a core planning principle. Its regional strategic objectives in relation to facilitating economic development are to:

- promote sustainable economic development in an environmentally sensitive manner
- tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality
- sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale
- support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors

- promote mixed use development and improve integration between transport, economic development and other land uses, including housing

- ensure a high standard of quality and design for new economic development.

Enabling Success: A Strategy to Tackle Economic Inactivity in Northern Ireland (published 2015)

'Enabling Success' sets out the Northern Ireland Executive's long-term approach to tackling economic inactivity in a progressive and sustainable way. The strategy outlines a range of measures, based on voluntary participation, which are designed to help individuals in economically inactive groups to make the transition towards, and into work.

The labour market barriers faced by these groups are varied and complex, ranging from a lack of skills and qualifications to low levels of self-confidence and motivation and negative perceptions of, and attitudes towards work.

This strategy seeks to address these issues by recognising the diverse nature of these groups and ensuring that interventions designed to help them towards the labour market will be person-focused and based upon voluntary participation. The strategy also seeks to ensure that wider issues, such as societal attitudes towards older workers or individuals with mental health conditions, do not impede their progress towards work.

Northern Ireland Multiple Deprivation Measure (NIMDM 2017)

The Northern Ireland Multiple Deprivation Measure (NIMDM 2017) identifies small area concentrations of multiple deprivation across Northern Ireland.

Of the 67 Super Output Areas (SOAs)[32] in Lisburn & Castlereagh City Council (LCCC), only two (Hilden 1 and Old Warren) lie within the top 21% most deprived SOAs in Northern Ireland.

The Old Warren is the most deprived SOA within LCCC ranked 118, while LCCC has one of the least deprived SOAs in Northern Ireland, Galwally (ranked 883). Just under one fifth (19.11%) of SOAs in this Council area were in the most deprived half of SOAs in Northern Ireland. Map 6 shows the extent of deprivation across the Council area, which can be categorised as follows:

- approximately 9.8% of the population in the Council area are income deprived, compared with an NI value of 25%

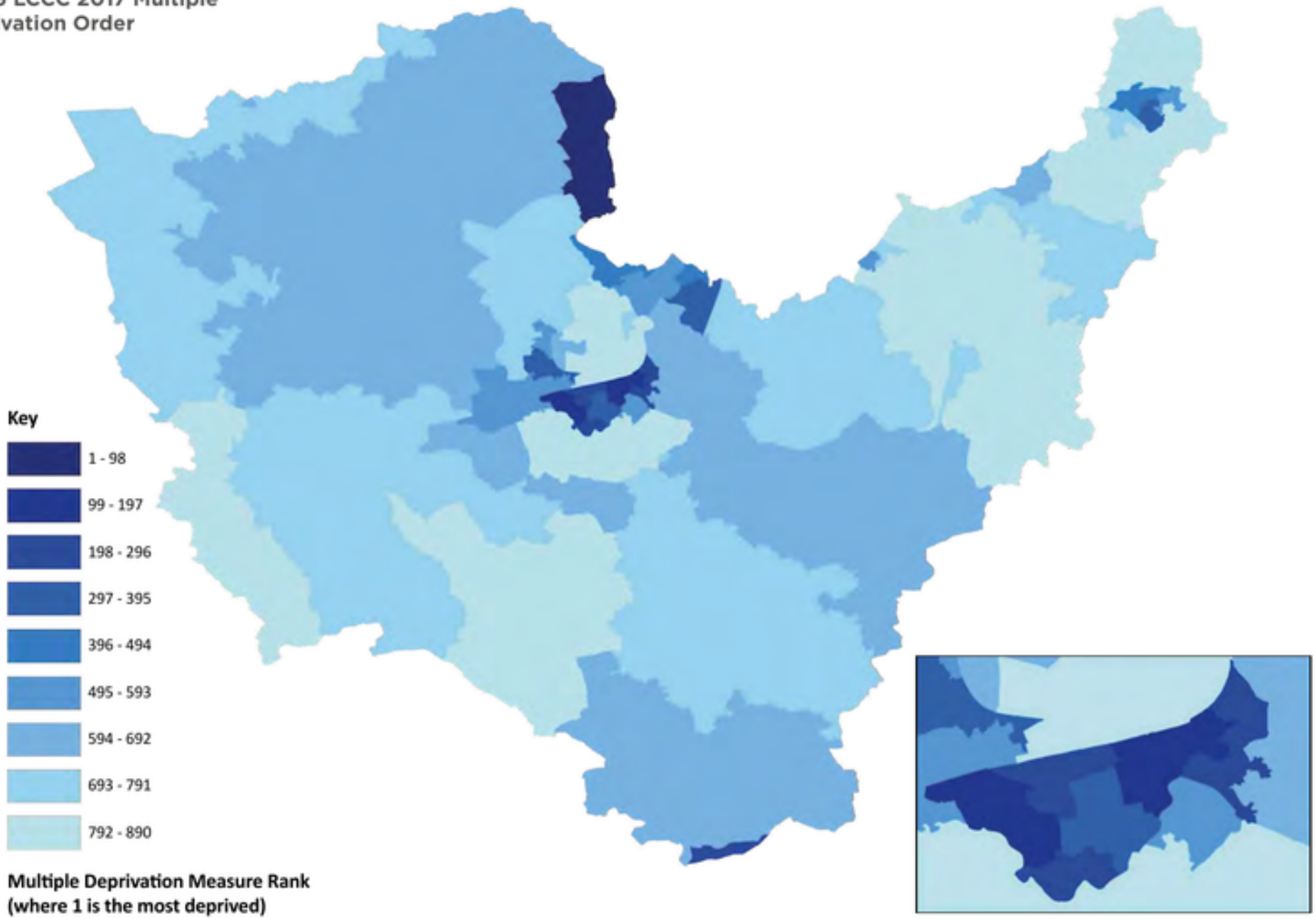
- approximately 14% of the working age population is employment deprived in the Council area, while 25% across Northern Ireland are considered employment deprived

- the proportions of working age adults (25-64) with no or low levels of qualification is 27.8%, some way below the NI average of 35.6%

- the Council area was ranked 11th of all the council areas on these 3 measures.

[32] A new geography developed by NISRA to improve the reporting of small area statistics. A set of slightly revised Super Output Areas were created for the 2011 census outputs (but the NIMDM is not updated to reflect this)

Map 6 LCCC 2017 Multiple Deprivation Order



Lisburn & Castlereagh City Council Connect, Invest, Transform - 10 Year Investment Plan Proposition (2019)

The Council aims to connect the objectives of its Corporate Plan, Community Plan and the Local Development Plan through a comprehensive Investment Plan. This £250 million Investment Plan Proposition includes the Council's Capital Investment Programme and will be supplemented through existing funding streams such as Belfast Region City Deal. This is consistent with the place shaping agenda, the ambition of which is to create a new era for Lisburn & Castlereagh City Council.

To do this the Council will:

- develop and implement long-term investment that is sustainable
- focus on improved outcomes for residents and our communities
- make better use of the Community Planning process to engage citizens and our stakeholders to find solutions
- transform service delivery to ensure it is fit for the future needs of our area and residents
- embrace an innovative, digital-first approach to how we deliver value-for-money services.

Lisburn & Castlereagh City Council Corporate Plan - 2018/2022 and Beyond

The Corporate Plan aims to support a growing and vibrant economy, promoting the Council area as the preferred place to do business and the number one choice for investment in Northern Ireland. The Council will promote its ambition to grow the economy by its unique location on the North-South economic corridor, access to a talented and skilled workforce, competitive costs and supporting infrastructure.

To do this the Council will promote an ambitious investment programme prioritising key infrastructure projects to attract new employers and grow the prosperity of the Council area; engage with local, regional, national and international organisations, businesses, social enterprises and partners to access funding opportunities, increase employment and drive sustainable economic growth in our urban and rural areas; help education and training providers to equip our local workforce with the right skills to secure employment or start a business; and build on our reputation as a place to visit, promoting the natural and historic assets of our city, towns, villages and countryside to attract greater numbers of international and national tourists thereby building our economy.

West Lisburn Development Framework Review 2018 (Draft)

This Framework identifies West Lisburn as a potential location for wider regeneration and growth. The vision will require major investment in infrastructure to, from and within the Framework area to unlock its potential and act as a catalyst for sustainable economic growth.

This vision will be achieved through the implementation of the following objectives in relation to employment:

- prioritise the development of the Knockmore Link Road as a key piece of infrastructure required to unlock the development potential of West Lisburn
- improve existing and develop new integrated multi-modal transport infrastructure into and through West Lisburn
- promote new and expand existing employment in the West Lisburn area
- promote and encourage appropriate development at the Maze to reflect its status as a 'Strategic Land Reserve of Regional Importance'.

Strategic Policy 11
Economic Development

The Plan will support development proposals that:

a) support and promote the Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn/Knockbracken in accordance with key site requirements

b) support and promote the local employment sites throughout the Council area, to help provide opportunities for a range of economic needs and businesses

c) encourage mixed use schemes supporting regeneration on sites previously used for economic purposes to help tackle inequality and deprivation

d) provide Class B1 Business within the strategic mixed use sites at West Lisburn/ Blaris and Purdysburn/Knockbracken in accordance with key site requirements.

Justification and Amplification

The strategic policy for economic development has been informed by regional and local policy which aims to promote employment, encourage job creation, facilitate growth of existing businesses, attract inward investment and address deprivation.

Employment land should offer a variety of sizes, in a range of locations and in close proximity to major roads, rail network or bus routes in the Council area in order to promote accessibility to employment opportunities for all.

To ensure an adequate supply of land, in accordance with the strategy, an Employment Land Review[33] was undertaken to inform the Plan Strategy. Further detail is provided in the Strategic Employment Allocation.

The Plan retains a continuous supply of employment land, both developed/ undeveloped, which will continue to meet the district's economic needs throughout the period of the plan and beyond.

Strategic Mixed Use Sites will serve to attract inward investment whilst Local Employment sites will help support local employment needs through providing a range of sites suitable for all economic sectors. All sites will be subject to review at the Local Policies Plan stage.

The Council commissioned an Office Study[34] to assess existing Class B1 Business uses[35] and future need across the council area. Its recommendations in relation to future office supply identified:

- The opportunity for office growth at West Lisburn/Blaris is specifically promoted to allow for the creation of a high-tech business park in line with the ambitions of the Council to provide economic growth in this key location

- Office development on employment zonings is presently limited. Allowing greater flexibility on employment zonings for office development (B1) is considered a more flexible and prudent option that would not detract from city/town centres. This is reflective of the emerging requirements of the office sector.

The rationale for retaining these zoned lands reinforces the Council's commitment to support investment, provides certainty to investors on the type of developments that will or will not be permitted; and, for the community a clear understanding that this is a place they will want to live and work in.

[33] Technical Supplement 3 Employment Land Review
[34] Technical Supplement 4 Office Capacity Study
[35] In accordance with the Planning (Use Classes) Order (Northern Ireland) 2015

Strategic Employment Allocation

The supply of employment land is identified through a hierarchy of sites which consist of:

- **Strategic Mixed Use sites (SMU)** - Land designated at:

  1. West Lisburn/Blaris

  2. Purdysburn/Knockbracken

- **Local Employment Sites**

The Employment Land Review focused on sites zoned in the existing development plan as the basis for assessment. These existing zonings are carried forward under the transitional arrangements outlined in Chapter 1.

Overall the Employment Land Review identified that there remains 220 hectares of developable land for economic uses within industrial zoned sites (See Table 5). The Employment Land Review sought to qualify future employment land requirements over the plan period by consideration of 5 scenarios, derived from both UK economic forecasts and past completion trends on employment sites in the district. None of the scenarios can be given certainty as their subsequent outcomes are merely forecasts.

Scenario 5: Past Completions is considered the most appropriate as it builds upon the quantifiable completion figures of previous years and is therefore the most likely forecast outcome for the council area. Scenario 5 forecasts a need for 44.85 ha of developable land need over the plan period. This equates to approximately 2,250 new Class B jobs on the basis of 50 jobs per hectare of new build. This figure aligns very closely with Scenario 3: Past Employment Trends that records 2,230 Class B employment jobs in the period 1993 to 2017.

Additionally the 2,250 new Class B employment jobs represents an average of the upper and lower forecasted figures in Scenario 1 and almost matches the forecasted figure of 2,510 jobs in Scenario 4: Labour Supply.

At the top tier, sites for strategic mixed use are identified at West Lisburn/Blaris and Purdysburn/Knockbracken. Detail on the future growth of these key sites is provided in **SMU01 West Lisburn/Blaris and SMU02 Purdysburn/ Knockbracken**, and their accompanying designations. These strategic sites provide opportunities for a range of employment and business uses at key locations in the west and east of the Council area and offer opportunities for significant inward investment.

Local employment sites consist of the previously zoned land from the existing development plan. This is employment land which is classified as developed and undeveloped (with or without planning permission). Details of the range and quantum of employment land is contained in Table 5.

The Maze Lands, which encompass an area of approximately 141 hectares south-west of Lisburn City, are designated as a Strategic Land Reserve of Regional Importance.[36] Whilst not forming part of the overall quantum of employment land, it will continue to retain this status in the Plan Strategy. It is recognised that this site offers potential development of regional significance and as stated in the RDS will enable a mix of uses for major physical, economic and social development. It is safeguarded from development proposals that could undermine its regional/strategic significance. As such it is excluded from the Employment Land Review and any accompanying figures.

[36] Responsibility for the development of this site rests with the Office of the First Minister and Deputy First Minister

SMU01 West Lisburn/Blaris

The Plan will support development of the Strategic Mixed Use Site at West Lisburn/ Blaris in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:

a) The provision of the M1-Knockmore Link Road

b) The overall design concept, objectives and priorities for the site, including provision of approximately half of the developable area for employment uses and up to half of the developable area for residential dwellings

c) A block structure defined by a hierarchy of routes and spaces

d) Appropriate scale, massing and design variety of building blocks

e) A linear riverside park and other appropriate open space and public realm works with linkages to Blaris Old Cemetery and the wider Lagan Corridor

f) Appropriate landscaping including site boundary planting to include along the M1-Knockmore Link Road and around Blaris old cemetery

g) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks, including the West Lisburn railway halt

h) Implementation within the site of a car-free Primary Strategic Greenway linking the National Cycle Network (NCN9) from Union Locks west towards Portadown

i) The proposed phasing of development

j) The following uses, as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended) will only be acceptable:

- employment (Use Classes B1, B2, B3 and B4)
- dwellings (Use Class C1)
- small scale local needs convenience retailing (Use Class A1)
- healthcare facilities (Use Class D1(a))

k) The total amount of floor space for use within Use Class B1(a) within the overall zoning shall not exceed 10,000 square meters

l) Funding of the M1-Knockmore Link Road shall be the responsibility of the developers either in full or a very substantial part.

Justification and Amplification

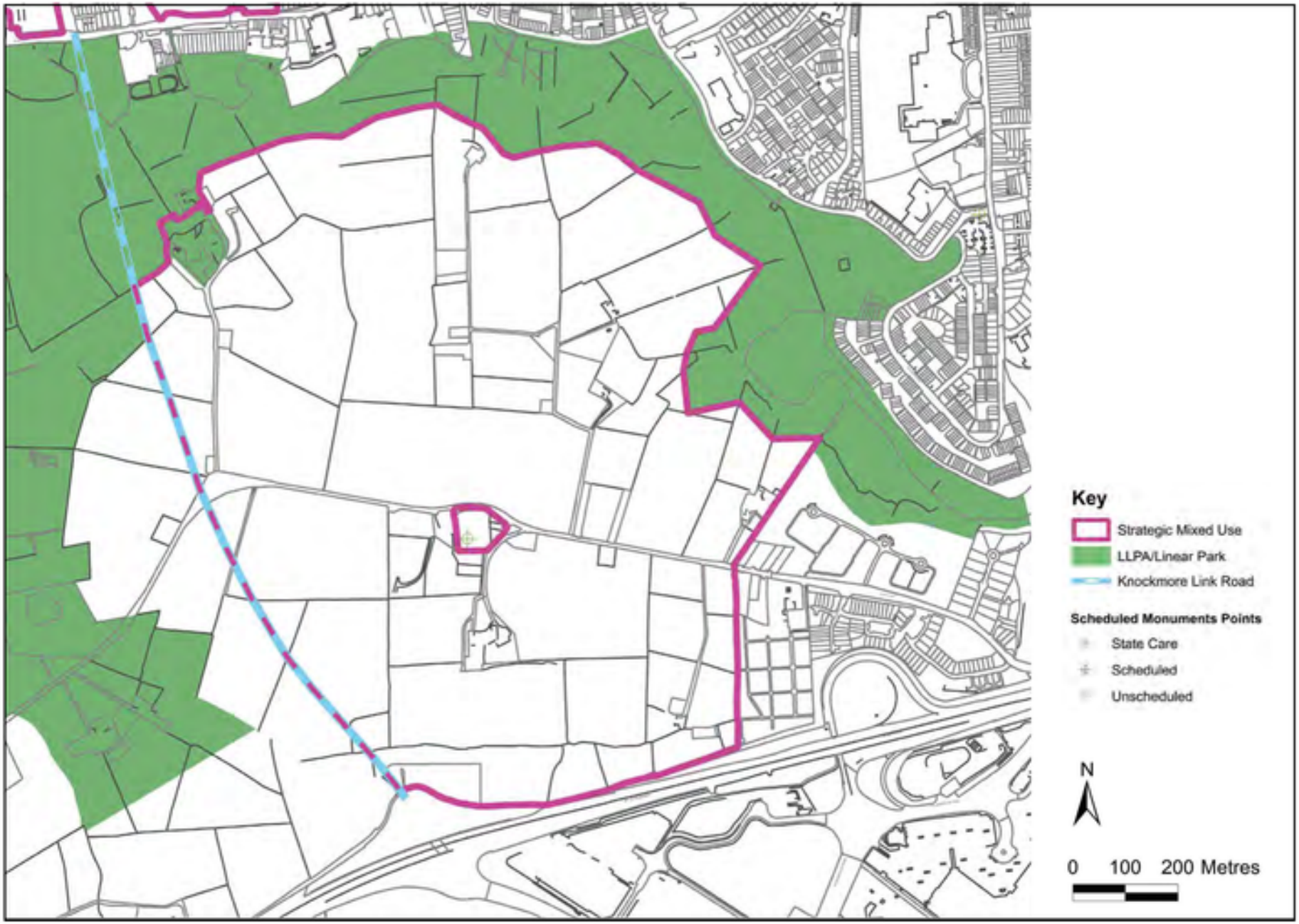
This strategic site provides approximately 100 hectares of developable land in a highly-accessible location along a major transport corridor. Approximately half of the site (52 hectares) is designated for the creation of new employment opportunities which are accessible to all sections of the community. The provision of the Knockmore Link Road is central to realising the potential of this zoning. It will also facilitate further growth in Lisburn City and unlock the development potential of West Lisburn in general. While acting as a strong physical and visual boundary to the edge of the city it also has the potential to realise the wider government ambitions for the Maze Lands.

The development of this site will only be permitted subject to a Comprehensive Masterplan in accordance with these key site requirements. The Masterplan shall detail a block structure that demonstrates compatibility between acceptable uses and ensures residential amenity. Uses deemed acceptable are employment (industrial and business/ light industrial/general industrial/storage or distribution) and dwellings in addition to healthcare, open space and small-scale retail developments.

Proposals for office development (details of which are provided in Technical Supplement 4 Office Capacity Study) include the provision of office development in this location up to 10,000 square meters, where it can be demonstrated that the proposal cannot be accommodated within Lisburn City Centre.

The Masterplan must identify a linear riverside park which will form part of the West Lisburn Strategic Greenway (refer to Strategic Policy 20) to include pedestrian and cycle corridors connecting the proposed development with the Blaris Old Cemetery and the wider Lagan corridor. The need for a Section 76 Planning Agreement will be considered through the parallel development of a Section 76 Development Framework.

Map 7 Strategic Mixed Use Designation West Lisburn/Blaris



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SMU02 Purdysburn/Knockbracken

The Plan will support development of the Strategic Mixed Use Site at Purdysburn/ Knockbracken in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:

a) Primary access to be from the Saintfield Road

b) The overall design concept, objectives and priorities for the site

c) A block structure defined by a hierarchy of routes and spaces

d) The Grahamholm Building shall be retained as a focal point and its spatial setting respected by development proposals

e) A comprehensive landscaping scheme to take account of the existing parkland character, supplemented with additional planting throughout the site and to its boundaries including a 5-10 metre buffer along the western site boundary

f) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks

g) Implementation within the site of a car free secondary Strategic Greenway linking Carryduff with Cairnshill Park and Ride

h) An appropriate mix of the following uses as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended):

- Employment (Use Class B1(a), B1(b) and B1(c))
- Residential (Use Class C3 and C4 only)
- Medical or Health Services (Use Class D1(a)) only

i) The total amount of floor space for use within Use Class B1(a) shall not exceed 3,000 square metres

j) Proposed employment uses in close proximity to health uses shall provide appropriate open space/landscape buffers to ensure no adverse impact on the amenity of health or residential occupiers

k) An area identified on Map 8 shall be kept free from built development

l) Development proposals shall take account of the landscape character and site topography and shall be set within a generous parkland setting interspersed with high quality landscaping

m) Development proposals shall take account of the existing landmark buildings.

Justification and Amplification

This strategic site provides 85.54 hectares of land zoned for mixed use on the Key Transport Corridor along the A24 Saintfield Road.

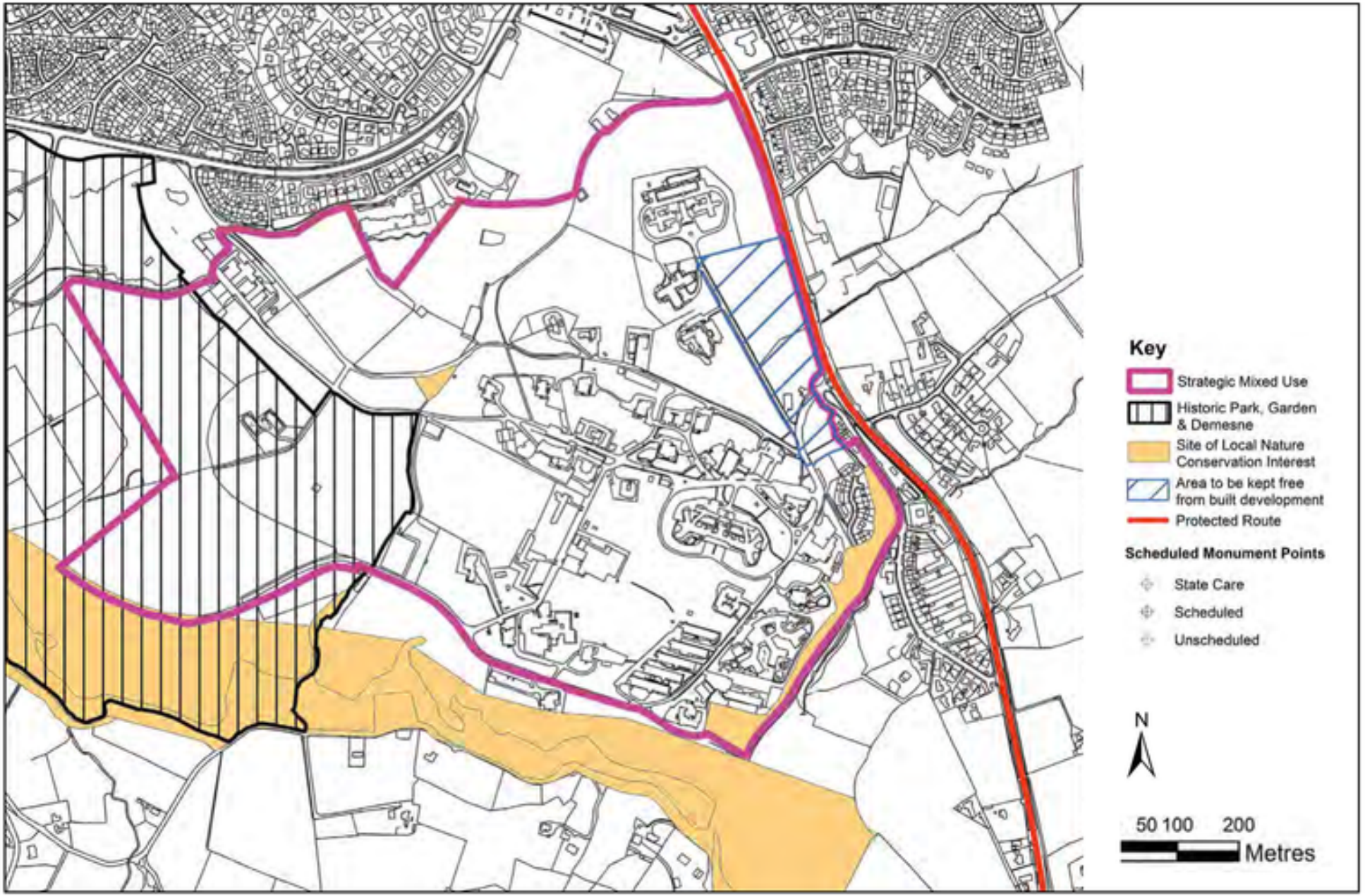
Proposals for office development (details of which are provided in Technical Supplement 4 Office Capacity Study) include the provision of office development in this location not exceeding 3,000 square metres.

Given the existing use of the Purdysburn land, a mix of appropriate employment uses provide the most appropriate balance between the development of the land and protection of its high-quality landscape setting, a large portion of which forms part of Purdysburn House Historic Park, Garden and Demesne.

Account must be taken of landmark buildings. The Grahamholm Building is to be retained as part of any future proposals and the area of the zoning adjacent to the Saintfield Road kept free from development.

Where employment uses are proposed in close proximity to existing health uses provision must be made for an open space/ landscape buffer. A comprehensive landscaping scheme will be required for any development proposal. Development of any part of this site will only be permitted in accordance with an overall comprehensive Masterplan for the whole zoning.

Map 8 Strategic Mixed Use Designation Purdysburn/Knockbracken



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Local Employment Sites

In keeping with regional policy, it is vitally important to provide for a range and type of business and employment opportunity sites across the Council area. The Council will identify and safeguard a range of sites for employment in the Local Policies Plan. Protecting sufficient employment land from other types of development provides a measure of certainty about availability of land for employment purposes.

The baseline for the Employment Land Review for the Plan Strategy consists of land zoned in BMAP which comprises both developed and undeveloped land of 0.5 hectares and over. There are 30 key employment sites across the Council area. (Details of these sites are contained in Table 5 with further supplementary information contained in Technical Supplement 3, Employment Land Review).

Approximately 220 hectares of this employment land remains undeveloped. This includes the land identified as Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn, taking into account its re-designation for mixed use development.

The population of the Council area is expected to increase by approximately 12%, based on 2016 population projections. This is broadly in line with the anticipated level of population growth across Northern Ireland.

The economically active population of the Council area is expected to increase, based on 2011 Census figures, from 71,202 in 2015 to 77,603 by 2030.

This figure supports the Department for Economy's[37] publication 'Enabling Success: A Strategy to Tackle Economic Inactivity in Northern Ireland' which seeks to achieve an employment rate of over 70% of the overall working-age population classed as economically inactive figures by 2023.

The Employment Land Review identified that the Council area has a growing and relatively skilled population with higher than average economic activity. It benefits from good strategic transport connections and out-performs the job growth rate for Northern Ireland as a whole. The area is an important economic centre in the wider region, also attracting significant inflow of workers. The largest sectors in the Council area are health and social work, wholesale and retail, followed by manufacturing, public administration and construction.

Meeting Future Employment Land Needs

The Plan Strategy identifies approximately 220 hectares of employment land remaining to be developed across the council area. This indicates that there is more than sufficient land supply for employment purposes over and beyond the 15 year plan period.

In the context of the policy requirements under the SPPS and the RDS, the policy approach adopted by the Council aims to positively plan to support the employment needs of the area, so that the local economy is not unduly constrained over the Plan period. Pressure to release existing employment land for alternative uses could be detrimental in the long term to this continuous supply.

Distribution and Quality of Land Supply

The Employment Land Review assessed two thirds of the total thirty key employment sites. Each was scored in terms of its access, site context, environment and market strength. The majority of sites scored an average to high score. It is anticipated that these different locations will appeal to a range of businesses and sectors and it is important to maintain sites with development potential in locations with good road and rail connectivity.

[37] Formerly the Department of Enterprise Trade and Investment DETI

The distribution of zoned employment sites takes into account the wider spatial strategy of the LDP, including the settlement hierarchy (Chapter 4) and the balance of growth that the Council seeks to achieve across the Council area.

Key Employment Areas

The Employment Land Review identified that in addition to the Strategic Mixed Use locations at West Lisburn/Blaris and Purdysburn there are five key employment areas across the Council area in the following locations:

A. Lisburn - Knockmore

B. Lisburn Greater Urban Area - Derriaghy

C. Dundonald

D. Carryduff

E. Newtownbreda

The distribution and quality of employment land is important to ensure that there is a continuous supply in suitable locations. Providing this supply and choice will support the well-being of residents allowing opportunity for job creation close to where they live, and ensure that growth is not stifled.

Crescent Business Park, Lisburn

Rural sites

Two rural sites at Glenavy and Crossnacreevy are also identified in Table 5, which provide employment opportunities for uses which because of their size or scale would not be suitable within the nearby settlement. These are also carried forward from the existing Development Plan and provide opportunities for start-up/small-medium businesses.

Further review of employment land will be carried out at the Local Policies Plan stage.

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							
SMU01 (LC05*)	Blaris Road	Lisburn City	119.48	0	60.00	52.49	Not Started
SMU02 (MCH13)	Knockbracken Healthcare Park, Saintfield Road	Castlereagh Greater Urban Area	85.54	41.51	69.72	44.03	Not Started
LOCAL EMPLOYMENT SITES							
LC08**	Barbour Threads Mill	Lisburn City	5.53	5.53	2.87	2.83	Not Started
DA05**	Land South of Woodvale Development, Rathfriland Road	Dromara	3.54	0	3.54	3.28	Not Started
LC06	Knockmore/Lissue Road	Lisburn City	3.09	0	3.09	3.09	Not Started
LC07	Lissue Road	Lisburn City	14.34	0	14.34	10.86	Not Started
LC09	Ballinderry/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, Ballinderry Road	Lisburn City	13.19	13.19	0.73	0	Complete
LC12	Ballinderry 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	3.55	On-going
LC14	Lissue Industrial Estate	Lisburn City	52.82	49.09	8.1	3.73	On-going
LC15	Coca-Cola Plant, Lissue Road	Lisburn City	18.47	17.3	3.55	1.17	On-going
ML05	Seymour Hill 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	39.27	5.27	5.27	On-going

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 Millmount/Comber Road	Dundonald	9.27	0.68	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	Newtownbreda Factory Estate Cedarhurst 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, Saintfield 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	0.09	On-going (almost complete)
CF09	Saintfield Road	Carryduff	3.8	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	Edgar Industrial Estate	Carryduff	6.73	6.05	0.68	0.76	On-going
GY05	Land North West of Gobrana 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 Countryside	5.58	5.47	0.11	0.11	On-going (almost complete)
TOTALS			**583.45**	**286.95**	**237.02**	**220.68**	

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

Economic Development in the Countryside

Policy Context

Regional Development Strategy (RDS)

Strategic Guidance in the RDS (SFG 13) recognises the importance of sustaining rural communities living in small settlements and the open countryside. A sustainable approach to further development will be important to ensure that growth does not exceed the capacity of the environment or the essential infrastructure for modern living. In particular, it highlights the need to facilitate the development of rural industries, businesses and enterprises in appropriate locations. It recognises the contribution of farming, forestry and fishing to communities and other industries such as tourism and renewable energy which can provide further jobs and opportunities in rural areas as long as they are integrated appropriately within the settlement or rural landscape.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that the guiding principle for policies and proposals for economic development in the countryside is to facilitate proposals likely to benefit the rural economy and support rural communities while protecting or enhancing rural character and the environment.

Its regional strategic objectives for economic development are applicable to the rural economy.

Streamvale Open Farm

Strategic Policy 12 Economic Development in the Countryside

The Plan will support development proposals that:

a) facilitate and benefit the rural economy and support rural communities, whilst protecting rural character and the environment.

Justification and Amplification

The strategic policy for economic development in the countryside has been informed by regional and local policy which aims to encourage sustainable development. It is recognised that certain economic development, namely those associated with farm diversification and expansion of existing enterprises, require a countryside location having been established at that location.

The conversion and reuse of existing buildings for appropriate economic development uses will be encouraged in order to protect rural amenity and achieve wider sustainability objectives.

As referred to previously, two rural sites at Glenavy and Crossnacreevy are identified as existing Local Employment Sites (see Table 5). These provide for start-up/small-medium businesses opportunities allowing for job creation in the rural area.

Major development proposals may be acceptable in the countryside where it is demonstrated that they cannot be accommodated on zoned land within a settlement and that they will make a significant contribution to the regional economy, in accordance with operational policy.

Mineral Development

Policy Context

Regional Development Strategy (RDS)

Regional Guidance in the RDS (Policy RG11) advocates the protection and management of important geological and geomorphological features. It recognises that there is a diverse range of these resources across the region and while selected sites require protection for their scientific, education and research value, other topographical and geological features, if sensibly managed can play an active role in economic development.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises the contribution the minerals industry makes to the region's economy and quality of life, and that it serves as a valuable provider of employment, particularly in rural areas.

Its regional strategic objectives for minerals are to:

- facilitate sustainable minerals development through balancing the need for specific minerals development proposals against the need to safeguard the environment
- minimise the impacts of minerals development on local communities, landscape quality, built and natural heritage, and the water environment
- secure the sustainable and safe restoration, including appropriate reuse of mineral sites, at the earliest opportunity.

Sculpture Trail, Belshaw's Quarry

Strategic Policy 13
Mineral Development

The Plan will support development proposals that:

a) facilitate a sufficient supply of minerals through balancing the need for the mineral development against the need to safeguard the environment, taking account of appropriate designations

b) allow for careful exploitation of minerals

c) provide for the sustainable and safe restoration and reuse of mineral sites.

Justification and Amplification

The strategic policy for mineral development has been informed by regional and local policy, which aims to support sustainable economic growth whilst recognising the limits of our natural resources and the need to protect and improve the quality of our natural environment.

Minerals are essential to support sustainable economic growth and quality of life. It is therefore vital that there is sufficient supply of raw materials for manufacturing, construction, power generation, transportation and infrastructure.

The Council area has a diverse range of rocks and geomorphological features (See Technical Supplement 6 – Landscape Character Areas) which provide the resource for mineral development in the Council area.

There are a number of existing operational quarries in the Lisburn & Castlereagh City Council area. The Council, in consultation with the Department for the Economy[38], recognise that the extraction of minerals across Northern Ireland requires a regional approach and that the issue of supply and demand means that identifying the need for mineral development may extend beyond the geographical boundary of any one council area. In order to both protect land for mineral development and prevent damage to our most sensitive landscapes consideration is given to the regional picture.

An important aspect of the Local Development Plan is to consider the safeguarding of mineral resources which are of economic or conservation value by introducing 'mineral safeguarding areas' where there would be a presumption against further inappropriate development which may affect the mineral source. Lough Neagh and the area around Portmore Lough have lignite resources and could contain oil or gas at greater depths. This lignite deposit is a strategically significant resource albeit one that is highly unlikely to be developed in the near future.

In support of local councils, the Department for the Economy has commenced a data gathering exercise in order to enable an evidence-based approach to be developed in relation to mineral safeguarding regionally.

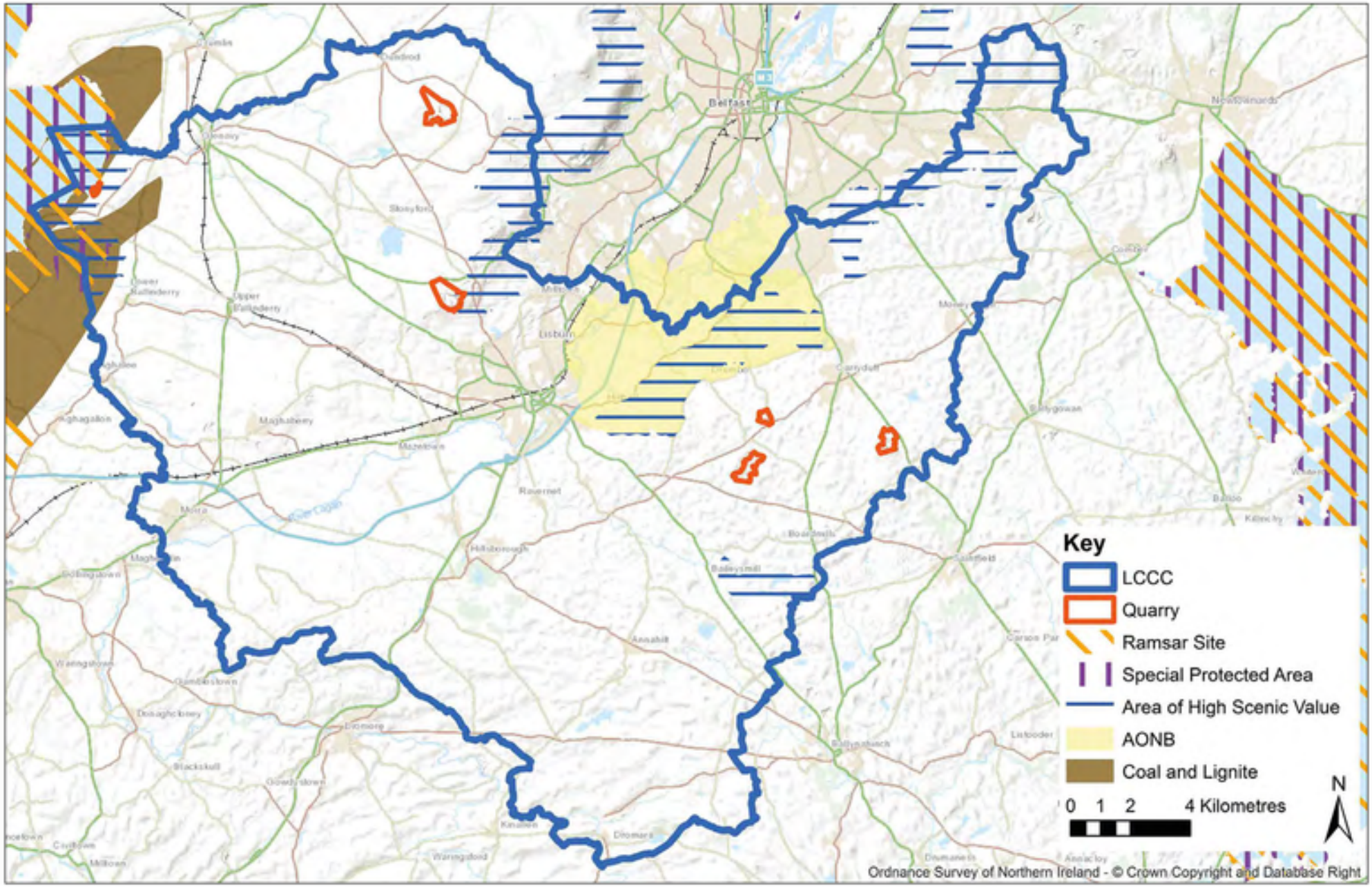
Likewise, it is acknowledged that certain sensitive areas, because of their natural heritage or scenic value, may benefit from additional protection as 'Areas of Mineral Constraint' to protect them from further mineral extraction.

The areas most at risk in terms of environmental impacts of mineral development include the existing Areas of High Scenic Value (Portmore Lough, Magheraknock Loughs, Belfast Basalt Escarpment, Craigantlet Escarpment, Castlereagh Slopes and Castlereagh Escarpment) and the Lagan Valley Area of Outstanding Natural Beauty. These high value assets in our natural environment require particular sensitivity in terms of mineral development.

Further work in identifying mineral safeguarding areas and areas of mineral constraint will be taken forward at the Local Policies Plan stage.

[38] Geological Survey of Northern Ireland (GSNI)

Map 9 Operational Quarries in Lisburn & Castlereagh City Council



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C: A Vibrant Place

Growing our City, Town Centres, Retailing and Other Uses

C: A Vibrant Place

Growing our City, Town Centres, Retailing and Other Uses[39]

Plan Objective C outlines those actions the Council will adopt to grow our city and town centres, retailing and other uses within the Council Area:

1) Promote the regeneration of our city and town centres as quality places to live, work, shop and visit

2) Promote Lisburn City Centre as a vibrant destination offering a mix of residential, shopping, employment, high-grade office development, leisure and community uses; and better transportation linking people and places

3) Support our towns and villages, encouraging appropriate retailing, offices, mixed use and housing opportunities

4) Support the role of the District and Local Centres in accordance with the retail hierarchy (figure 5, page 92)

5) Promote regeneration and reuse of existing buildings and previously developed land for mixed use development, whilst maintaining environmental quality and protecting residential amenity

6) Promote a vibrant and thriving night-time economy in our city and town centres to support economic growth, furthering opportunity for enhancing their vitality and viability.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 2 'The Economy' and Theme 4 'Where We Live'.[40]

The ambition in Theme 2 of creating a vibrant economy that works for everyone requires investment in our city and town centres to facilitate and drive inclusive economic growth. Retail and office provision along with good transport and housing will help contribute to the growth of new and existing businesses.

Theme 4 recognises that access to amenities and essential services such as workplaces, shops, places for leisure, transport, the built heritage and wild and green spaces is important in creating better places to live.

Within these themes, this Plan Strategy will directly support outcomes:

2C – New businesses and social enterprises are created and existing ones grow, employing more people.

[39] Includes cultural and community facilities, retail, leisure, entertainment and businesses (Strategic Planning Policy Statement, Paragraph 6.271)
[40] See Community Plan, pages 26-27 and 30-31

4D – We have access to essential services, shops, leisure and workplaces.

Plan Objective C will be delivered through the following strategic policies:

- **Town Centres, Retailing and Other Uses (including the Retail Hierarchy)**
- **Evening/Night-time Economy.**

Town Centres, Retailing and Other Uses

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises the importance of accessible, vibrant city and town centres which offer people more local choice for shopping, social activity and recreation.

Almost half of all Northern Ireland's net new jobs are expected to be created in the four Cities of Belfast, Derry/Londonderry, Lisburn and Newry. The reasons for this urban focus are the availability of skills, quality infrastructure and the efficiencies to be gained from the clustering of businesses in these locations.

The RDS Spatial Framework Guidance (page 52) acknowledges the important role Lisburn has within the Belfast Metropolitan Urban Area. It states that potential exists to grow the retail and high-quality office offer through the creation of employment in business services. Potential exists to grow the night-time economy and to provide flexible commercial accommodation and parks at strategic locations (outside the city and town centres) such as West Lisburn/Blaris, Purdysburn and Maze/Long Kesh.

SFG 1 recognises the important role of Lisburn City within the Belfast Metropolitan Urban Area and identifies the following specifically in relation to Lisburn:

- Lisburn City is recognised as a major employment and commercial centre with a vibrant city centre with a strong focus on retail provision and the arts, community and cultural uses. Potential exists to grow the leisure offer and create a high-quality office offer through the creation of employment in business services
- Sprucefield will continue to retain its status as a regional out-of-town shopping centre.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS acknowledges that town centres can have a positive impact on those who live, work and visit them and play an important role in fostering a sense of community and place. An appropriate scale of development can enhance the attractiveness of town centres. The overarching aim is to support and sustain vibrant town centres, with priority given to the location of retailing and other amenities in town centres.

Its regional strategic objectives in relation to town centres and retailing are to:

- secure a town centres first approach for the location of future retailing and other main town centre uses
- adopt a sequential approach to the identification of retail and main town centre uses in Local Development Plans and when decision-taking
- ensure plans and decisions are informed by robust and up-to-date evidence in relation to need and capacity
- protect and enhance diversity in the range of town centre uses appropriate to their role and function, such as leisure, cultural and community facilities, housing and business
- promote high-quality design to ensure that town centres provide sustainable, attractive, accessible and safe environments
- maintain and improve accessibility to and within the town centre.

Regional Strategic objectives in relation to economic development relevant to town centres in the SPPS encourage the promotion of sustainable economic development in an environmentally sensitive matter; promote mixed use development and integration between transport, economic development and other land uses, including housing; and ensure a high standard of quality and design for new economic development.

Lisburn City Centre Masterplan Review, 2019 (Draft)

The revised Masterplan document vision is for a thriving, well connected and welcoming regional city centre with a vibrant and independent character.

The objectives aim to provide a more vibrant and mixed use city centre, an expanded city centre, a more diverse city centre shopping offer, a more welcoming and better connected city centre and a city centre public realm of distinction. It also acknowledges the complementary role of Sprucefield and its relationship with the city centre to deliver a range of choice for consumers.

In relation to economic development, the Masterplan recognises that in order to achieve a successful city centre, there is a need to provide job opportunities. Office developments create footfall which is important to the success of the retail, hospitality and leisure sectors.

It focuses on delivering key development sites that will grow the city centre providing a critical mass which will drive future investment. It recognises the importance of business and office space to establish a thriving and vibrant city centre. There is opportunity to provide commercial office space which is well connected, with a range of unit sizes, and is attractive to businesses.

Laganbank Quarter Comprehensive Development Scheme 2015 (Draft)

This scheme's main objective is to secure a comprehensive, major mixed use scheme, which would regenerate the Laganbank Quarter area of Lisburn and enhance the city centre's regional role. The connectivity between Lisburn City and its environs is heavily promoted to take advantage of all possible social and economic benefits that new development may bring. The scheme remains a key driver in regenerating the city centre as a whole.

The aims of the scheme in relation to the city centre and retailing include:

- enhancing the retail function and overall attractiveness of the city centre
- enhancing the commercial leisure offer and generating a new driver for the evening economy

- encouraging and strengthening links between the commercial core of the city centre and the River Lagan.

The scheme recognises that Laganbank Quarter is an important catalyst for regeneration. This Quarter is a gateway into the city centre. In relation to office development it aims to:

- provide modern, flexible office space to strengthen the office accommodation offer in the city
- introduce a mix of uses to strengthen the vitality of the city centre through increased footfall
- develop high-quality landmark buildings.

West Lisburn Development Framework Review, 2018 (Draft)

Sprucefield Regional Shopping Centre forms part of this Framework, however the document recognises the linkages between Sprucefield and Lisburn City Centre, reinforcing the complementarity of uses and functions.

Castlereagh Urban Integrated Development Framework, 2014

This Framework focuses on Carryduff, Dundonald and Forestside as centres for investment, setting out a distinctive role for each.

In Carryduff the redevelopment of the shopping centre is key and a mix of uses including retail, restaurants, health uses and a library are recommended.

At Forestside a diverse range of businesses is proposed to balance the dominance of retail development. The retail function should act as a focus for expanding this centre with complementary uses. The Framework identifies Forestside and in particular Galwally House as an area which could support office development. Under this scheme a business hub was suggested with the possible creation of purpose built high specification office accommodation.

Dundonald has three main commercial nodes at Dundonald Local Centre, Comber Road Shops and Dundonald Leisure Park. The local centre should retain its retailing function supported by local service provision.

Opportunities exist to further enhance the connections between the three nodes recognising the relationship between the leisure and retailing provision.

Forestside Shopping Centre

Strategic Policy 14
Town Centres, Retailing and Other Uses

The Plan will support development proposals that:

a) promote town centres, retailing and other uses within the City and town centres to enhance their vitality and viability in accordance with their role and function in the retail hierarchy

b) support the role of District and Local Centres.

Justification and Amplification

The strategic policy for town centres, retailing and other uses, has been informed by regional and local policy, which aims to protect and enhance the range of town centre uses appropriate to their role and function, including business, leisure, entertainment, cultural and community facilities.

To ensure the vitality and viability of the existing urban centres, the Council commissioned a Retail Capacity Study[41] to inform the Plan and retail hierarchy for the Council area. This policy has been developed recognising the role of different places in terms of their scale, offering and function.

A range of town centre uses including office development is promoted within Lisburn City Centre and the towns of Carryduff, Royal Hillsborough & Culcavy and Moira. The promotion of office development supports sustainable development, urban renaissance and job creation.

Retailing in the countryside will be by exception based on an identified need only.

[41] See Technical Supplement 5 Retail Capacity Study

The Retail Hierarchy

In accordance with regional policy, the hierarchy of retailing[42] in the Council area is as follows:

Figure 5 The Retail Hierarchy

Lisburn City Centre

Lisburn City Centre has a strong retail base and the opportunity exists for small to medium scale investment reflective of its city status and strategic location. The City Centre provides excellent opportunities for mixed use development including office, entertainment and community facilities driving footfall and boosting the evening economy. The primary retail core and retail frontage are designated to provide a critical mass. The mix of uses is vital to maintaining the long-term viability and vitality of the city centre.

The Retail Capacity Study identified that any future retail development will greatly depend on maintaining and improving the infrastructure in the City Centre while supporting the retail offer with leisure and other commercial uses. The combination of these complementary uses will generate increased attraction of the public to the City Centre as a destination. Strengthening the combined retail and leisure sectors will provide the essential critical mass to compete successfully. Expanding the City Centre boundary to include the Lisburn LeisurePlex along with other extensions including Wallace Park is acknowledged in the City Centre Masterplan. It is intended to review the existing city centre boundary in full at the Local Policies Plan stage.

Town Centres – Carryduff, Moira, Royal Hillsborough & Culcavy

The towns of Carryduff, Moira, Royal Hillsborough & Culcavy provide a level and scale of service provision consummate with their place in the hierarchy and meeting the daily and weekly needs of the surrounding population.

The towns of Royal Hillsborough & Culcavy and Moira both benefit positively from a designated Conservation Area and care must be exercised when locating retail and other commercial activity in these locations.

The study indicated that for the towns of Carryduff, Royal Hillsborough & Culcavy and Moira the level of potential market interest in the future is more likely to relate to modest additions to the convenience retail offer, rather than significant comparison retail opportunities. There is scope for Royal Hillsborough & Culcavy and Moira to draw a small share of the forecast capacity in the Lisburn catchment.

In Carryduff significant further additions are likely to rely on any new town centre regeneration projects. Currently, a town centre boundary only exists for Carryduff. However it is intended to identify a suitable town centre boundary for the towns of Royal Hillsborough & Culcavy and Moira at the Local Policies Plan Stage.

[42] Excludes the Regional Shopping Centre at Sprucefield

District Centre - Forestside

The District Centre of Forestside provides an important role in the retail hierarchy, offering convenience and choice in a highly accessible location. It co-exists with other centres and fulfils a complementary role to those services provided across the Council area.

The study forecasted that retail capacity in the Forestside catchment would support modest additions to the comparison retail offer.

Consideration of a possible extension to the District Centre boundary to consolidate and strengthen its role, focusing on the mix of office and retailing uses, will be considered at the Local Policies Plan stage.

Local Centre - Dundonald

A Local Centre is designated at Dundonald providing shoppers with accessible convenience and non-bulky comparison shopping close to where they live. It is located on a main bus route with the Glider service operating from Dundonald Park and Ride, and is accessible by public transport.

The study forecasted very minor levels of spare capacity for convenience which could support small shop developments and extensions, with similar predictions for comparison expenditure.

Consideration of Dundonald's status as a possible town centre, and its associated designation, will be considered at the Local Policies Plan stage.

Villages and Small Settlements

In the Council area, there are thirteen villages and thirty three small settlements. Whilst the opportunity for retailing may be limited owing to the scale of these settlements, preference will be given to these locations where a local need has been identified and can be accommodated. Small retail operations can be at the core of sustaining these places and may have other complementary functions such as a community meeting place maintaining a sense of local community.

Office Development

The Council commissioned an Office Capacity Study[43] to inform the Plan Strategy. Its recommendations in relation to future office supply identified:

- development opportunities such as flexible offices within Lisburn City Centre itself to be prioritised (as a means of assisting with the regeneration of the City Centre)
- within the existing towns and villages, office growth will cater for its own market needs and circumstances
- the potential for future development on the existing site at Forestside to meet the criteria of modern, high-quality office accommodation, should be further considered at the Local Policies Plans stage.

[43] See Technical Supplement 4 Office Capacity Study

Evening/Night-Time Economy

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS aims include supporting strong, sustainable growth; supporting our towns, villages and rural communities to maximise their potential; promoting development which improves the health and well-being of communities.

Regional Guidance (RG6) seeks to develop integrated services and facilities, foster a stronger community spirit and sense of place, and encourage mixed use housing. Supporting urban and rural renaissance is the focus of (RG7) which recognises that regeneration is necessary to create more accessible, vibrant city and town centres which offer people more local choice for shopping, social activity and recreation.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The core principles of the SPPS are also relevant to growing the evening/night-time economy. These include improving health and well-being; creating and enhancing shared space; supporting sustainable economic growth; supporting good design and positive place making; and preserving and improving the built and natural environment.

In particular, place-making seeks to enhance the unique qualities of a place involving a collaborative approach that recognises the value of cooperating and communicating with people that use a place.

Paragraph 4.33 of the SPPS states that successful place-making promotes accessibility and inclusivity for all, and acknowledges the importance of creating hospitable and safe places, the contribution that vibrancy, adaptability and diversity of use can make to the viability of place and how it will endure into the future.

Lisburn City Centre Masterplan Review, 2019 (Draft)

Part of the vision for the Masterplan is to create a new driver for the night time economy. This is predicated on the growth of the leisure sector and the connectivity with the leisure park. One of the regeneration objectives is the revitalisation of Market Square and several key civic events have already taken place in this shared space.

Another objective is to improve the leisure, visitor and evening economy. The increase in the hospitality sector and hotel provision, particularly in Lisburn Square, is encouraged. Increasing footfall, encouraging a more diverse range of restaurants and shops will enhance the city centre as a place to visit for food, entertainment, shopping or leisure.

Laganbank Quarter Comprehensive Development Scheme 2015 (Draft)

The works proposed in this scheme include accessibility principles and to this extent it states that there should be 24 hour pedestrian access to facilitate both the evening and day-time economies of the city linked to public transport provision. Within the land use proposals for the scheme it encourages a diverse range under the heading of leisure/ hospitality. The provision of additional leisure uses such as a hotel would contribute significantly to the evening economy and support the development of other leisure proposals. The concept of shopping as a leisure activity is also recognised.

Castlereagh Urban Integrated Development Framework

The vision for the three areas of Carryduff, Dundonald and Forestside is to see each fulfilling its own unique role and to provide a focus and sense of belonging for residents. An example of this is the proposal to create

a public space in Carryduff which can host community events as part of its redevelopment. A mix of uses is promoted at all these locations to create a sense of vibrancy irrespective of the time of day. Public realm and shop front improvements are suggested ways to raise a sense of civic pride in these areas.

Lisburn LeisurePlex

Strategic Policy 15
Evening/Night-time Economy

The Plan will support development proposals that:

a) promote the City and Town Centres as the main locations for growing the evening/ night-time economy, to enhance their vitality and viability

b) encourage regeneration in the city and town centres to help develop a vibrant and accessible shared space

c) promote sustainable tourism, leisure and culture facilities appropriate to their location.

Justification and Amplification

The strategic policy has been informed by regional and local policy which aims to create more accessible, vibrant city and town centres and support positive place-making.

Securing a thriving and vibrant evening/night-time economy is fundamental to the success and future growth of Lisburn City Centre and makes an important contribution to the overall economic growth of the area.

The evening and night-time economy has grown exponentially over the last decade and includes a multitude of activities within the hospitality sector. This sector (which includes the provision of accommodation, meals and drinks for both residents and tourists) is inextricably linked to the wider commercial leisure sector of the economy which is focused on individuals increasing leisure time and disposable income.

Major investment has been made in upgrading the public realm of Lisburn City Centre and this continues through projects such as 'Lisburn Linkages' creating improvements to the linkages and connectivity between key developments at Castle Gardens, Market Square and Bow Street Mall.

Upgrading of the public realm in other locations across the Council is also underway which is vital in building a sense of place and fostering a sense of civic pride. This also provides a sense of safety through an increase in the overall footfall, appropriate lighting and surveillance due to an increase in business activity, which leads to an enhanced shared space allowing for wider usage.

The Council has promoted many evening events from the 'Lisburn Light Festival' at Christmas to cultural events and markets. Lisburn City Centre has considerable potential to develop the evening arts and culture offer by capitalising on the influx of visitors to the Island Arts Centre, the Irish Linen Centre and Lisburn Museum and Lisburn LeisurePlex. Opportunity exists to further strengthen the role of the City Centre by providing closer linkages between the leisure and entertainment offer at the LeisurePlex. This will be assessed further at the Local Policies Plan stage.

The evening and night-time economy can lead to the regeneration of neighbouring areas through city centre residential living. The development of new residential accommodation and hotels within Lisburn City Centre in particular, would boost the development of a night-time economy allowing for further growth.

The historic towns of Royal Hillsborough & Culcavy and Moira offer a range of facilities, including local shops, restaurants and bars in a high-quality built environment, which help sustain a vibrant evening and night-time economy. Independent stores, built around a

niche and unique retail offer, provide interest and choice. Opportunity also exists to tap into the emerging tourism market, particularly in Royal Hillsborough.

A new Carryduff Town Centre has the potential to develop its evening and night-time economy through the provision of retailing units, restaurants/bars and entertainment venues. The redevelopment of Carryduff Shopping Centre is key, providing a renewed focus for shoppers and residents and enhancing the existing town centre.

Eastpoint Entertainment Village in Dundonald is a hub of restaurants and entertainment venues which appeal to both local residents and visitors alike.

In growing the evening and night-time economy, the Council wants to encourage the provision of a range of retail, commercial and cultural venues alongside new hotel development and restaurants/bars in the most appropriate locations which are sensitively located within the existing city and town centres, taking cognisance of their setting and respecting surrounding uses.

Providing a mix of uses within the City and town centres can help to grow the evening/ night-time economy, create jobs and enhance the historic environment through regenerating previously unused buildings. There is considerable opportunity for these to be developed further, and to offer greater diversity attracting a wider age range of people through promotion of the arts, culture and leisure activities.

Promotion of such opportunities is facilitated by the relevant operational policies contained in Part 2 of the Plan Strategy.

D: An Attractive Place

Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

D: An Attractive Place

Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

Plan Objective D outlines those actions the Council will adopt to drive sustainable tourism, open space, sport & recreation within the Council area:

1) Support and develop tourism infrastructure as a key growth area

2) Facilitate tourism development whilst protecting heritage assets, encouraging development in appropriate locations, including a wide range of tourist accommodation

3) Safeguard key tourism/recreation assets from inappropriate development

4) Support the recreation and leisure offer to grow in a sustainable manner

5) Protect and enhance open space recognising its value in promoting health and well-being and resolving flood issues through the introduction of sustainable urban drainage infrastructure

6) Support and encourage accessibility to open space including the Lagan Valley Regional Park and Lagan Navigation as key assets within the Council area.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 1 'Children and Young People'; Theme 2 'The Economy'; Theme 3 'Health and Well-being'; and Theme 4 'Where We Live'.[44] Theme 1 focuses on the relationship between what happens in the earliest years of life and future experience of health and well-being, with emphasis on ensuring children and young people enjoy good physical and mental health.

The ambition for economic growth and vibrancy in Theme 2 includes a focus on increasing the number of domestic and international tourists visiting Lisburn and Castlereagh. Theme 3 empowers citizens to live healthier, providing access to green spaces and countryside and encouraging physical activity.

Theme 4 moves to ensure citizens have access to amenities, essential services and leisure facilities, balanced with protecting and enhancing the environment both now and in the future.

[44] See Community Plan, pages 24-31

Within these themes, this Plan Strategy will directly support outcomes:

1E – Children and young people are physically active and enjoy good mental health.

2D – There is growth in tourism based on our natural and historic assets with a focus on international visitors.

3C – People of all ages are more physically active more often.

3D – There is good access to countryside and other green spaces for everyone.

4A – The built and natural environment is protected and enhanced.

4D – We have access to essential services, shops, leisure and workplaces.

Plan Objective D will be delivered through the following strategic policies:

- **Tourism**
- **Open Space, Sport & Outdoor Recreation.**

Tourism

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS seeks to promote a sustainable approach to the provision of tourism infrastructure (RG4) through promoting an approach that safeguards tourism infrastructure while benefiting society and the economy; improving facilities for tourists in support of Tourist Signature Destinations[45] and encouraging environmentally sustainable tourism development.

It acknowledges that investment in tourism brings new facilities to the city, towns and rural communities and provides opportunity to maximise environmental and heritage assets. It also recognises that our built heritage is a key tourism and recreational asset and can make a valuable contribution to our tourism economy.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that tourism makes a vital contribution to the economy in terms of the revenue it generates, employment opportunities and the potential it creates for economic growth. Tourism can improve existing assets and provide infrastructure for both local

Moira Demesne

[45] Tourist signature destinations are projects that standout as world-class visitor experiences at unique tourist destinations in Northern Ireland

people and tourists supporting the vibrancy of our culture and heritage and sustaining communities.

The Executive identifies tourism as one of the building blocks to underpin its priority of growing a sustainable economy and investing in the future. Sustainable tourism development (including tourist accommodation and amenities) is brought about by balancing the needs of tourists and the tourism industry whilst conserving the tourism asset.

The aim of the SPPS in relation to tourism is to manage the provision of sustainable and high-quality tourism developments in appropriate locations within the built and natural environment.

Its regional strategic objectives in relation to tourism are to:

- facilitate sustainable tourism development in an environmentally sensitive manner
- contribute to the growth of the regional economy by facilitating tourism growth
- safeguard tourism assets from inappropriate development
- utilise and develop the tourism potential of settlements by facilitating tourism development of an appropriate nature, location and scale
- sustain a vibrant rural community by supporting tourism development of an appropriate nature, location and scale in rural areas
- ensure a high standard of quality and design for all tourism development.

Draft Northern Ireland Tourism Strategy 2020

The Draft Tourism Strategy for Northern Ireland 2020 was published for consultation in March 2010. It sets out the principles of sustainable tourism and the basis for growing the tourism sector by identifying five critical success factors – earning more from visitors; investing in development; targeted marketing; policy support from government and industry leadership. The draft strategy aims to support tourism stakeholders in the production and delivery of tourism projects in their local area through working collaboratively.

A revised draft Tourism Strategy is currently being developed that will set the future direction for tourism within the context of a refocused Economic Strategy, however the absence of Ministers has delayed public consultation and the finalisation of the draft strategy. Consideration is now being given to extending the draft Tourism Strategy period to 2030 to align with the draft Industrial Strategy, published by the Department for the Economy in January 2017.

Lisburn & Castlereagh City Council Tourism Strategy, 2018

The Council's Tourism Strategy (February 2018) is a blueprint for developing tourism across the Council area and is summarised in the Council's Vision for Tourism, 2018-2022. It identifies several development priorities including:

- Hillsborough – founded on Historic Royal Palaces major investment in Hillsborough Castle and Gardens, the Old Fort and Courthouse; the village itself; Hillsborough Forest Park and its facilities; and encouraging an events programme and visitor accommodation
- Lisburn Historic Quarter – potential to develop a new hotel, relocation of The Island Arts Centre to Castle Street and relocation of the Irish Linen Centre and Lisburn Museum to more suitable premises
- Moira – as a 'foodie' destination
- Down Royal Racecourse – including the need for a quality hotel development in the surrounding area

- Maze Long Kesh (MLK) and a new National Museum – significant opportunity exists to enhance the transformational scope of MLK

- Lagan Valley Regional Park and Navigation – providing further local and wider opportunities to attract tourism to this natural resource. It includes the Discover Waterways Lisburn Project which proposes restoration of the Lagan Navigation heritage and buildings and restoration of Union Locks

- Castlereagh Hills and Dundonald International Ice Bowl – whilst this area is topographically challenged it benefits from the popular National Trust walkway at Lisnabreeny. Significant renewal plans are underway for Dundonald International Ice Bowl which will provide a major leisure asset with tourism potential. Other proposals include revamping the caravan park, and possible development of a budget hotel.

Lisburn City Centre Masterplan Review, 2019 (Draft)

The document seeks to ensure that Lisburn plays a significant role within the region by developing a range of facilities and attractions expected of a regionally significant city. The need to develop 200 hotel bedrooms and explore future opportunities with respect to the evening/night-time economy is emphasised.

The Masterplan recognises that public realm improvements could be linked to areas around the Cathedral and Castle Gardens and on to the Island Civic Centre to provide an attractive walking route through the City Centre and ultimately reconnect the city with the River Lagan.

Laganbank Quarter Comprehensive Development Scheme 2015

This scheme sets out the former Department for Social Development (now Department for Communities) proposals for redevelopment of the Laganbank Quarter, which includes land on both sides of the River Lagan as it flows through Lisburn City Centre. The aims of this scheme in relation to tourism, open space and recreation are:

- comprehensive and integrated redevelopment of the Laganbank Quarter

- maximising and capitalising on the undeveloped riverside location

- enhancement of the overall attractiveness of the City Centre

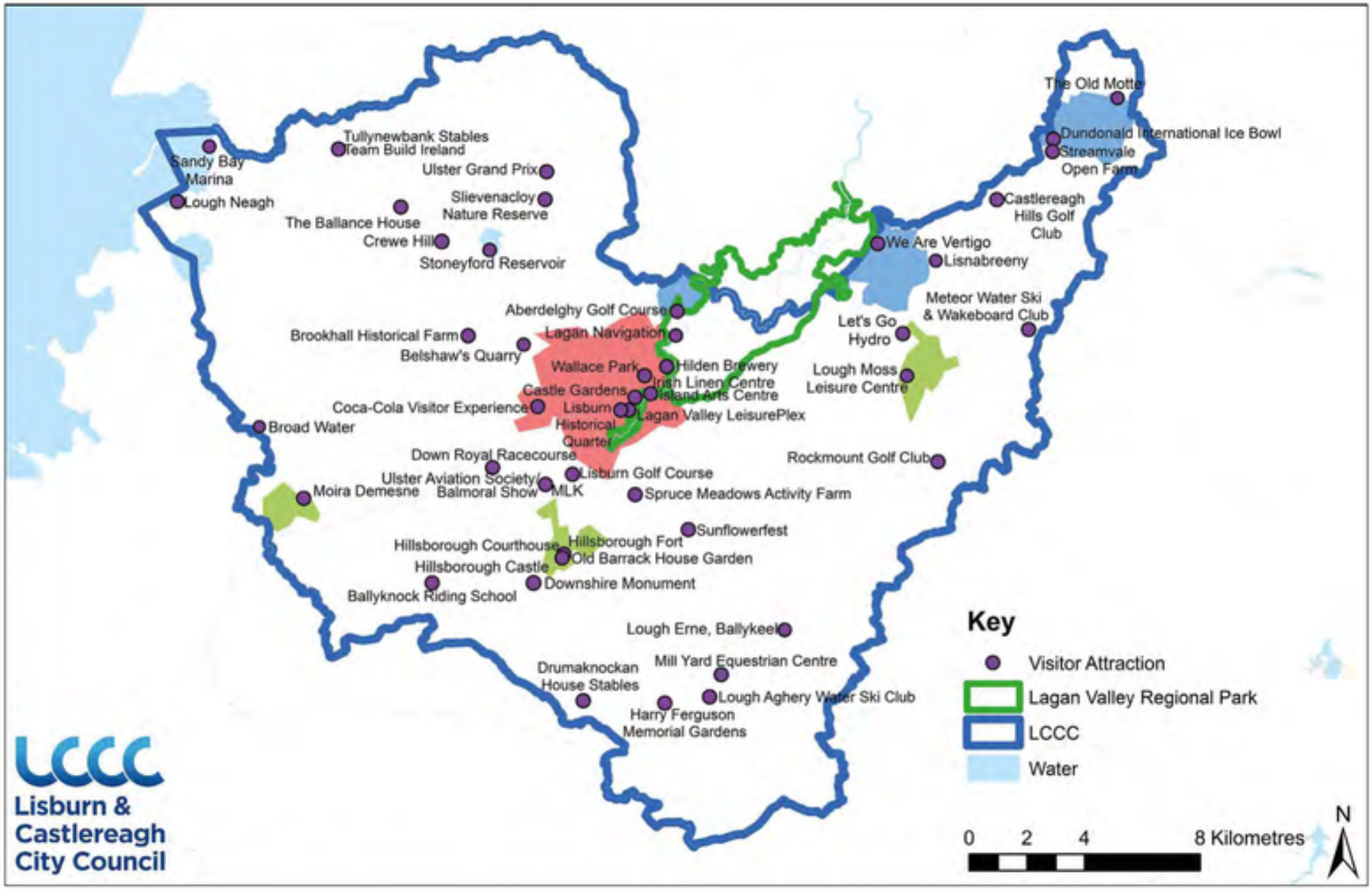
- major environmental and public realm improvements in the surrounding streets and public spaces.

Castlereagh Urban Integrated Development Framework, 2014

This document focuses on the commercial centres of Carryduff, Dundonald and Forestside, setting out a long-term, high-level vision up to the year 2022. It considers how to achieve improvements to the appearance of areas, pedestrian linkages and accessibility as well as proposals for Dundonald Leisure Park and the provision of a tourist standard hotel. Map 11 provides an overview of the Council's existing tourism assets and amenities across the Council area.

Main Street, Moira

Map 11 Overview of Tourism Assets and Amenities



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Strategic Policy 16
Tourism

The Plan will support development proposals that:

a) promote a sustainable approach to tourism development and accommodation across the district

b) safeguard key tourism assets

c) provide further opportunities for tourism growth having regard to the environment recognising its contribution to economic development, conservation and urban regeneration.

Justification and Amplification

The strategic policy for tourism has been informed by regional and local policy which aims to manage tourism development through identifying appropriate opportunities and safeguarding tourism assets from harmful development. This strategic policy seeks to facilitate sustainable tourism growth that is reflective of wider government tourism initiatives.

The Council area has a rich variety of historic, architectural and industrial heritage. The Council recognises the contribution of its built heritage in supporting the growth of tourism, culture and leisure activities and seeks to encourage appropriate initiatives to support sustainable tourism in key locations.

The development of Hillsborough Castle, managed by Historic Royal Palaces, is a unique key tourism asset within the district which is attracting visitors worldwide. In 2017, Hillsborough Castle and Gardens attracted 17,000 visitors, an increase of 17% on the number of visitors in 2016.[46] A multi-stage project, has been rolled out in 2019 including opening Hillsborough Castle daily to visitors, as opposed to only on selected days of the year. This project also included the creation of a new café, interpretative and visitor information centre, meeting spaces for groups and the restoration of the Castle's gardens.

The tourism potential of Royal Hillsborough will be further enhanced by the Council's proposals for the development of Hillsborough Forest Park and improvements to the public realm in Hillsborough Conservation Area, with its rich array of high quality buildings dating to the 18th and early 19th Centuries.

The tourism potential of Royal Hillsborough in association with Historic Royal Palaces development of the Castle will continue to be a key focus, requiring a sustainable approach which respects the historic setting and historic park, garden and demesne.

In terms of tourism accommodation, the Council is keen to attract a range of hotels which will meet demand, taking account of the local context and setting. Recent approvals have been granted for hotels including one adjacent to Lisburn LeisurePlex and Lisburn Square, identifying hotel development as a growing area.

The Council area has a wealth of tourism assets and amenities (see Map 11) which provide a diverse range of attractions for residents and visitors alike. Opportunities to expand the tourism industry across the Council area can attract investment, jobs and visitors, however these opportunities must be balanced against safeguarding existing assets from unnecessary or inappropriate development and the wider need to respect our historic and natural environments.

The Lagan Valley Regional Park (LVRP) is a unique tourism/recreation asset that requires protection for future generations. Approximately two thirds of the LVRP and the Lagan Valley Area of Outstanding Natural Beauty (AONB) is situated within the Council area. It is a significant recreational resource

[46] Source: Tourism NI

with mature woodland, agricultural fields and grassland. It comprises some small settlements and is part of the buffer between the built edge of Belfast and Lisburn.

Whilst the majority of the LVRP is in agricultural use, there are areas within the Settlement Development Limit of Lisburn City which consist of amenity parklands and casual recreation areas on the Lagan river corridor. These recreation areas make a monetary contribution to the enjoyment of the LVRP, as well as playing a vital role in sustaining the well-established parkland character.

The LVRP welcomed 1.3 million visitors in 2018, making it the number one Country Park, Forest & Garden destination in Northern Ireland.[47] Opportunity exists to further enhance its tourism/recreational potential by identifying additional nodes along the River Lagan for the provision of seating, picnic areas, lighting, signage, public art, footbridges, pathways and viewpoints of an appropriate scale and location provided they visually integrate into the Park. These opportunities will be further explored at the Local Policies Plan stage.

The Lagan Navigation is also a key tourism/ recreation asset, with 'Discover Waterways Lisburn' canal project-led approach by the Council in partnership with the Lisburn Navigation Trust, which seeks to reopen the Lagan Navigation from Belfast to Lisburn. The project consists of the potential restoration of the 27 mile route from Belfast Harbour through Lisburn and on to Lough Neagh. It boasts the only flight of four locks in the Irish Waterway Network, and its reopening would create opportunities for water-based tourism, outdoor recreation, in addition to contributing to the hospitality and leisure industries.

In addition to safeguarding existing tourism assets, opportunities may arise for further tourism proposals as a result of regeneration initiatives. The promotion of appropriate tourism proposals are supported by the Council's Tourism Strategy, subject to their compliance with the operational planning policies contained in Part 2 of the Plan Strategy. Proposals should clearly demonstrate a sustainable approach to development and that there is no detriment to existing tourism assets, the well-being of our citizens or the historic and natural environment.

[47] http://www.nisra.gov.uk/publications/visitor-attraction-survey-publications

Open Space, Sport & Outdoor Recreation

Policy Context

Regional Development Strategy 2035 (RDS)

The RDS recognises the importance of accessible green infrastructure, the network of natural and semi-natural features within and between our city, towns and villages, and the benefits it offers not only to people but to urban and rural renaissance and the overall improvement to the environment.

The guidance as set out in Regional Guidance (RG7) 'Supporting urban and rural renaissance' promotes recreational space within cities, towns and neighbourhoods, and advises that new developments or plans should make provision for adequate green and blue infrastructure.[48]

Regional Guidance (RG11) seeks to conserve, protect and, where possible enhance our natural environment and the biodiversity it contains. Ecological networks should be identified, established, protected and managed, this can often be linked to the retention or provision of green and blue infrastructure. Green and blue infrastructure also serves the purpose of mitigating against the adverse effects on the surrounding man-made environment.

In addition the Spatial Framework guidance (SFG5) highlights the importance of community greenways as part of the network of open spaces in the Belfast Metropolitan Urban Area. Such greenways provide opportunities to link walking and cycling routes to heritage assets and other areas of recreational interest.

These networks present an opportunity to promote the health and well-being of those living in the Council area, particularly those living in urban areas.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS requires the Council, in developing this Plan Strategy, to bring forward an Open Space Strategy that reflects the aim, objectives and policy approach of the SPPS. Adequate provision for open space should be identified in the Local Development Plan, informed by an assessment of existing open space provision and future needs, and by liaising with other interested bodies.

Its regional strategic objectives in relation to open space, sport and outdoor recreation are to:

- safeguard existing open space and sites identified for future such provision
- ensure that areas of open space are provided as an integral part of new residential development and that appropriate arrangements are made for their management and maintenance in perpetuity
- facilitate appropriate outdoor recreational activities in the countryside that do not negatively impact on the amenity of existing residents
- ensure that new open space areas and sporting facilities are convenient and accessible for all sections of society, particularly children, older people and those with disabilities
- achieve high standards of siting, design and landscaping for all new open space areas and sporting facilities
- ensure that the provision of new open space areas and sporting facilities is in keeping with the principles of environmental conservation and helps sustain and enhance biodiversity.

[48] Green infrastructure includes parks and green spaces; blue infrastructure includes ponds, streams and lakes

West Lisburn Development Framework Review, 2018 (Draft)

This Framework in relation to open space, sport and recreation identifies the objective to increase sport, recreation and leisure activity in the West Lisburn area, with a particular focus on the River Lagan Corridor.

It recognises that leisure, recreation and sport are important social and economic activities for the city and can generate a wide range of local business and employment opportunities in this sector.

Sport Matters – The NI Strategy for Sport and Physical Recreation 2009-2019

Delivered by Sport NI, working in partnership with the former Department of Culture, Arts and Leisure (now the Department for Communities) the strategy sets out a new sporting vision of a culture of lifelong enjoyment and success in sport. A number of key strategic priorities of this publication aim to deliver a range of sporting outcomes and support the wider social agenda in areas such as education, health, the economy and the development of communities over the period 2009-2019.

Active Places Research Report 2009 and 2014 Update

Sport NI has assessed the adequacy of existing sports facilities and identifies the need for new provision in Northern Ireland through its Active Places Research Report 'Bridging the Gap' (2009). The report identifies existing sports facility provision in Northern Ireland and presents a number of areas for concern regarding the current condition of these facilities including; location, quantity, quality, condition, specification, accessibility and universal access.

Play and Leisure Statement for Northern Ireland

This policy statement produced by the Office of the First Minister and Deputy First Minister in 2011, aims to improve current play and leisure provision for all children and young people aged 0-18 years.

Council Playability Audit of Existing Fixed Play Provision

The Council commissioned a Playing Pitch Strategy in 2016 that allowed the Council to make informed planning decisions regarding pitch provision, assisted with the targeting of financial investment and the planning of the delivery of sports development programmes.

The Playing Pitches Strategy was preceded by a detailed Audit in September 2015 which provided a record of playing pitches and ancillary accommodation in the ownership of Lisburn & Castlereagh City Council.

Lisburn & Castlereagh Local Biodiversity Action Plan (LBAP)

The LBAP launched in 2018 provides an overview of priority sites including key habitats and species within the Council area which have been identified for conservation and enhancement through partnership working.

Lagan Valley Regional Park Five Year Management Plan 2017-2022

The Lagan Valley Regional Park (LVRP) 5 Year Management Plan follows the framework laid out in the LVRP 10 Year Strategic Vision, focusing on 6 key themes. The Plan takes into consideration the priorities and main objectives of the wider UK and Northern Ireland governments and the other main Regional Park stakeholder partners.

Strategic Policy 17
Open Space, Sport and Outdoor Recreation

The Plan will support development proposals that:

a) protect and enhance existing open space and provide new open space provision

b) support and protect a network of accessible green and blue infrastructure

c) support and promote the development of strategic and community greenways.

Justification and Amplification

The strategic policy for open space, sport and outdoor recreation has been informed by regional and local policy and recognises the positive benefits of sport and outdoor recreation on both the physical and mental health of our community. The Local Policies Plan will identify existing areas of open space and potential new areas requiring protection as part of the future open space provision.

Open space is not only used for exercise and relaxation purposes, it can significantly enhance the character of an area and improve quality of life by providing important green lungs, visual breaks from development, flood risk mitigation and protection of wildlife/ habitats in urban areas. Its benefits are widespread and can further opportunities for regeneration and tourism, for example, enhancement of the public realm within urban areas and linkages to green/blue spaces.

The Council owns and maintains a large variety of open space, sport and outdoor recreational areas throughout the Council area. There are also privately-owned playing fields and other recreational open spaces, including those areas within the education sector, and grassland areas, glens, parks, walkways and amenity green space provided within housing areas.

The Council commissioned a review of all existing open space[49] as part of preparing the Plan Strategy. The review not only identifies existing facilities but highlights future needs in terms of the provision of quality open space, sport and outdoor recreational facilities in the Council area. This review includes an Open Space Strategy, which is currently under consideration by the Council.

Further detail is provided on Map 12 and Technical Supplement 7 Open Space Review.

The operational planning policies contained in Part 2 of the LDP will require, where necessary, the provision of open space appropriate to the nature and scale of development proposals.

Green and blue infrastructure are important elements of open space provision that can facilitate opportunities for walking and cycling, connecting people and places with improved accessibility whilst reducing reliance on the use of the private car. The Local Development Plan will support adequate provision and protection of a network of accessible green and blue infrastructure which, in addition to connecting places, will enhance open spaces and their associated natural habitats in and around the settlements.

Strategic Greenways have evolved from the Northern Ireland Government Greenway Strategy[50] which over a 25 year period seeks to create 1,000 kilometres of routes. These are split into 'Primary' routes for long distance and strategic connectivity, and 'Secondary' routes for more local access-style projects.

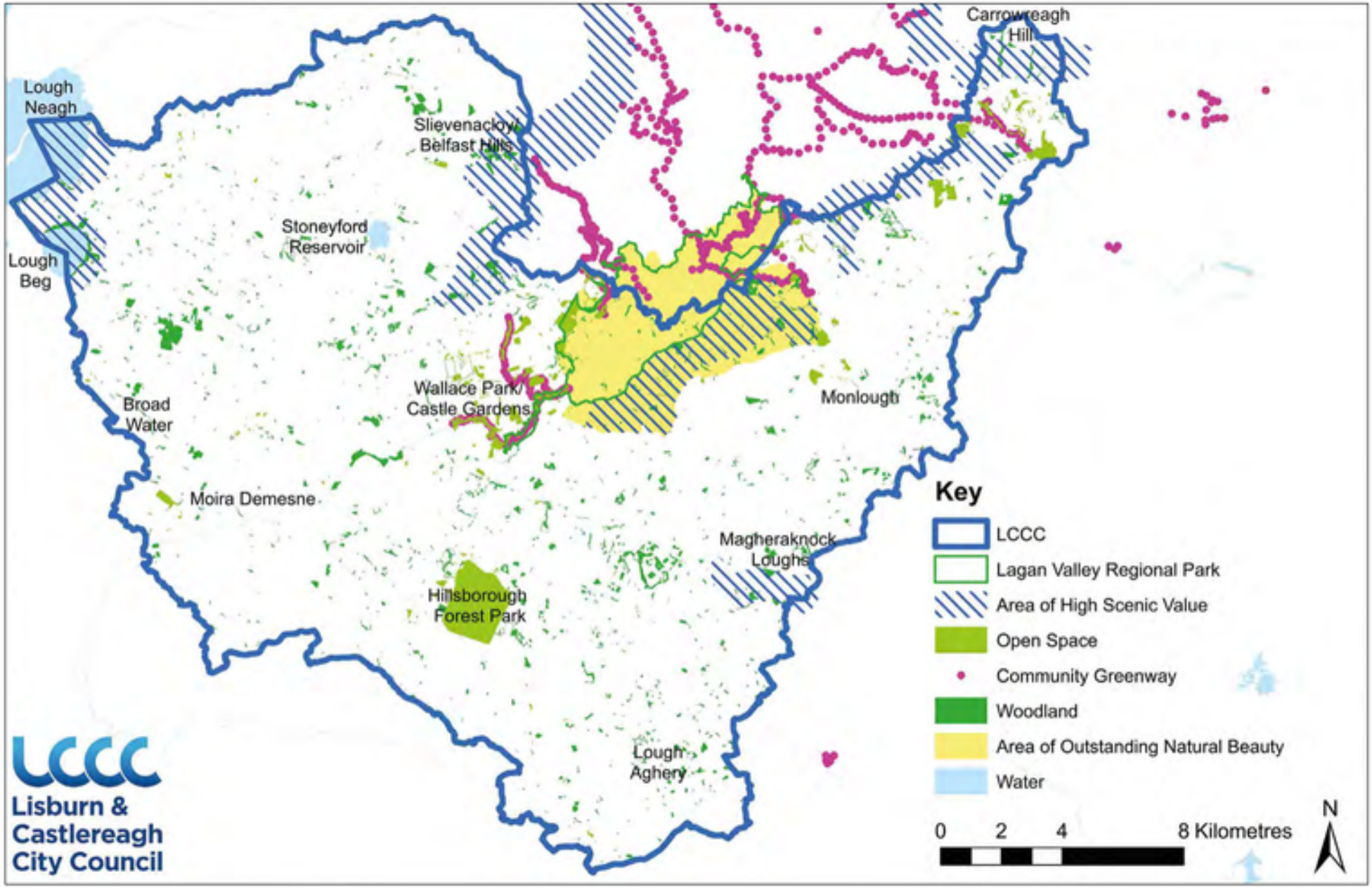
Further detail on these Strategic Greenways is provided at Chapter 4F Transportation Infrastructure.

[49] Technical Supplement 7 Open Space Review
[50] Explore, Enjoy: A Strategic Plan for Greenways (Department for Infrastructure) November 2016

Community Greenways seek to re-establish links between the countryside and urban areas of open space such as parks, playing fields and natural areas to create a network of urban open spaces. These local-scale community greenways provide places for recreation and exercise alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly-owned open space and private land are included, even where public access is not permitted. Such green space can provide important linkages and visual amenity within the urban area.

Community Greenways provide a recreational link; an ecological/environmental linkage; or offer a source of visual/recreational amenity. These designations are carried forward from the existing development plan, however further work in reviewing existing and future community greenways will be undertaken as part of the Local Policies Plan.

Map 12 Lisburn & Castlereagh City Council Open Space



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E: A Green Place

Protecting and Enhancing the Historic and Natural Environment

E: A Green Place

Protecting and Enhancing the Historic and Natural Environment

Plan Objective E outlines those actions the Council will adopt to protect and enhance the historic and natural environment within the Council area:

1) Protect our historic and natural environment, recognising their contribution to sustainable communities, economic growth, sustainable transport and health and well-being

2) Protect, conserve and enhance our historic environment, optimising use of brownfield sites and promoting heritage-led regeneration

3) Recognise the value of our Conservation Areas and Areas of Townscape/Village Character as important heritage assets

4) Shape our places, the quality of new buildings and our town and village centres by promoting good design and maximise benefits to communities

5) Protect our natural heritage assets and promote their sensitive reuse to help create a sense of place

6) Ensure new development does not cause harm to biodiversity and other natural resources such as air, water and soil

7) Protect and enhance our designated natural heritage assets including the Lagan Valley Regional Park and Area of Outstanding Natural Beauty (AONB) and other high-quality landscapes such as Areas of High Scenic Value (AoHSV) and secure, through appropriate designations, to ensure they remain unspoilt for future generations.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 4 'Where We Live' and Theme 5 'Our Community'.[51]

The ambitions in Theme 4 of growing the economy, delivering an appropriate mix of housing and providing retail space in our towns and cities require us to be sensitive to the surrounding environment, all the while informed by an understanding of sustainable development as meeting the needs of current generations without compromising the ability of future generations to meet their own needs.

Theme 5 looks to facilitate and increase the involvement of people in the everyday life of the community, empowering them to participate in decisions that affect them and to be actively engaged with community planning partners in delivering local services and managing local assets including the built and natural environment.

[51] See Community Plan, pages 30-33

Within these themes, this Plan Strategy will directly support outcomes:

4A – The built and natural environment is protected and enhanced.

5C – There is community ownership and management of local assets and facilities.

Plan Objective E will be delivered through the following strategic policies:

- **Protecting and Enhancing the Historic Environment and Archaeological Remains**
- **Protecting and Enhancing Natural Heritage.**

Historic Environment and Archaeological Remains

Policy Context

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG11) of the RDS states that society should 'conserve, protect and, where possible, enhance our built heritage and our natural environment'. To this end, RG11 recognises the valuable contribution of the historic environment to the environment, economy and society. This is achieved through identifying, protecting and conserving the built heritage including archaeological sites, monuments and historic buildings; identifying, protecting and conserving the character and built heritage assets within cities, towns and villages; and maintaining the integrity of built heritage assets, including historic landscapes.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS aims to manage change in positive ways so as to safeguard that which society regards as significant whilst facilitating development that will contribute to the ongoing preservation, conservation and enhancement of these assets.

Its regional strategic objectives in relation to archaeology and built heritage are to:

- secure the protection, conservation and where possible, the enhancement of our built and archaeological heritage
- promote sustainable development and environmental stewardship with regard to our built and archaeological heritage
- deliver economic and community benefit through conservation that facilitates productive use of built heritage assets and opportunities for investment, whilst safeguarding their historic or architectural integrity.

Lisburn City Centre Masterplan Review, 2019 (Draft)

The main aim of the Masterplan is the rejuvenation of Lisburn City Centre. The renovation and re-use of buildings is promoted along with a decluttering of the streetscape to improve the pedestrian experience. This is focused on the historic core of Lisburn City in order to help maintain the existing cultural and historic feel of the City.

Lisburn Historic Quarter Development Strategy 2011-2021

A strategy for Lisburn Historic Quarter was developed in 2011 covering the period up to 2021. Lisburn Historic Quarter Strategy fits within the overarching vision of the Lisburn City Centre Masterplan which promotes Lisburn City Centre as 'A regional city with a historic heart'.

To implement this vision, the Lisburn Historic Quarter Strategy identified five strategic themes with associated actions as priorities going forward including investment and development; access, environment and heritage; employment and wealth creation; tourism, culture, arts and creative industries and civic pride and community engagement.

The strategy places emphasis on promoting heritage restoration as a value adding economic activity and the promotion of the historic quarter.

Laganbank Quarter Comprehensive Development Scheme 2015

A major objective of this scheme is the regeneration of an area of strategic significance in the city centre. The area that the scheme covers includes part of Lisburn Conservation Area and is also in the vicinity of several key listed buildings. This scheme carries through the guiding principles of the Lisburn Historic Quarter Development Strategy which seeks to secure and promote its physical and economic regeneration.

Strategic Policy 18 Protecting and Enhancing the Historic Environment and Archaeological Remains

The Plan will support development proposals that:

a) protect and enhance the Conservation Areas, Areas of Townscape Character and Areas of Village Character

b) protect, conserve and, where possible, enhance and restore our built heritage assets including our historic parks, gardens and demesnes, listed buildings, archaeological remains and areas of archaeological potential

c) promote the highest quality of design for any new development affecting our historic environment.

Justification and Amplification

The strategic policy for protecting and enhancing the historic environment and archaeological remains has been informed by regional and local policy which aims to facilitate appropriate development to secure our heritage for future generations.

Conservation can play a key part in promoting economic prosperity which in turn can help secure attractive living and working environments. The Council benefits from a range of historic environment designations outlined as follows:

Conservation Areas

Conservation Areas are spaces of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Council's three Conservation Areas are:

- Lisburn Conservation Area - an attractive largely 17th and 18th Century streetscape which provides a focus for the physical and economic regeneration of the area

- Hillsborough Conservation Area – Hillsborough has been described as one of the most interesting small towns in Ireland and owes much to its position between the open parklands and lakes surrounding Hillsborough Castle to its juxtaposition with Hillsborough Fort

- Moira Conservation Area - Moira is characterised by a broad main street flanked by mainly terraced Georgian buildings. The form and design of these buildings create its distinctive and appealing character.

It is important that these Conservation Areas are protected and enhanced, recognising their contribution economically, socially, and environmentally. The regeneration of dilapidated buildings and vacant sites within Conservation Areas provide the means of urban regeneration to promote economic vitality and sustainable growth.

Areas of Townscape and Village Character

There are certain areas within our cities, towns and villages which exhibit a distinctive character based on their historic built form or layout. Whilst some of these have merited statutory designation as Conservation Areas, others are identified as areas of townscape or village character. Within the Council area these are:

- Dundonald
- Newtownbreda
- Lisburn - Bachelors Walk
- Lisburn - Hilden
- Lisburn - Seymour Street
- Lisburn - Wallace Park
- Lisburn - Warren Park
- Drumbeg
- Glenavy
- Lower Ballinderry
- Upper Ballinderry
- Lambeg
- Purdysburn
- Moneyreagh.

Further work in reviewing existing and future Conservation Areas, Areas of Townscape/ Village Character will be undertaken as part of the Local Policies Plan.

Historic Parks, Gardens and Demesnes

There are six Historic Parks, Gardens and Demesnes located in Royal Hillsborough, Moira, Kilwarlin, Larchfield and two in Lisburn City (Castle Gardens and Wallace Park).[52]

Listed Buildings/Scheduled Monuments

A number of listed buildings and scheduled sites are located throughout the Council area in rural and urban locations. Whilst not individually identified in the Plan, these are afforded appropriate protection through their statutory designation and the corresponding operational planning policies contained within Part 2 of the Plan Strategy. A range of defence and industrial heritage features are also identified through statutory listing.

Archaeological Remains

Archaeological remains of regional importance include monuments in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAI) and sites that would merit scheduling. Archaeological remains of local importance include other sites recorded on the Sites and Monuments Record, the Industrial Heritage Record and the Defence Heritage Record.

Areas of Archaeological Potential

There are presently six areas of Archaeological Potential in Dundonald, Dromara, Royal Hillsborough, Lisburn, Drumbo and Glenavy and more may be identified at Local Policies stage.

The Council will promote economic vitality and growth through the ongoing regeneration of our historic environment. This may be achieved by ensuring that our historic environment remains in continuing use, or active reuse as an integral part of the living and working community.

The exceptional quality of our environment is an important contributor to our sense of place, history and cultural identity through the quality of landscapes and the biodiversity it contains. As such it plays an important role in support of the local economy and the health and well-being of all who live and visit the area.

The erosion of our natural environment through inappropriate and unsustainable development proposals can have a negative impact on the historic environment. It is important that a balanced approach is adopted in terms of achieving growth and protecting and enhancing this asset in order to maintain the character and attractiveness of the area. New development proposals should be of a high quality design in order to promote the Council area as an attractive place to live, work and invest.

[52] Historic Parks, Gardens and Demesnes, Listed Buildings and other scheduled monuments including monuments in State Care, Scheduled Monuments and Areas of Significant Archaeological Interest (ASAIs) are designated or identified by Historic Environment Division, Department for Communities

Natural Heritage

Policy Context

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG11) of the RDS guides that society should 'conserve, protect and, where possible, enhance our built heritage and our natural environment'. To this end, RG11 requires the following considerations and actions towards our natural environment:

- sustain and enhance biodiversity
- identify, establish, protect and manage ecological networks
- protect and encourage green and blue infrastructure
- protect and manage important geological and geomorphological features
- protect, enhance and manage the coast
- protect, enhance and restore the quality of inland water bodies
- recognise and promote the conservation of local identity and distinctive landscape character
- conserve, protect and where possible enhance areas recognised for their landscape quality
- protect designated areas of the countryside from inappropriate development and continue to assess areas for designation
- consider the establishment of one or more National Parks.

Spatial Framework Guidance (SFG5) 'Protect and enhance the quality of the setting of the BMUA and its environmental assets' acknowledges the significance of the existing environmental assets and protected Areas of High Scenic Value. It identifies that the Lagan Valley Regional Park and hills around the BMUA to be protected from development stating 'these areas should be safeguarded, but opportunities should be sought where appropriate, to increase access to them for residents and tourists, consistent with protecting their integrity and value.'

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises that our natural and cultural landscapes are an essential aspect of our sense of place and belonging and are part of our national and community identity.

Its regional strategic objectives in relation to natural heritage are to:

- protect, conserve, enhance and restore the abundance, quality, diversity and distinctiveness of the region's natural heritage
- further sustainable development by ensuring that natural heritage and associated diversity is conserved and enhanced as an integral part of social, economic and environmental development
- assist in meeting international, national and local responsibilities and obligations in the protection and enhancement of the natural heritage
- contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of natural heritage in supporting economic diversification and contributing to a high-quality environment
- take actions to reduce our carbon footprint and facilitate adaptation to climate change.

Strategic Policy 19
Protecting and Enhancing Natural Heritage

The Plan will support development proposals that:

a) protect, conserve and, where possible, enhance and restore our natural heritage

b) maintain and, where possible, enhance landscape quality and the distinctiveness and attractiveness of the area

c) promote the highest quality of design for any new development affecting our natural heritage assets

d) safeguard the Lagan Valley Regional Park allowing appropriate opportunities for enhanced access at identified locations thereby protecting their integrity and value.

Justification and Amplification

The strategic policy for natural heritage has been informed by regional and local policy which aims to balance the growth of the area whilst protecting and enhancing key assets in order to maintain landscape character, distinctiveness and attractiveness of the area. This strategic policy takes account of our natural heritage features and landscape character within and extending beyond the geographical extent of the area.

There are a number of key environmental assets within the Council area, afforded protection under International, National and Local Designations. The Local Development Plan designates Areas of High Scenic Value, Local Landscape Policy Areas, Landscape Wedges and Sites of Local Nature Conservation Interest.

The Local Policies Plan will protect and integrate features of the natural heritage through appropriate designations and when zoning sites for development. The Local Policies Plan will also identify and promote green and blue infrastructure[53] where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements.

The Plan Strategy has also considered the natural and cultural components of the various landscapes of the district through its Landscape Character Assessment (see Technical Supplement 6). This assessment has ensured that potential effects on landscape and natural heritage, including the cumulative effect of development, have been considered in the preparation of the Plan, and are reflected in the operational policies contained in Part 2 of the Plan Strategy.

The Council, when determining the impacts of a proposed development on international or national designations, will consider the precautionary principle as set out in the Rio Declaration on Environment and Development 1992 that states; Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as reasons for postponing cost effective measures to prevent environmental degradation.

The following natural heritage assets within the Council area are afforded statutory nature conservation designation (See Figure 6).

International Designations

Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough.

National Designations

National designations include:

- **Nature Reserve** at Belshaw's Quarry

[53] RDS 2035, Regional Guidance RG11 'Natural Environment'

- **Lagan Valley Area of Outstanding Natural Beauty (AONB) –** The Lagan Valley Regional Park (LVRP) is a significant natural environmental asset within the Council area and is safeguarded to ensure its natural beauty and character is retained. The park remains as a major regional recreational asset benefitting from its statutory designation as an Area of Outstanding Natural Beauty (AONB) which was designated in 1965 and largely aligns with the boundary of the LVRP. This AONB has been designated in recognition of its importance as a landscape of distinctive character and special scenic value. The designation is designed to protect and enhance the qualities of the area and to promote it for the enjoyment of the public.

- **Areas of Special Scientific Interest (ASSIs)** at Belshaw's Quarry, Leathemstown, Slievenacloy, Portmore Lough, Maghaberry, Ballynanaghten, Craigantlet Wood, Lough Neagh and Clarehill.

There are no local level designations within the Council area.

Figure 6 Environmental Designations afforded Statutory Protection through Legislation

Local Development Plan Designations

- Areas of High Scenic Value (AoHSV) – there are six AoHSV that protect the setting of urban areas and provide areas of particular landscape merit, consisting of:

  - Portmore Lough
  - Magheraknock Loughs
  - Belfast Basalt Escarpment (part of Belfast Hills)
  - Craigantlet Escarpment
  - Castlereagh Slopes
  - Castlereagh Escarpment.

- Local Landscape Policy Areas (LLPAs) – there are one hundred and eighteen LLPAs within or adjoining settlements which are considered to be of greatest nature conservation or heritage interest, amenity value, landscape quality or local significance

- Landscape Wedges – there are six landscape wedges, both Urban and Rural, which provide visual separation within parts of the built up urban areas, or between settlements.

- Sites of Local Nature Conservation Interest (SLNCIs) – there are one hundred and fourteen SLNCIs located throughout the Plan Area, designated because of their characteristic habitats, species or earth science features. As well as making a contribution to the local natural heritage, they contribute to National and European biodiversity.

These designations are carried forward from the existing development plan however further work in reviewing existing and future AoHSV, LLPAs, Landscape Wedges and SLNCIs will be assessed as part of the Local Policies Plan.

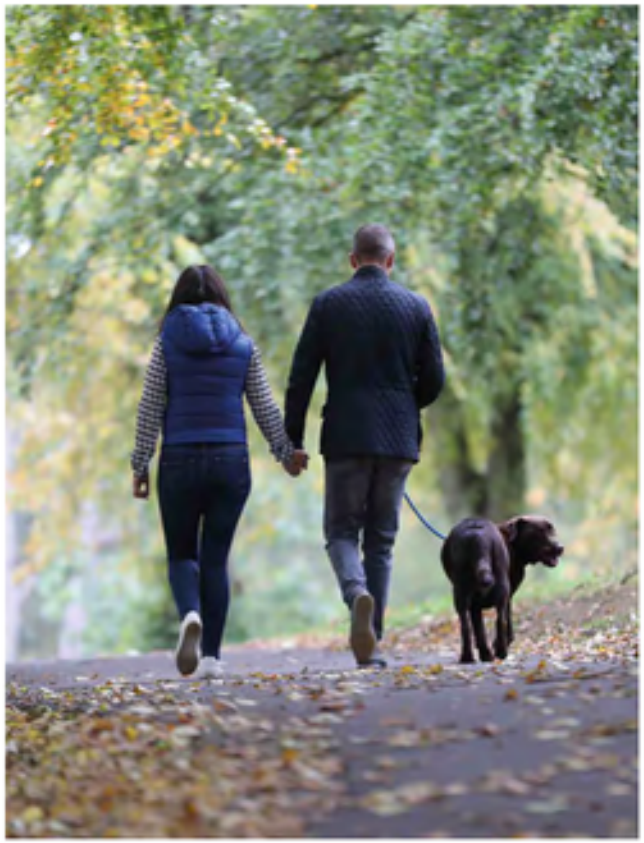
Trees and Woodland

Trees and woodland contribute significantly to the natural environment and green and blue infrastructure networks.

They have a number of important benefits, including creating a varied and attractive landscape, and creating and defining a sense of place. Trees can help screen and integrate development, provide wildlife habitats, contribute to the health and well-being of society, reduce air pollution, provide shade and mitigate flood risk.

Individual trees, groups of trees or woodland which is of particular amenity value may be subject to additional protection through the implementation of a Tree Preservation Order (TPO).

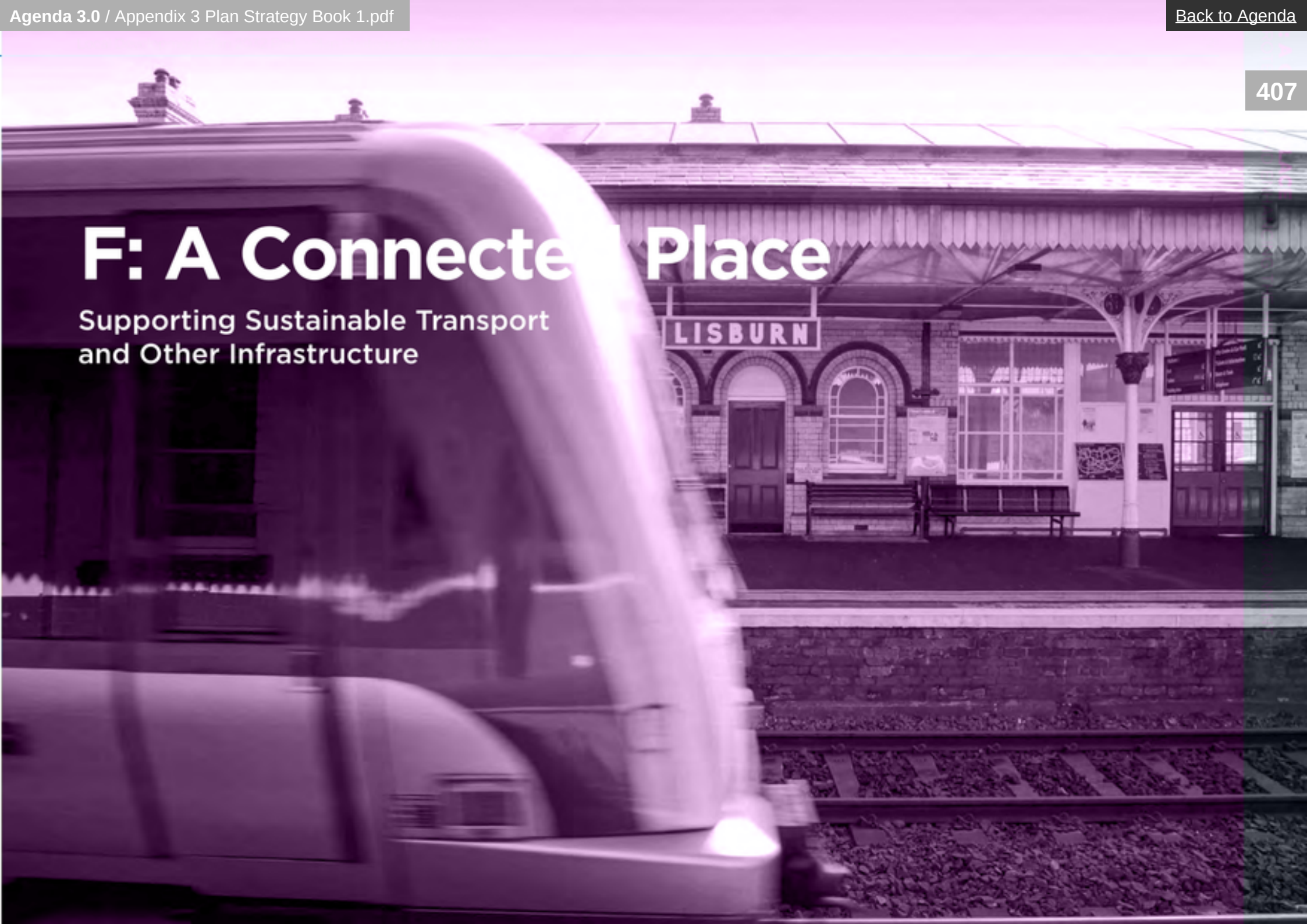
Trees in Conservation Areas are also provided the same level of protection as trees afforded a TPO, in accordance with Section 127 of the Planning Act.



Wallace Park

F: A Connected Place

Supporting Sustainable Transport and Other Infrastructure



F: A Connected Place

Supporting Sustainable Transport and Other Infrastructure

Plan Objective F outlines those actions the Council will adopt to promote sustainable transport and other infrastructure within the Council area

1) Support the growth of the Council area, exploiting its strategic location on Key Transport Corridors and the rail network

2) Designate and protect the location of strategic infrastructure, promote strategic transport schemes and linkages, maximising accessibility by sustainable transport modes across the Council area, ensuring infrastructure development is flood resilient

3) Promote opportunities for sustainable travel through development of Active Travel Networks to support walking, cycling and public transport, reducing the need to travel by private car

4) Develop and promote strategic greenways to provide opportunities for walking, cycling, biodiversity, health and well-being

5) Recognise the contribution green and blue infrastructure offers to human health and sustainable urban drainage

6) Mitigate and adapt to climate change by minimising greenhouse gas emissions

7) Support renewable energy infrastructure whilst affording protection to the environment

8) Facilitate the delivery of telecommunications and utilities infrastructure throughout the Plan period

9) Support effective waste management through reuse, recycling and reduction of waste to landfill, minimising environmental impacts

10) Prevent inappropriate development in areas at risk of flooding or that increase flood risk elsewhere, whilst managing flood risk and providing mitigation where necessary.

Lisburn & Castlereagh Community Plan 2017-2032

As the spatial representation of the Community Plan, this Plan Strategy will contribute to outcomes contained within Theme 1 'Children and Young People'; Theme 2 'The Economy'; Theme 3 'Health and Well-being'; and Theme 4 'Where We Live'.

Theme 1 focuses on developing our open spaces and recreational areas in a way that contributes to young people being physically active and enjoying good mental health. This is enhanced by Theme 3 with its focus on empowering people at every life stage to lead healthy active lives regardless of where we live or what income we have. The importance of physical and digital infrastructure in driving economic grow is a focus for Theme 2.

Theme 4 highlights particular geographical areas, Carryduff, Lisburn City Centre, Royal Hillsborough & Culcavy and Moira that will benefit from improvements in the future. It also draws the link between the local and the global, from local biodiversity to climate change, outlining the need to ensure that the

environment is enhanced and protected both now and in the future.

Within these themes, this Plan Strategy will directly support outcomes:

1E – Children and young people are physically active and enjoy good mental health.

2E – Our transport and digital infrastructure supports our economy and our people.

3A – Good health will no longer be dependent on where we live or what income we have.

3C – People of all ages are more physically active more often.

4D – We have access to essential services, shops, leisure and workplaces.

4E – There is a modal shift to sustainable and healthy transport options.

4F – We produce less waste and reuse and recycle the waste that we do produce.

4G – Greenhouse gas emissions are reduced.

Plan Objective F will be delivered through the following strategic policies:

- **Transportation Infrastructure**
- **Renewable Energy**
- **Telecommunications & Other Utilities**
- **Waste Management**
- **Flood Risk.**

Glider at Dundonald Park & Ride

Transportation Infrastructure

Policy Context

Regional Development Strategy 2035 (RDS) and New Approach to Regional Transportation

The RDS vision for regional transportation is 'to have a modern, sustainable, safe transportation system which benefits society, the economy and the environment and which actively contributes to social inclusion and everyone's quality of life'.

The RDS and A New Approach to Regional Transportation[54] consider the integration between transport and land use as being fundamental to implementing the regional approach to transportation.

The aims of the RDS in relation to transport include:

- improve connectivity to enhance the movement of people, goods, energy and information between places
- take action to reduce our carbon footprint and facilitate adaption to climate change
- strengthen links between north and south, east and west, Europe and the rest of the world.

The RDS Regional Guidance (RG2) identifies that in order to deliver a balanced approach to transport infrastructure, the focus is on managing the use of road and rail space and how the network can be used in a better, smarter way. This includes improving connectivity; maximising the potential of the Regional Strategic Transport Network; using road space and railways more efficiently; improving social inclusion; managing the movement of freight; improving access to our cities and towns; and improving safety by adopting a 'safe systems' approach to road safety.

RG7 identifies the need to support urban and rural renaissance, which recognises that development and redevelopment is dependent on the availability of necessary infrastructure. In order to ensure that environmental quality in urban areas is improved and maintained, plans should make provision for adequate green and blue infrastructure. Additionally, noise levels can be caused by traffic, construction, industrial and sometimes recreational activities. New development must therefore take noise mitigation into account.

RG9 aims to reduce our carbon footprint and facilitate mitigation and adaption to climate change whilst improving air quality. Mitigation in relation to transport, includes reducing greenhouse gas emissions; reducing noise and air pollution; and using more energy efficient forms of transport.

Spatial Framework Guidance recognises that Lisburn benefits from its location at the meeting point of the Belfast/Dublin economic corridor and the East/West Key Transport Corridor.

Spatial Framework Guidance (SFG1) seeks to enhance Lisburn City as a major employment and commercial centre being strategically located at the meeting of key transport corridors with high development potential and the scope to generate additional jobs.

SFG4 seeks to manage the movement of people and goods within the Belfast Metropolitan Urban Area (BMUA) recognising the key role transport plays in developing competitive cities and regions. An efficient transport infrastructure is not only important for a successful economy but it can help promote social inclusion by providing an affordable alternative to the private car.

SFG14 aims to improve accessibility for rural communities through improving the overall connectivity of rural communities to services and other parts of the region by exploring innovative ways of bringing these services to the communities; and integrating local transport, such as promoting integrated rural transport initiatives.

[54] Ensuring a Sustainable Transport Future – A New Approach to Regional Transportation DRD 2012

Ensuring a Sustainable Transport Future - A New Approach to Regional Transportation

This document sets out how the former Department for Regional Development (now Department for Infrastructure) aims to develop regional transportation beyond 2015.

Unlike the 2002 Regional Transportation Strategy (RTS), the new approach does not include details of schemes or projects. Rather, the Department set three High Level Aims for transportation along with twelve supporting Strategic Objectives, covering the economy, society and the environment, as follows:

A. Support the growth of the economy
B. Enhance the quality of life for all
C. Reduce the environmental impact of transport.

Against each High Level Aim a number of Strategic Objectives were developed to address the challenges identified during the review.

A. Support the Growth of the Economy

1: Improve connectivity within the region
2: Use road space and railways more efficiently
3: Better maintain transport infrastructure
4: Improve access in our towns and cities
5: Improve access in rural areas
6: Improve connections to key tourism sites

B. Enhance the Quality of Life for All

7: Improve Safety
8: Enhance Social Inclusion
9: Develop transport programmes focused on the user

C. Reduce the Environmental Impact of Transport

10: Reduce greenhouse gas emissions from transport
11: Protect biodiversity
12: Reduce water, noise and air pollution

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that the successful integration of transport and land use is fundamental to the objective of furthering sustainable development. Planning has a vital contributing role for improving connectivity and promoting more sustainable patterns of transport and travel.

Its regional strategic objectives for transportation and land use planning are to:

- promote sustainable patterns of development which reduce the need for motorised transport, encourages active travel, and facilitate travel by public transport in preference to the private car
- ensure accessibility for all, with the needs of people with disabilities and others whose mobility is impaired given particular consideration
- promote the provision of adequate facilities for cyclists in new development
- promote parking policies that will assist in reducing reliance on the private car and help tackle growing congestion
- protect routes required for new transport schemes including disused transport routes with potential for future re-use
- restrict the number of new accesses and control the level of use of existing accesses onto Protected Routes
- promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

Northern Ireland Changing Gear – A Bicycle Strategy for Northern Ireland (2015)

This document outlines the Department for Infrastructure's vision for the kind of cycling community it would like Northern Ireland to be in 25 years. The vision is 'A community where people have the freedom and confidence to travel by bicycle for every day journeys.'

The aim of the strategy is to have a comprehensive bicycle network which comprises urban and rural networks and linkages between the two.

The design and maintenance of this network is fundamental to the promotion of a modal shift in transport. It is recognised this shift will take time requiring funding and support however the strategy contains ambitious targets over and beyond its life span.

Belfast Metropolitan Transport Plan (BMTP)

The Department for Infrastructure (DfI) have confirmed through consultation with the Council that the Belfast Metropolitan Transport Plan (BMTP) will be reviewed as part of the next stage of the Local Development Plan process.

The BMTP outlines a number of key proposals building on the RDS which are of particular strategic significance for the next stage of Plan preparation. A brief summary is provided as follows:

Rapid Transit Schemes

Glider (formerly EWAY[55]) – which runs east to west and has a terminus in Dundonald Park & Ride.

Railways

West Lisburn/Knockmore Halt, replacing the existing halt at Knockmore, with associated Park & Ride.

Park & Ride Sites

- Cairnshill
- Sprucefield
- West Lisburn at proposed new halt.

Strategic Road Schemes

M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn) - These schemes involve the widening of the M1 between Blacks Road and Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.

A24 Saintfield Road Relief Road - This scheme involves the provision of a link road between the A24 at Cairnshill and the A55 at Newtownbreda.

Non-Strategic Road Schemes

- Knockmore - M1 Link (not commenced)
- North Lisburn Feeder Road (near completion)
- Quarry Corner – Comber Road (ongoing).

Disused Railway

The BMTP identified the need to retain the option of re-instating the Antrim–Lisburn railway as a part of a potential passenger circle line which could serve Belfast international Airport as envisaged in the RDS.

Post Publication of BMTP

A number of proposals have not transpired that were originally outlined in the BMTP, including the provision of Park & Ride at Lisburn Train Station and the provision of an informal Park & Ride at Carryduff.

A number of schemes have also evolved post-BMTP, including:

- A3 Moira Road upgrade
- Dundonald (Dunlady Road) Park & Ride
- extension to Sprucefield Park & Ride
- potential new Park & Ride facility at Moira Train Station.

[55] The Glider route terminates close to Lisburn Greater Urban Area on the Stewartstown Road in Belfast City Council

It is considered that the detail and provision of schemes will be identified at the Local Policies Plan stage through an integrated Local Transport Plan, as part of the wider updated Belfast Metropolitan Transport Plan (BMTP).

Lisburn & Castlereagh City Council Car Park Strategy, 2019 (Draft)

As a result of Local Government Reform in Northern Ireland in 2015, the Department for Infrastructure Roads (DfI) transferred all of its off street car parks, excluding Park and Ride/ Park and Share which are owned by DfI but managed by Translink, to local councils. Lisburn & Castlereagh City Council is now responsible for the operation of twelve car parks previously operated by DfI, as well as five legacy Council sites.

The car park strategy was developed in four stages:

Stage 1 – consideration of the baseline in terms of parking provision and policies and also an assessment and review of usage, operation and tariffs.

Stage 2 – detailing current issues, challenges and trends in relation to car parking within the Council area, and identifying through successful scheme examples, best practice in terms of the management and operation of parking facilities.

Stage 3 – detailing potential future developments and the impact they may have upon parking provision in off street car parks within Lisburn City Centre.

Stage 4 – Parking Strategy and Action Plan
The issues considered in the Car Park Strategy (which assesses the Council's off-street car parks) relate to the availability of spaces and the conflict between long and short stay parking serving the differing needs both of the individual and the Council area.

It is considered that this document will provide part of the evidence base and analysis necessary to develop a long-term parking strategy to fit with the Local Development Plan. The long-term parking strategy will be prepared by the Council and DfI jointly at Local Policies Plan stage through an integrated Car Parking Strategy.

West Lisburn Development Framework Review 2018, (Draft)

The Framework acknowledges key infrastructure that will assist and deliver the development potential of West Lisburn, including the proposed Park & Ride and Knockmore Rail Halt, West Lisburn, which is also identified in the BMTP and BMAP. These additional facilities, twinned with improved frequencies in public transport, will serve to reduce road traffic to the area and promote alternative sustainable travel modes.

Lisburn City Centre Masterplan, 2019 (Draft)

The City Centre Masterplan 2019 has regeneration objectives which include reconnecting the city centre to the Lagan corridor and improving connectivity throughout the City Centre. This is achieved through enhancements to promote pedestrian movements; new phases of public realm works and proposed pedestrian/cycle connections across the River Lagan. This supports sustainable travel modes within the city centre which is vital to reducing private car usage.

Strategic Policy 20 Transportation Infrastructure

The Plan will support development proposals that:

a) provide or improve an integrated transport network servicing the needs of our community and future growth

b) deliver sustainable patterns of development, including safe and accessible environments

c) encourage a modal shift from private car dependency through integration of transport and land use

d) facilitate Park & Ride, active travel (public transport, cycling and walking) and strategic greenways to move towards more sustainable modes of travel both within the Council area and linking to wider regional networks.

Justification and Amplification

The strategic policy for transportation infrastructure has been formulated in accordance with regional and local policy which aims to support and deliver sustainable transport and integration with land use.

The Department for Infrastructure (DfI), as the statutory transport authority, through consultation with the Council has prepared a Local Transport Study (LTS) which supports this strategic policy.

This sits within the context of the wider Belfast Metropolitan Transport Study (BMTS) prepared by DfI. Each of these documents is referred to below.

Local Transport Study (LTS)

The Local Transport Study (LTS) was prepared by DfI in consultation with the Council, details of which are provided in Technical Supplement 8. The LTS does not propose identified schemes but introduces a framework against which future proposals will be delivered. The overall focus of the LTS at Plan Strategy stage is to improve transport connections for people, goods and services whilst protecting the environment.

The seven objectives to support the Plan Strategy are as follows:

- **Objective 1:** Enhance regional accessibility by road and public transport from the centres of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff to Belfast, Derry/Londonderry, gateways and hubs.
- **Objective 2:** Ensure viable local public transport accessibility to essential services for people living in the Lisburn & Castlereagh Council area.
- **Objective 3:** Ensure there are attractive and safe active travel networks (walking and cycling) linking all existing and new residential, employment, retail and leisure developments in the urban areas of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff.
- **Objective 4:** Deliver high-quality public realm in the centres of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff, with reduced vehicle dominance, to make the towns attractive places to live and work and to improve safety for active modes.
- **Objective 5:** Enhance accessibility by sustainable modes of transport to the centres of Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff to safeguard their viability.
- **Objective 6:** Enhance safety for all modes of transport and reduce the number and severity of casualties.

- **Objective 7:** Ensure our transport systems are resilient to climate change and well-maintained.

The ten confirmed measures identified in the LTS are:

- improved inter-urban roads on key transportation corridors
- improved 'limited stop' bus services to key hubs (i.e. Lisburn City, Castlereagh Greater Urban Area, Moira, Hillsborough & Culcavy and Carryduff)
- maintained and improved rail services and connections
- new urban road links and sustainable transport infrastructure to facilitate key development funded by developers
- town centre parking strategies
- provision of improved walking facilities in towns
- improvements to existing cycle network and provision of a new network of radial cycling routes in towns and greenways
- traffic management schemes in urban areas to re-balance modal hierarchy
- implement road safety measures
- transport infrastructure designed, provided and maintained to best practice standards.

These measures are consistent with the 'New Approach to Regional Transportation' as they are outcome based and are considered more deliverable and relevant for the Plan Strategy.

The Local Transport Study does not list specific infrastructure schemes. The intention is that this provides more flexibility, with detail of specific schemes being identified at the Local Policies Plan stage when land use zonings are identified, thereby integrating land-use proposals and transportation.

Belfast Metropolitan Transport Study (BMTS)

The BMTS has been conducted to help inform the Local Development Plans within the Belfast Metropolitan Study area. The Belfast Strategic Transport Model (BSTM) investigates to what degree the levels of growth proposed by the Councils within the study area can be accommodated and what blend of measures may be needed to deliver on the outcomes set by these Councils and the Department.

The study comprised a list of twelve illustrative measures (IM01-IM12) which were modelled using the BSTM, applying a base line of 2013 demand and a 2030 demand scenario.

Schemes identified within the illustrative measures in the Council area are as follows:

- IMO1 Highway - Dualling of A26; M1/A1/ Sprucefield Bypass (2 lanes in each direction and M1 widening (3 lanes in each direction)
- IMO4 Goldline - provision of local park and rides
- IMO5 BRT Phase 2 - South route, Ormeau Road, continuing onto the Saintfield Road
- IMO6 Metro – Frequency of all metro services doubled and speed increased
- IM09 Demand management - Introduction of toll roads, including M1
- IM10 Fares – reduction in public transport fares
- IM11 Rail B – increased frequency on Lisburn Line.

These illustrative measures were developed into two Alternative Networks (AN01 and AN02). This modelling was used to inform the draft Belfast Metropolitan Transport Study (BMTS). The study concludes that whilst the introduction of new public transport schemes and a reduction in fares can stimulate public transport, car usage is likely to remain high. In order to reduce car modal share within the metropolitan area, more comprehensive intrusive demand management measures are likely to be required.

Further work is still required to determine the most appropriate demand management approach for the BMTS area to maximise the modal shift to sustainable modes of travel while supporting local growth and trade.

This will be explored with Councils through the provision of a new Belfast Metropolitan Transport Plan at the Local Policies Plan stage.

Meeting Future Transportation Needs

The Council is keen to explore further improvements to transportation provision at Local Policies Plan and Local Transport Plan stage in conjunction with DfI, including the following:

Key Transportation Infrastructure Schemes

The Council recognises the importance in providing a high quality, integrated transport system that supports future growth. The Council remains committed to working with DfI Roads and public transport operators to deliver major improvements to the existing transportation network over the Plan period.

A number of key transport proposals as previously identified through the BMTP that have not yet been implemented, include:

- the M1-A1 link road
- the A24 Saintfield Road Relief Road
- the Knockmore-M1 link road
- the West Lisburn/Knockmore Halt, with associated park and ride
- completion of the North Lisburn feeder road
- Quarry Corner – Comber Road link road.

These schemes remain of strategic importance to the council area, in addition to:

- a potential new Park & Ride facility at Moira Train Station
- reinstating of the Antrim-Lisburn line for operational use.

In addition, the Local Transport Study will consider the strengths and weaknesses of various modes of transport, including walking, cycling, public transport and roads. This will provide clarity on the transport measures that DfI expect to deliver during the LDP period to 2032 and which will become evident at Local Policies Plan stage.

Park & Ride/Park & Share

The provision of Park & Ride/Park & Share at key locations benefits not only those residing and working in the Council area, but those travelling through Lisburn and Castlereagh from neighbouring Councils. Park & Ride or Park & Share sites have the potential to deliver a shift to more sustainable travel modes (by reducing car usage and encouraging the use of public transport), reduce pollution and congestion and improve air quality and public health.

The existing Development Plan (BMAP) identified the provision of Park & Ride sites at Sprucefield and Cairnshill to assist and improve traffic management. The Council recognises the value of the existing Park & Ride sites in supporting a modal shift between private car and public transport usage and supports the proposed schemes at West Lisburn adjacent to the proposed new rail halt; Moira, adjacent to the railway station; and the extension of other Park & Ride sites which benefit from planning approval.

Park & Share sites are not linked directly to public transport but encourage car sharing which can save users money and driving stress whilst reducing congestion. There are two Park & Share sites in the Council area located at the Temple roundabout and Saintfield Road M1 Lisburn/Junction 6.

Further assessment of Park & Ride/Park & Share sites will be undertaken at the Local Policies Plan stage in conjunction with the development of the Local Transport Plan.

Active Travel

Sustainable modes of transport which promote a modal shift away from reliance on the private car will reduce demand on the road network helping to reduce emissions, increase the efficiency of the network and provide overall benefit to the residents of the Council area.

A modal shift requires development to provide improved accessibility to public transport and promote walking and cycling. This is a key feature of active travel operational policy contained in Part 2 of the Plan Strategy.

Linking people and communities through green infrastructure promotes the use of active travel which will help lead to longer, healthier and more active lifestyles.

Adopting a proactive approach to schemes which reduce reliance on the private car will be a key theme of the emerging Belfast Metropolitan Transport Plan (BMTP) to accompany the Local Policies Plan.

Implementation of Phase II of the Belfast Rapid Transport (Glider) completing the linkages beyond the Council area will be a vital component in reducing reliance on the private car.

Strategic Greenways and Disused Transport Routes

'Excercise, Explore, Enjoy - A Strategic Plan for Greenways' published by the Department for Infrastructure in 2016 defines greenways as 'traffic-free routes connecting communities to all kinds of destinations for commuting, everyday journeys or leisure and recreation.'

The aim of the Strategic Greenways Plan is to encourage a substantial increase in the number of people walking and cycling as a regular part of everyday life through the building of a connected and accessible regional greenway network which significantly increases the length of traffic-free routes.

Three strategic greenways are located/ proposed in the Council area:

- a primary route extending the existing Sustrans National Cycle Route No. 9 from Sprucefield, through the Maze Lands to Moira and onwards towards Portadown
- a secondary route connecting Carryduff to the Primary Belfast Greenway
- a further secondary route connecting Lisburn to Banbridge.

The Council is supportive of the future provision of strategic greenways recognising the benefits they provide, including reducing reliance on the private car, connecting communities with facilities, services, schools and places of work, promoting health and well-being, reducing pollution and congestion, increasing access and awareness of the natural and historic

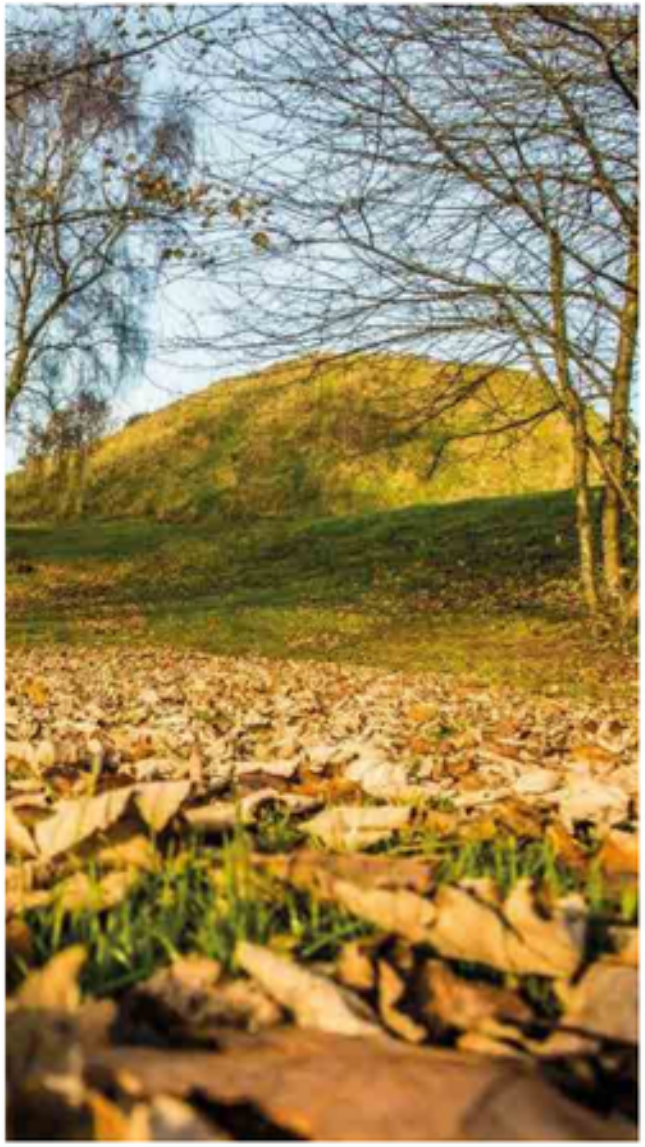
environment, along with the potential for tourism opportunities.

At present the railway connection between Lisburn and Antrim is disused. The Plan proposes that this disused railway route is protected for possible re-use for transport purposes. In consultation with Translink, the Council has established that any work that might be carried out to enhance the network to bring back services to the Antrim/Lisburn line with connections to Belfast International Airport would require a robust financial, economic and transportation case.

The Council is keen to pursue this option further with DfI and neighbouring Council (Antrim and Newtownabbey Borough Council) through the Local Transport Plan and wider Belfast Metropolitan Transport Plan. Further assessment of strategic greenways and the Lisburn-Antrim disused transport route will be undertaken at Local Policies Plan stage.

Car Parking

A comprehensive joined up approach will be required between the Council and DfI to address parking issues. An area of parking restraint exists within Lisburn City Centre and this designation will be carried forward under the Transitional arrangements outlined under Chapter 1. Areas of parking restraint along with other measures to reduce the impact of car parking across the Council area will require further detailed assessment at the Local Policies Plan stage.



Moat Park

Map 13 Department for Infrastructure Strategic Plan for Greenways

Renewable Energy

Policy Context

Regional Development Strategy 2035 (RDS)

The aims of the RDS include to protect and enhance the environment for its own sake and take actions to reduce our carbon footprint.

Regional guidance (RG5) aims to deliver a sustainable and secure energy supply. One of the ways this can be achieved is to increase the contribution that renewable energy can make to the overall energy mix. It acknowledges that there needs to be a significant increase in all types of renewable electricity installations and renewable heat installations, including a wide range of renewable resources for electricity generation both onshore and offshore to meet the region's needs.

Additionally, Regional Guidance (RG9) seeks to reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality. In relation to renewables, it considers how to reduce energy consumption and move to more sustainable methods of energy production. In relation to mitigation, there is a drive to improve the energy efficiency and adaptability of buildings; increase the use of renewable energies; and utilise local production of heat and/or electricity from low or zero carbon energy sources.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Renewable energy technologies support the wider Northern Ireland economy and also offer new opportunities for additional investment and employment, as well as benefitting our health and well-being, and our quality of life.

The aim of the SPPS in relation to renewable energy is to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland's renewable energy targets and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance.

Its regional strategic objectives for renewable energy are to:

- ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed
- ensure adequate protection of the region's built, natural, and cultural heritage features
- facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design.

Solar Farm, Lisburn Countryside

Strategic Policy 21
Renewable Energy

The Plan will support development proposals that:

a) facilitate the delivery of renewable energy generating facilities (wind, solar, thermal, biomass and other technologies) in the most appropriate locations which aim to meet the regional target[56] for renewable energy production

b) minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, and natural and historic environment.

Justification and Amplification

The strategic policy for renewable energy has been informed by regional and local policy which supports the diverse range of renewable energy development that have a key role in reducing dependency on fossil fuels for energy production.

Solar and energy generated from waste is becoming more widely used on a commercial scale. With all renewable energy technologies, the key consideration is the potential impacts on public safety, human health and the amenity of the surrounding area. A balance will always be required between the economic/ environmental benefits of any scheme and the potential impacts on people and the environment.

A cautious approach for renewable energy development proposals will apply within designated landscapes which are of significant value, such as Areas of Outstanding Natural Beauty and their wider settings. In such sensitive landscapes it may be difficult to accommodate renewable energy proposals, including wind turbines, without detriment to the region's cultural and natural heritage assets.

Consideration of all renewable energy proposals will take account of their contribution to the wider environmental benefits arising from a clean, secure energy supply; reductions in greenhouse gases and other polluting emissions; and contributions towards meeting Northern Ireland's target for use of renewable energy sources.

In relation to renewable energy development, details of future decommissioning including proposals for site restoration will be required, as most renewable technologies have a definitive lifespan. Planning conditions (or a legal agreement where appropriate) can be used to ensure removal of disused facilities.

The factors to be considered on a case by case basis will depend on the scale of the development and its local context in accordance with the operational policy contained in Part 2 of the Plan Strategy.

Additional guidance including 'Wind Energy Development in Northern Ireland's Landscapes' (DfI, August 2010) and other relevant best practice should be taken into account in assessing proposals.

[56] Executive's 2010-20 Strategic Energy Framework which includes a target to achieve 40% of electricity consumption from renewable sources by 2020

Telecommunications and Other Utilities

Policy Context

Regional Development Strategy 2035 (RDS)

Telecommunications

The RDS is cognisant that the telecommunications market is a fast moving sector and investment in its infrastructure is key so as competitive advantage is not eroded or lost. Opportunities provided by access to high-quality communications need to be exploited to improve regional, national and international connectivity.

Regional Guidance (RG3) of the RDS aims to 'implement a balanced approach to telecommunications infrastructure that will give a competitive advantage' and consists of the following:

- invest in infrastructure for higher broadband speeds
- improve telecommunication services in rural areas to minimise the urban/rural divide
- increase the use of broadband
- capitalise on direct international connectivity.

Other Utilities

Regional Guidance (RG5) of the RDS seeks to deliver a sustainable and secure energy supply. Northern Ireland needs a robust and sustainable energy infrastructure delivering reliable and secure sources of energy to communities and businesses across the Region. New generation or distribution infrastructure must be carefully planned and assessed to avoid adverse environmental effects, particularly on or near protected sites.

The RDS advises that decision makers will have to balance impacts against the benefits from a secure renewable energy stream, and the potential for cleaner air and energy for industry and transportation. In addition to increasing the contribution of renewable energy, this includes:

- strengthening the grid
- providing new gas infrastructure
- working with neighbours
- developing 'Smart Grid' Initiatives.

Additionally, Regional Guidance (RG12) of the RDS seeks to promote a more sustainable approach to the provision of water and sewerage services. It states that planning for the provision of water and sewerage infrastructure and treatment facilities is both a practical and environmental necessity for regional development. This includes:

- integrating water and land use planning - this should be informed by current water and sewerage infrastructure and future investment programmes
- managing future water demand
- encouraging sustainable surface water management.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Telecommunications

The SPPS recognises that a world-class telecommunications network is essential for sustainable economic growth. The aim is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum.

Other Utilities

The aim of the SPPS in relation to utilities infrastructure is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum.

In relation to utilities, the SPPS states that sufficient lands should be allocated through the LDP to meet the anticipated needs of the community, in terms of health, education and other public services.

All power lines will be subject to (ICNIRP) guidelines and other codes of practice. The precautionary approach will be adopted in all cases and proposals will be considered having regard to potential impacts on amenity and sensitive areas, Areas of Outstanding Natural Beauty are to be avoided.

Its regional strategic objectives for telecommunications and other utilities are to:

- ensure that, where appropriate new telecommunications development is accommodated by mast and site sharing
- ensure that the visual and environmental impact of telecommunications and other utility development is kept to a minimum
- minimise, as far as practicable, undue interference that may be caused to radio spectrum users (for example mobile phone services, media broadcasting and wireless broadband services) by new telecommunications development
- encourage appropriate provision for telecommunications systems in the design of other forms of development.

Lisburn & Castlereagh City Council Connect, Invest, Transform 10 Year Investment Plan Proposition (2019)

The Council has identified that one of the key enabling factors in driving forward its plans for transformation will be a focus on digital technologies. The use of digital innovation to help future-proof plans and investment decisions will be key, such as promoting the building of new space which will be ready for 5G capabilities. A 'digital-first' approach will be promoted through the Investment Plan.

Strategic Policy 22 Telecommunications and Other Utilities

The Plan will support development proposals that:

a) facilitate the delivery of sustainable telecommunications and other utilities infrastructure requirements to meet need over the Plan period, encouraging future proofing to adapt to technological change

b) minimise any potential visual intrusion and environmental impacts to protect both the rural and urban landscape, and natural and historic environment.

Justification and Amplification

The strategic policy for telecommunications and other utilities has been informed by regional and local policy and supports the delivery of necessary digital and physical infrastructure to facilitate the diverse needs of the economy and society in the Council area.

Communications infrastructure is a rapidly evolving sector with access to high-speed reliable digital telecommunications regarded as one of the most important enabling infrastructures in terms of economic development and social uplift. The telecommunications market in Northern Ireland, as in the rest of the UK, is fully privatised and independently regulated on a national basis by the Office of Communications (OFCOM).

Technological advances in the way we communicate are evolving rapidly. This strategic policy allows the flexibility and adaptability to take advantage of such technological change. Mobile technologies and broadband technologies[57] are critical for businesses to advance and grow. Individuals similarly require this level of connectivity as modern society becomes more heavily reliant on this technology.

The way we communicate therefore impacts on our local and rural communities, businesses, and economy.

The UK Digital Strategy[58] recognises that for businesses to thrive and grow, government needs to create the conditions and provide the framework for investment in up-to-date infrastructure in all locations. Digital infrastructure is a critical component of this and digital connectivity is now considered a utility, which drives productivity and innovation.

Other utilities consist of water, sewerage, gas and electricity infrastructure which is essential for a fully functioning society and economy. The Utility Regulator is responsible for regulating the electricity, gas, water and sewerage industries in Northern Ireland, promoting the short and long-term interests of consumers. In consultation with the relevant government departments, the Council will support sustainable utilities infrastructure to meet growing needs.

The abstraction, treatment and supply of drinking water and the conveyance and treatment of sewage are the responsibility of Northern Ireland Water (NI Water) which is responsible for further improvements to this infrastructure. The Council area is supplied by a series of impounding reservoirs and treated at water treatment plants. The issue of capacity of the existing Wastewater Treatment Works (WwTWs) in the various settlements across the Council area requires a joined-up approach between NI Water and the Council to ensure that the needs of our community and economy can be met over the Plan period.

Electricity and gas are purchased from the wholesale market and transported to businesses and homes through the electricity and gas networks. Northern Ireland Electricity Networks will continue to develop the existing 33kV and 11kV distribution networks in order to meet customer requirements and demand

[57] See Department for Economy, Broadband and mobile in Northern Ireland fact sheet
[58] Policy paper UK Digital Strategy 2017, Published 1 March 2017

change during the Plan period. There are several suppliers of electricity for domestic customers in Northern Ireland including the largest, Power NI. The natural gas distribution network across the Council area is operated by Phoenix Natural Gas Ltd.

The impacts of telecommunications and other utility infrastructure on our environment requires careful consideration and the operational policies contained in Part 2 of the Plan Strategy will facilitate the development of these whilst keeping environmental impact to a minimum, with particular regard to infrastructure siting, design and visual impact.

Waste Management

Policy Context

Regional Development Strategy 2035 (RDS)

One of the eight aims of the RDS is 'Take actions to reduce our carbon footprint and facilitate adaption to climate change'. This states that we should aim to prevent waste and deal with it in line with the revised Waste Framework Directive.

Regional Guidance (RG10) identifies the principle of the waste hierarchy which aims to encourage the management of waste materials in order to reduce the amount of waste materials produced and to recover maximum value from the wastes that are produced. It encourages the prevention of waste, followed by re-use and refurbishment of goods, then value recovery through recycling and composting.

RG10 also encourages application of the proximity principle emphasising the need to treat or dispose of waste as close as practicable to the point of generation to minimise the environmental impacts of waste transport.

Figure 7 The Waste Hierarchy

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS aims to support wider government policy focused on the sustainable management of waste and a move towards resource efficiency.

Its regional strategic objectives in relation to waste management are to:

- promote development of waste management and recycling facilities in appropriate locations
- ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided or minimised
- secure appropriate restoration of proposed waste management sites for agreed after-uses.

The application of the 'Proximity Principle' is also highlighted, emphasising the need to treat and/or dispose of wastes in reasonable proximity to their point of generation. The principle works to minimise the environmental impact and cost of waste transport and therefore will further sustainable development.

Delivering Resource Efficiency – Northern Ireland Waste Management Strategy (WMS)

The key aim of the WMS is to achieve fully sustainable waste management through the controlled reduction in landfill, waste minimisation and a significant increase in waste recycling and recovery. The Waste Hierarchy is a core principle of the WMS. The primary purpose of the hierarchy is to minimise adverse environmental effects from waste and to increase resource efficiency in waste management and policy.

The key principles of the WMS are:

- The Waste Hierarchy - indicates the relative priority of the different methods of managing waste
- Life Cycle Approach - to take into account the overall impacts that an approach or service will have throughout its whole life, that is, from 'cradle to grave'
- Polluter Pays Principle - requires waste generators to pay the costs of providing services to manage their wastes
- Principles of Proximity and Self-Sufficiency - requires the network to enable waste to be disposed of or recovered in one of the nearest appropriate installations by means of the most appropriate methods and technologies in order to ensure a high level of protection for the environment and public health
- Integration of Waste Streams - encourages the development of waste management solutions that encompass all waste.

arc21 Waste Management Plan (WMP)

Lisburn & Castlereagh City Council is part of the arc21 Region, which is the first Waste Management Group of its kind to be established in the UK representing six Councils in the east of the region. The Waste Management Plan (WMP) was prepared by arc21 in fulfilment of its obligations under Article 23 of the Waste and Contaminated Land (Northern Ireland) Order 1997. It provides details on the forward planning of waste management requirements for collecting, recovering, treating and disposing of controlled waste across the area.

Map 14 arc21 Councils

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The Principle objective of the WMP is to identify options for managing waste within the arc21 Region which draws the correct balance between:

- the provision and maintenance of sufficient capacity to deal with the waste produced
- meeting strategic targets for recycling and recovery, and potentially for reduction
- the protection of the environment for present and future generations
- Optimising resource utilisation in the arc21 Region.

Cemeteries

The provision and maintenance of cemeteries in the Council area is a statutory responsibility of Lisburn & Castlereagh City Council.

Currently Belfast City Council manage and maintain Roselawn Cemetery and Crematorium which lies within the Council area. The process of assessing future cemetery provision falls to each individual Council however the Council is currently exploring options with neighbouring councils in relation to identifying future need requirements. Should a collective need be established through collaboration, such provision could be appraised to enable a more joined-up approach.

If a need is identified for the requirement of additional cemetery provision, the LDP will take account of this, zoning sufficient lands where appropriate at Local Policies Plan stage.

Strategic Policy 23
Waste Management

The Plan will support development proposals that:

a) facilitate the delivery of appropriate waste management infrastructure in the most appropriate locations paying due regard to the proximity principle and in accordance with the waste hierarchy

b) employ the most appropriate technology to meet the wide range of environmental targets while ensuring all the appropriate environmental protections are in place

c) secure appropriate restoration and aftercare of waste management sites.

Justification and Amplification

The strategic policy for waste management has been informed by regional and local policy to ensure that waste management is managed safely so that any detrimental effects on people, the environment, and local amenity including pollution, are avoided or mitigated.

The Council, through its Waste Management Plan, seeks to implement the waste hierarchy thereby reducing the amount of waste going to landfill and increasing the re-use, recycling and composting of waste consistent with sustainable waste management. There are two landfill sites within the Council area at Aughrim and Mullaghglass consisting of a range of non-hazardous waste streams and mixed municipal waste.

In addition, there are three Council-operated Household Recycling Centres at The Cutts (Derriaghy), Drumlough and Comber Road (Carryduff). An additional facility may be required over the Plan period, which would likely (depending on timescale) be earmarked through the Local Policies Plan.

A joined-up approach between relevant government departments, agencies and the Council with responsibility for various aspects of waste management will be necessary in securing an overall sustainable approach to waste management. This joined up approach will also extend to neighbouring councils under the arc21 arrangements.

The policy will ensure that detrimental effects on people, the environment and local amenity associated with waste management facilities are avoided or minimised in accordance with operational policy set out in Part 2 of the Plan Strategy.

In assessing all proposals the Council will be guided by the precautionary approach in accordance with paragraph 6.322 of the SPPS.

Flood Risk

Policy Context

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG12) of the RDS seeks to promote a more sustainable approach to the provision of water and sewerage services and flood risk management. It recognises that changes in population distribution, household formation, urban development and our lifestyles continue to put increased pressure on our water resources and drainage systems. Climate change will also have an impact on our water environment.

These issues can be addressed by integrating water and land use planning; managing future water demand; and encouraging sustainable surface water management.

The RDS recommends that greater use of Sustainable Drainage Systems (SuDS) should be encouraged, particularly as part of significant development proposals. SuDS provide a water quality benefit and if designed appropriately can help control flows into rivers and drains thereby reducing the risk of flooding. All new urban storm water drainage systems should incorporate measures to manage the flow of waters which exceed design standards (exceedance flows) in order to help protect vulnerable areas.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The aim of the SPPS in relation to flood risk is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere.

Its regional strategic objectives for the management of flood risk are to:

- prevent inappropriate new development in areas known to be at risk of flooding, or that may increase the flood risk elsewhere
- ensure that the most up-to-date information on flood risk is taken into account when determining planning applications and zoning land for development in Local Development Plans (LDPs)
- adopt a precautionary approach to the identification of land for development through the LDP process and the determination of development proposals, in those areas susceptible to flooding where there is a lack of precise information on present day flood risk or future uncertainties associated with flood estimation, climate change predictions and scientific evidence
- manage development in ways that are appropriate to the four main sources of flood risk in Northern Ireland, i.e. fluvial, coastal, surface water and water impoundment (reservoir) breach or failure
- seek to protect development that is permitted within flood risk areas by ensuring that adequate and appropriate measures are employed to mitigate and manage the flood risks
- promote sustainable development through the retention and restoration of natural flood plains and natural watercourses as a form of flood alleviation and an important environmental and social resource
- promote sustainable development through encouraging the use of sustainable drainage for new development and redevelopment/ regeneration schemes
- promote public awareness of flood risk and the flood risk information that is available and of relevance to undertaking development

- promote an integrated and sustainable approach to the management of development and flood risk which contributes to:

  - the safety and well-being of everyone

  - the prudent and efficient use of economic resources

  - the conservation and enhancement of biodiversity

  - the conservation of archaeology and the historic environment.

Strategic Policy 24
Flooding

The Plan will support development proposals that:

a) reduce the risks and impacts of flooding by managing development to avoid, where possible the potential for flooding

b) encourage the use of Sustainable Drainage Systems to alleviate issues around surface water flooding

c) adopt a precautionary approach in instances where the precise nature of any risk is as yet unproven but a potential risk has been identified.

Justification and Amplification

The strategic policy for flooding has been informed by regional and local policy which seeks to ensure that development proposals are adequately mitigated to reduce the potential of flooding primarily from rivers and surface water run-off. While the policy aims to reduce the risks, other wider global factors (including climate change) are having an impact in this area.

Development is recognised as one of the key ways that flooding can be exacerbated. Urban areas have been previously dominated by hard surfacing which is non-permeable. With increasing development demands and greater frequency of high intensity events, drainage systems can become overwhelmed. The policy actively encourages sustainable drainage systems in an attempt to reduce areas which are at risk from surface water flooding.

The need to regulate proposed development in areas where there is an identified risk of flooding is a priority. The latest flood risk information must always be employed managing development in a sustainable way.

DfI Rivers, within the Department for Infrastructure is the statutory drainage and flood defence authority for Northern Ireland. DfI Rivers act as a key consultee where proposals are likely to impact on watercourses and floodplains.

Full account must be taken of the information held by DfI Rivers in relation to strategic flood mapping and modelling. This provides present day predictive flood risk information but also has wider implications in predicting future flood risk due to climate change.

A precautionary approach should be taken in relation to applications where flooding is a material consideration in accordance with operational policy set out in Part 2 of the Plan Strategy.

Monitoring and Review

5. Monitoring and Review

The Planning Act (Northern Ireland) 2011 provides requirements under Section 21 for the Council's Annual Monitoring Report which must set out how the objectives of the LDP are being achieved. Regulation 25 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, states that this report must be annual covering the period between 1st April to 31st March of each year and specify:

- The housing land supply at the beginning and end of the reporting period
- The number of net additional housing units built in the period since the LPP was first adopted
- The supply of land for economic development purposes
- Any other issues relevant to the implementation of the LDP.

Where a policy is not being implemented the report must identify that policy stating:

- reasons why that policy is not being implemented
- steps the Council intend to take to secure the implementation of it
- whether the Council intend to prepare a revision of the Local Development Plan to replace or amend the policy.

The SPPS advises that the Council must keep under review the implementation of their Plan and report annually to the Department on whether the objectives in the Plan Strategy (or Local Policies Plan) are being achieved. Better monitoring, together with regular reviews of the LDP will provide more flexibility and enable the Council to adapt to changing circumstances.

Development Plan Practice Note 06 further advises that monitoring is essential for the delivery of the LDP and must show how objectives, policies and proposals for the area will be implemented. It states that arrangements for monitoring and implementation may include setting up appropriate structures to monitor and assess development on housing and economic land and ensuring appropriate delivery mechanisms. It must also undertake monitoring requirements as part of the SA and EQIA of the LDP.

To assist the Council in monitoring the objectives and policies in the Plan Strategy, a Monitoring Framework has been developed which measures the relevant objectives and policies against a range of indicators and targets. Details of these are provided in Appendix E.

The framework contains the key elements which inform the annual report under each of the Plan objectives, listing the indicators and targets. These include:

- The housing land supply taken from the annual housing monitor
- Total housing units built on zoned housing sites, total housing provision built on windfall sites within the urban footprint and number of affordable housing units
- Permissions on zoned employment land and amount of land remaining
- Retail and office development permitted within the strategic locations (outside city and town centres) plus the district and local centre

- The number of demolition consents within Conservation Areas and Areas of Town and Village Character
- Tree Preservation Orders
- Education and community facility permissions by area.

This list is not exhaustive and will be subject to review at Local Policies Plan stage. Where action is required, for example in relation to the monitoring of housing supply, this will be identified and may lead to a review of the LDP.

A five yearly review will be carried out following the adoption of the Local Policies Plan to ensure the LDP is kept up-to-date and is fully reflective of the monitoring framework.

Glossary

Glossary

Affordable Housing – affordable housing is:

a) Social rented housing; or

b) Intermediate housing for sale; or

c) Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market.

Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.

Areas of High Scenic Value (AoHSV) – designated to protect the setting of urban areas and other areas of particular landscape merit.

Areas of Mineral Constraint – sensitive areas because of their natural heritage, built heritage or scenic value, protected from further mineral extraction.

Areas of Outstanding Natural Beauty (AONB) – areas designated in recognition of their national importance as landscapes of distinctive character and special scenic value.

Areas of Significant Archaeological Interest (ASAIs) – areas of the historic landscape that are likely to include a number of archaeological sites and monuments.

Areas of Special Scientific Interest (ASSIs) – areas that represent the best wildlife and geological sites that make a considerable contribution to the conservation of our most valuable natural places.

Areas of Townscape Character (ATC) – areas of our city and towns which exhibit a distinct character, normally based on their historic built form or layout.

Areas of Village Character (AVC) – areas of our villages which exhibit a distinct character, normally based on their historic built form or layout.

Belfast Metropolitan Area Plan (BMAP) – draft Local Development Plan published in November 2004.

Blue Infrastructure – canals, rivers, streams, ponds and lakes.

Building on Tradition – a Sustainable Design Guide for the Northern Ireland Countryside.

Community Greenways – enhance existing open space provision by linking urban green space areas and the countryside. They can serve recreational, ecological, environmental and visual amenity roles. They offer pedestrians and cyclists the opportunity to travel from one green area to another via pleasant green surroundings; and provide an ecological haven and green linkage along river corridors, pathways and disused railway lines.

Conservation Areas – places of special architectural or historic interest where it is desirable to preserve and enhance the character and appearance of such areas.

Design and Access Statement – A Design & Access Statement (D&AS) is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting.

Equality Impact Assessment (EQIA) – to ensure public authorities comply with their responsibilities under Section 75 of the Northern Ireland Act 1998 to take into account the needs and effects of policy development on people within the Section 75 equality groups.

Executive – the Northern Ireland Executive.

Geological Survey of Northern Ireland (GSNI) – part of the Department for the Economy NI, provides geoscience information and services to inform decision making.

Green Infrastructure – parks, green spaces and street trees.

Habitats Regulations Assessment – Regulation 43 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), requires an appropriate assessment of a land use plan on International habitats in view of their conservation objectives.

Heritage Asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Historic Parks, Gardens and Demesnes – An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demenses of special historic interest, maintained by the Department for Communities.

Housing Growth Indicators (HGI) – an estimate of future housing need in Northern Ireland. HGIs are used in the preparation of the Local Development Plan as a guide to where development should be directed.

Lagan Navigation – a Trust formed in 2009, funded by Central Government Departments and the three local councils along the 27 mile route; Belfast City Council, Lisburn & Castlereagh City Council and Armagh City, Banbridge and Craigavon Borough Council. The Trust is a registered Charity with the primary objective of reopening the Lagan Navigation from Belfast Harbour to Lough Neagh.

Lagan Valley Regional Park – designated in 1967 it is Northern Ireland's only Regional Park lying within the council areas of Lisburn & Castlereagh City Council and Belfast City Council. The aim is to protect and conserve its unique landscape character, enhance the Park's biodiversity, cultural heritage and promote its benefit to visitors and the community.

Landscape Character Assessment – an overview of the landscape of the district, subdivided into 15 Landscape Character Areas based upon local patterns of geology, landform, land use, cultural and ecological features which makes each area unique.

Landscape Wedges – are designated in both Urban and Rural areas to provide visual separation in built up areas, or between settlements.

Listed Buildings – a listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic interest.

Living Places Urban Stewardship and Design Guide – a guide to establish the key principles behind good urban place making.

Local Landscape Policy Areas (LLPAs) – features and areas within and adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and worthy of protection from undesirable or damaging development.

National Nature Reserve – as defined under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.

Northern Ireland Housing Executive (NIHE) – as the overall housing authority it seeks to ensure that everyone has access to a good affordable home in a safe and healthy community.

Northern Ireland Statistics and Research Agency (NISRA) – is the principal source of official statistics and social research on Northern Ireland. These statistics and research inform public policy.

Ramsar Site – designated for wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. Stems from the Convention on Wetlands, called the Ramsar Convention that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

Regional Development Strategy 2035 (RDS) – the spatial strategy of the Executive's Programme for Government. It informs the spatial aspects of the strategies of all Government Departments.

Retail Impact Assessment – undertaken for an application for retail use to assess its impact on the vitality and viability of existing retailing centres within the catchment area of the proposed development.

Rural Proofing – consideration of the needs of people living in rural areas when developing, revising or implementing strategies, policies or plans.

Scheduled Monuments – Statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance.

Sites of Local Conservation Interest (SLNCIs) – designated for their characteristic habitats, species or earth science features. As well as making a contribution to local natural heritage, they contribute to National and European biodiversity.

Special Areas of Conservation (SAC) – are those which have been given greater protection under the European legislation of The Habitat's Directive. They have been designated because of a possible threat to the special habitats or species which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale.

Special Protection Area (SPA) – designated internationally important area for breeding, over-wintering and migrating birds.

Strategic Greenways – connect towns and cities to the villages and countryside across all eleven councils. Greenways aim to bring back into use much of the disused railway network and give people ready access to a safe traffic-free environment for health, active travel and leisure.

Strategic Planning Policy Statement for Northern Ireland (SPPS) – regional planning policies for securing the orderly and consistent development of land in Northern Ireland under the reformed two-tier planning system.

Strategic Settlement Evaluation – evaluation of all existing settlements in the district and identification of their role within the settlement hierarchy of the Local Development Plan.

Supplementary Planning Guidance (SPG) – guidance to be used in conjunction with the operational policies of the Plan Strategy.

Sustainability Assessment (SA) – to promote sustainable development through the integration of social, environmental and economic considerations of policies and proposals.

Sustainable Drainage Systems (SuDS) – alternatives to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS mimic natural drainage regimes by lowering flow rates and increasing water storage capacity to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

Sustrans – leading UK charity enabling people to travel by foot, bike or public transport for more of the journeys made every day. Sustrans works with communities, policy-makers and partner organisations so that people are able to choose healthier, cleaner and cheaper journeys, with better spaces to move through and live in. Sustrans supports development of the National Cycle Network.

Technical Supplements – specialist studies forming the evidence base for the Plan Strategy.

Appendices

Appendix A:

Extract from Development Plan Practice Note 6 Soundness April 2015

PROCEDURAL TESTS

P1 Has the development plan document (DPD) been prepared in accordance with the Council's timetable and the Statement of Community Involvement?

P2 Has the Council prepared its Preferred Options Paper and taken into account any representations made?

P3 Has the DPD been subject to sustainability appraisal including Strategic Environmental Assessment?

P4 Did the Council comply with the regulations on the form and content of its DPD and procedure for preparing the DPD?

CONSISTENCY TESTS

C1 Did the Council take account of the Regional Development Strategy?

C2 Did the Council take account of its Community Plan?

C3 Did the Council take account of policy and guidance issued by the Department?

C4 Has the plan had regard to other relevant plans, policies and strategies relating to the Council's district or to any adjoining Council's district?

COHERENCE AND EFFECTIVENESS TESTS

CE1 The DPD sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant it is not in conflict with the DPDs of neighbouring Councils;

CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base;

CE3 There are clear mechanisms for implementation and monitoring; and

CE4 It is reasonably flexible to enable it to deal with changing circumstances.

Appendix B:

Technical Supplements accompanying the Plan Strategy

Technical Supplement 1 – Housing Growth Study

Technical Supplement 2 – Urban Capacity Study

Technical Supplement 3 – Employment Land Review

Technical Supplement 4 – Office Capacity Study

Technical Supplement 5 – Retail Capacity Study

Technical Supplement 6 – Countryside Assessment

Technical Supplement 7 – Open Space, Sport and Outdoor Recreation

Technical Supplement 8 – Local Transport Study (LTS)

Appendix C:

Statutory Link with Community Plan

Theme One: Children and Young People **Outcome:** Our children and young people have the best start in life.	***Supporting Outcome 1A:*** *All children and young people have an equal chance to fulfil their educational potential*	**Plan Objective A:** Enabling Sustainable Communities and Delivery of New Homes	*To encourage sustainable communities with good access to jobs, housing, public transport, education, community and recreation services and facilitate their future development at accessible and connected locations.*
	Supporting Outcome 1E: *Children and young people are physically active and enjoy good mental health.*	**Plan Objective D:** Supporting Sustainable Tourism, Open Space and Recreation **Plan Objective F:** Supporting Sustainable Transport and Other Infrastructure	*To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.* *To promote increased opportunities for sustainable travel through the development of Active Travel Networks to support walking, cycling and public transport and reduce the need to travel by private car and traffic dominance in Lisburn Town Centre.* *To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.*

Theme Two: The Economy **Outcome:** Everyone benefits from a vibrant economy.	***Supporting Outcome 2B:*** *Our local workforce is equipped with the right skills to secure employment and/or start a business.*	**Plan Objective B:** Driving Sustainable Economic Growth	*To promote the provision of accessible higher and further education to meet employment needs.*
	Supporting Outcome 2C: *New businesses and social enterprises are created and existing ones grow, employing more people.*	**Plan Objective B:** Driving Sustainable Economic Growth **Plan Objective C:** Growing our City, Town Centres, Retailing and Offices	*To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.* *To promote our Strategic Employment Locations at West Lisburn and Purdysburn including appropriate mixed use and facilitate opportunities for growth and inward investment.*
	Supporting Outcome 2D: *There is growth in tourism based on or natural and historic assets with a focus on international visitors.*	**Plan Objective B:** Driving Sustainable Economic Growth **Plan Objective D:** Promoting Sustainable Tourism, Open Space and Recreation	*To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.* *To support and develop tourism infrastructure as a key growth area within the Council.* *To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.*
	Supporting Outcome 2E: *Our transport and digital infrastructure supports our economy and our people*	**Plan Objective B:** Driving Sustainable Economic Growth **Plan Objective F:** Supporting Sustainable Transport and Other Infrastructure	*To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.* *To promote increased opportunities for sustainable travel through the development of Active Travel Networks to support walking, cycling and public transport and reduce the need to travel by private car and traffic dominance in Lisburn Town Centre.* *To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.*

Theme Three: Health and Well-Being **Outcome:** We live healthy, fulfilling and long lives.	***Supporting Outcome 3A:*** *Good health will no longer be dependent on where we live or what income we have.*	**Plan Objective F:** Supporting Sustainable Transport and Other Infrastructure	*To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health.*
	Supporting Outcome 3C: *People of all ages are more physically active more often.*	**Plan Objective D:** Promoting Sustainable Tourism, Open Space and Recreation **Plan Objective F:** Supporting Sustainable Transport and Other Infrastructure	*To support and develop tourism infrastructure as a key growth area within the Council.* *To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.* *To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.* *To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health.*
	Supporting Outcome 3D: *There is good access to countryside and other green space for everyone.*	**Plan Objective D:** Promoting Sustainable Tourism, Open Space and Recreation	*To support and encourage accessibility to open space including the Lagan Valley Regional Park and Lagan Navigation as key environmental assets within the Council area.*

Theme Four: Where we live **Outcome:** We live and work in attractive, resilient and environmentally friendly places.	**Supporting Outcome 4A:** The built and natural environment is protected and enhanced.	***Plan Objective B:*** *Driving Sustainable Economic Growth* ***Plan Objective D:*** *Promoting Sustainable Tourism, Open Space and Recreation* ***Plan Objective E:*** *Protecting and Enhancing the Built and Natural Environment*	*To support a thriving and diverse economy by providing sufficient supply of land and locations for a range of employment facilitating the creation of new jobs to accommodate population growth and encourage existing and new businesses to invest with confidence.* *To support and develop tourism infrastructure as a key growth area within the Council.* *To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.* *To conserve and where possible enhance our Conservation Areas and Areas of Townscape/Village Character as important assets.*
	Supporting Outcome 4B: Neighbourhoods are designed and regenerated to promote well-being.	***Plan Objective A:*** *Enabling Sustainable Communities and Delivery of New Homes*	*To enhance the design quality of new buildings and town and village centres to promote place shaping and maximise benefits for communities.*
	Supporting Outcome 4C: Everyone lives in an affordable home that meets their needs	***Plan Objective A:*** *Enabling Sustainable Communities and Delivery of New Homes*	*To provide appropriate opportunities for housing and support the provision of a range of types and tenures, including social and affordable housing.*
	Supporting Outcome 4D: We have access to essential services, shops, leisure and workplaces.	***Plan Objective C:*** *Growing our City, Town Centres, Retailing and Offices* ***Plan Objective D:*** *Promoting Sustainable Tourism, Open Space and Recreation* ***Plan Objective F:*** *Supporting Sustainable Transport and Other Infrastructure*	*To promote Lisburn City Centre as a vibrant destination offering a mix of shopping, employment, high grade office development, leisure and community uses and improve connectivity better linking people and places.* *To support and develop tourism infrastructure as a key growth area within the Council.* *To support tourism development whilst protecting tourism assets and encouraging development in appropriate locations, including a wide range of tourist accommodation.* *To develop and promote our Strategic Greenways to provide opportunities for walking, cycling, biodiversity, health and well-being.* *To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health.*

	Supporting Outcome 4E: There is a modal shift to sustainable and healthy transport options.	***Plan Objective F:*** *Supporting Sustainable Transport and Other Infrastructure*	*To promote increased opportunities for sustainable travel through the development of Active Travel Networks to support walking, cycling and public transport and reduce the need to travel by private car and traffic dominance in Lisburn Town Centre.*
	Supporting Outcome 4F: We produce less waste and reuse and recycle the waste that we produce.	***Plan Objective F:*** *Supporting Sustainable Transport and Other Infrastructure*	*To support effective waste management through recycling and reduction of waste, reducing environmental impacts.*
	Supporting Outcome 4G: Greenhouse gas emissions are reduced	***Plan Objective B:*** *Driving Sustainable Economic Growth* ***Plan Objective F:*** *Supporting Sustainable Transport and Other Infrastructure*	*To contribute to reducing climate change by minimising greenhouse gas emissions, and mitigating and adapting to climate change.* *To support effective waste management through recycling and reduction of waste, reducing environmental impacts.*

Theme Five: Our Community **Outcome:** We live in empowered, harmonious, safe and welcoming communities.	**Supporting Outcome 5C:** There is community ownership and management of local assets and facilities.	***Plan Objective E:*** *Protecting and Enhancing the Built and Natural Environment*	*To conserve and where possible enhance our Conservation Areas and Areas of Townscape/Village Character as important assets.*
	Supporting Outcome 5D: We feel a sense of belonging in our local neighbourhoods: urban, suburban and rural.	***Plan Objective A:*** *Enabling Sustainable Communities and Delivery of New Homes*	*To support the Council's towns, villages and small settlements as vibrant and attractive local centres providing a level of homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development.* *To support and provide for vibrant rural communities by providing appropriate opportunities for housing and sustainable development in the countryside.*

Appendix D:

Evaluation of Settlement Characteristics

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
City	Lisburn (45,410)	Level 4 Principal City in RDS Hierarchy of Settlements & Infrastructure Wheel as it has a high level of services and facilities to cater for the larger population including a hospital, police station, a wide variety of chain and independent shops, a leisure complex with cinema and variety of restaurants and concert venue at the Island Complex and community facilities with a number of churches and associated halls.	Lisburn City has good infrastructure with provision of road and rail services and within close proximity to the airport. Lisburn New Holland Waste Water Treatment Works has remaining capacity. The catchment includes Royal Hillsborough & Culcavy, Duneight, Halftown, Hillhall, Kesh Bridge, Long Kesh, Lower Broomhedge, Lurganure & Morningside. Part of Lisburn City is also served by Dunmurry Waste Water Treatment Works with remaining capacity.	The RDS marks Lisburn City out as benefiting from its location at the meeting point of the Belfast/Dublin economic corridor with the potential to grow economically. Focus major population and economic growth on Lisburn City thus maximising benefits from efficient use of existing facilities, infrastructure and its strategic location on the transport corridors. Good supply of housing & employment land remaining as identified in the Monitoring Reports. A good range of health, schools and further education opportunities and community services including a hospital and local government offices. Good transport infrastructure including road and rail. Future potential is high including key and link transport corridors and potential greenways and additional Park & Ride facilities. Good potential for additional retail, leisure and recreational opportunities. Attractive built heritage assets including numerous buildings with Listed status, a Conservation Area and Areas of Townscape Character. Easy access to Lagan Valley Regional Park, Lagan Navigation and tow path. Key Challenges include regenerating Lisburn City Centre including night-time economy, adhering to Lisburn City Centre Masterplan, linking Lisburn city centre to the river and promoting riverside development, maintaining the Landscape Wedge between Lisburn City and its surrounding smaller settlements, promoting recreation/tourism with access to river and encouraging office development, the need for the Knockmore Link Road/rail halt and continue to promote expansion for industry to the west of Lisburn. Other key areas of concern include promoting development at Sprucefield that does not have significant negative effects for Lisburn city centre and development of Maze Strategic Land Reserve.

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Greater Urban Areas	Lisburn Greater Urban Area (4,948) Castlereagh Greater Urban Area including Dundonald (30,717)	Level 3 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have a high range of services within them or in close proximity to transport links to gain access to these services, including shopping centres, warehousing, hospitals and schools. The Greater Urban Areas could act as possible Regional Town Status.	Lisburn Greater Urban Area is served by WwTWs at Dunmurry which serves Milltown, Lambeg and Tullynacross and has remaining capacity. The location has access to the railway network and good bus linkages. Castlereagh Greater Urban Area at Newtownbreda and Cairnshill is served by WwTWs located in Belfast City Council Area and includes flows from Carryduff, Ballylesson and Purdysburn. It has remaining capacity. However, it should be noted that Newtownbreda Drainage Area Plan (DAP) has identified deficiencies within the existing sewerage network. Parts of the sewerage network are operating significantly above design capacity, increasing the risk of out of sewer flooding and pollution to the local environment. Delivery of solutions will be subject to adequate funding of NI Water. The area has no railway network and depends on a bus network and private car journeys. Castlereagh Greater Urban Area at Dundonald is served by WwTWs at Kinnegar located within Ards & North Down Council Area. This includes flows from Crossnacreevy & Ryan Park. It has remaining capacity. Dundonald has access to the Glider Rapid Transit bus system linking with Belfast and it also depends on car journeys to the wider area including Lisburn City and other neighbouring council areas.	Lisburn & Castlereagh Greater Urban Areas act as main service centres. It is therefore intended to focus major population and economic growth on maximising benefits from efficient use of existing facilities, infrastructure and their strategic location on the transport corridors. In terms of expansion, Lisburn Greater Urban Area has limited scope for new development. Any proposals that impact on the setting should be strongly resisted in order to preserve the green wedge surrounding the settlement to the west and Lagan Valley Regional Park to the south. Lisburn Greater Urban Area provides most of its employment through the industrial estates and business park, but there is also employment in the primary school and commercial units. In Castlereagh Greater Urban Area potential exists to develop Purdysburn Major Employment Location for offices and high-tech clean industry. In Castlereagh Greater Urban Area potential for expansion of the District Centre at Forestside. Cairnshill Park and Ride has potential to reduce the need to travel by car and support public transport. Future development may be constrained in all directions in Castlereagh Greater Urban Area due to the many environmental designations tightly enclosing the settlement. Dundonald has a good range of services including a hospital, ice bowl and cinema providing leisure and recreation opportunities. In terms of expansion of Dundonald, there is limited scope for new development to the east. To the north-west and east/south-east are Urban/Rural Landscape Wedges. To the north and south are Areas of High Scenic Value. The Glider Rapid Transit System will reduce the need to travel by car between Dundonald and Belfast.

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Towns	Carryduff (6,947) Royal Hillsborough & Culcavy (3,953) Moira (4,584)	Level 2 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have a wide range of services including supermarkets, health centres, pharmacies, schools, libraries and community facilities.	Carryduff has bus links but does not have access to the railway network. Carryduff does not have a Waste Water Treatment Works and flows are directed to Newtownbreda works located within Belfast City Council Area with capacity remaining. However, it should be noted that Newtownbreda Drainage Area Plan (DAP) has identified significant deficiencies within the existing sewerage network. Parts of the sewerage network are operating significantly above design capacity, increasing the risk of out of sewer flooding and pollution to the local environment. Delivery of solutions will be subject to adequate funding of NI Water. Royal Hillsborough & Culcavy does not have a Waste Water Treatment Works and flows are directed to Lisburn New Holland works which has remaining capacity. Moira has access to the railway and bus links. The town has its own Waste Water Treatment Works with remaining capacity.	These are important local service centres providing a range of goods, services, leisure and cultural facilities to meet the needs of their rural hinterland. Growth should be balanced across these towns to sustain, consolidate and revitalise them, focusing new retail and services within their town centres and providing opportunity for privately led economic investment in business and industry. These towns also can accommodate residential development in the form of housing estates, smaller groups or individual houses subject to infrastructure capacity. Carryduff is an elevated satellite town which has resulted in high level commuting to Belfast and other areas. At the centre of the settlement is a shopping centre which is disused for the most part and is in need of redevelopment. Carryduff has sufficient land remaining for housing and other uses and no additional land is required to meet these requirements. In Carryduff future development is constrained by many environmental designations to the north, resistance to ribbon development to the south, and open countryside to the west and east. Land in Carryduff is subject to flooding including lands north of Queensfort Court (west of Saintfield Road), lands north of St. Ignatius church (C of I) (Saintfield Road) and lands east of Winchester Road along the Carryduff River. Royal Hillsborough has potential for further tourism development with Historic Royal Palaces, the historic setting and park. However, the impact needs to be carefully assessed as transport and congestion in the narrow streets is an issue in the settlement. Royal Hillsborough lies in close proximity to the main route (M1) and (A1) from Belfast to Newry/ Dublin. Royal Hillsborough has attractive Georgian Buildings and a Conservation Area. Future development In Royal Hillsborough is constrained by the many environmental designation including listed buildings. The forest park to the south restricts development in that direction, and there is open countryside to the west and east. The A1 Protected Route also restricts development. There is a good supply of undeveloped housing land still remaining in the settlement. In Moira there are almost 35 listed buildings, which form the basis of the conservation area. There are also many monuments and industrial heritage features within and surrounding the settlement including raths within the settlement at Old Kilmore Road and Claremont Drive. In Moira coalescence with Magheralin to the west should be resisted, the Demesne to the north restricts development in that direction, and there is an LLPA to the south and east. Land to the south east of the existing development limit could be subject to flooding. Traffic issues and congestion are a recurring theme through the settlement.

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Villages	Aghalee (863) Annahilt (1,045) Dromara (1,006) Drumbeg (813) Drumbo (375) Glenavy (1,791) Lower Ballinderry (912) Maghaberry (2,468) Moneyreagh (1,379) Milltown (1,499) Ravernet (564) Stoneyford (605) Upper Ballinderry (226)	Level 1 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have small scale facilities including shops, petrol filling stations, local community halls and a mix of housing.	A number of the villages have limited access to public transport and the capacity of the sewerage network varies. Aghalee, Annahilt, Dromara, Glenavy, Maghaberry, Stoneyford & Upper Ballinderry have available capacity in their WwTWs. WwTWs reaching capacity include Drumbeg, Lower Ballinderry and Ravarnet. Milltown is served by Dunmurry treatment works and has capacity. Moneyreagh has no additional capacity but a scheme to pump the catchment to Newtownbreda WwTWs via Carryduff is subject to the necessary regulatory approvals.	These important local service centres provide goods, services and facilities to meet the daily needs of the rural area. They are good locations for rural businesses and can accommodate residential development in the form of small housing estates, housing groups and individual dwellings.

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
Small Settlements	Ballyaughlis (99) Ballycarn (105) Ballyknockan Ballylesson (111) Ballynadolly (79) Ballyskeagh (194) Boardmills Carr Crossnacreevy (317) Drumlough (74) Drumlough Road Dundrod (193) Duneight (88) Feumore Halfpenny Gate (80) Halftown (197) Hillhall (81) Kesh Bridge (122) Lambeg Legacurry (82) Long Kesh (358) Lower Broomhedge (239) Lurganure (467) Lurganville (87) Lurgill Magheraconluce (459) Morningside (55) Purdysburn Ryan Park (141) St. James (115) The Temple Tullynacross (129) Upper Broomhedge (78)	Level 1 Status in RDS Hierarchy of Settlements & Infrastructure Wheel as these places have very limited small scale facilities with some having only housing and depend on the larger settlements in the hierarchy for health, education, entertainment and comparison and convenience goods such as food and clothing.	Public transport is limited and connections are limited. A number of the small settlements have no public sewerage network available and some have individual works including Ballynadolly, Drumlough, Dundrod with remaining capacity. A number of individual works have limited capacity including Feumore, Legacurry and Lurganville. St. James has no capacity remaining. Small settlements with no public sewerage network available include Ballyknockan, Boardmills, Carr, Drumlough Road, Halfpenny Gate, Lurgill, The Temple and Upper Broomhedge.	These act as a focal point for the rural community and take the form of a rural cluster or cross roads development where consolidation of the built form can provide opportunity for individual dwellings and/or small groups of houses and small rural businesses. Mostly Infill and small scale opportunities available for housing and other opportunities to sustain rural communities without changing the character of these settlements.

Settlement Hierarchy	Population (based on 2011 Census)	Role and Function (Level 1-4) 1= lower tier of hierarchy & 4 is top tier	Existing Infrastructure Provision (Roads, Rail, Sewerage)	Future Potential (Strengths, Opportunities, Constraints, Growth Potential)
The Open Countryside	(26,150) based on overall population of council area 140,205 and subtracting total settlement population of 114,055		Public transport is limited and the area depends on car journeys. Single dwellings and small business depends on septic tanks for waste water treatment.	Outside settlements, residential and other types of development may also be facilitated so long as it is balanced between protection of the environment from inappropriate development, while supporting and sustaining vibrant rural communities. The rural area offers opportunities in terms of the potential for growth in new sectors, the provision of rural recreation and tourism, its attractiveness as a place to invest, live and work, and its role as a reservoir of natural resources and highly valued landscapes.

Appendix E:

Monitoring Framework

Plan Objective A: Enabling Sustainable Communities and Delivery of New Homes				
Indicator	**Monitoring Target**	**Trigger Point**	**Data Source**	**Relevant Policies**
Total number of housing units built in each settlement on zoned and windfall sites and within/outside the urban footprint	(HGI) figure of (10,700 housing units 2016-2030) and projection in Plan Strategy for 12,375 housing units 2017-2032 (Strategic Housing Allocation)	Building more than 750 housing units per year or less than 700 housing units per year in the Council Area	Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP08 – SP09 (Strategic) HOU1-HOU12 (Operational)
Total Affordable Housing	2,400 Social housing units identified in Housing Needs Assessment over lifetime of the Plan To monitor that 20% of units on sites of 0.5 hectares or comprising of more than 5 residential units are affordable	Building less than 160 Social Housing Units per year in the Council Area	Annual Housing Monitor 1st April to 31st March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	SP01-SP07 (Strategic) SP08 – SP09 (Strategic) HOU10 (Operational) COU5 (Operational)
Traveller and Specialist Accommodation	Identify any need for Traveller Accommodation For Specialist Accommodation the homes and/or bed spaces to be provided meet an identified community need demonstrated through a statement of specialist housing need	Planning approvals	Annual Housing Monitor 1st April to 31st March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	SP01-SP07 (Strategic) SP08 – SP09 (Strategic) HOU11, HOU12 (Operational) COU5 (Operational)
Average housing density from planning applications/approvals	Density Band City Centre 120-160 dwellings per hectare Density Band Outside City Centre and within Greater Urban Areas and Towns 25-35 dwellings per hectare	Planning approvals above the Density Bands which are not located in the city centre, town centres or other highly accessible locations.	Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP08 (Strategic) HOU1-HOU12 (Operational)
Available capacity of Waste Water Treatment Works to support residential development	All housing applications connecting to the existing WWTWs	NI Water raising capacity issues in existing WWTWs	NI Water Annual Report and Data on WWTWs capacity Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP08 – SP23 (Strategic) WM2, WM5 (Operational)
Total number of housing units built in countryside outside settlements	To monitor housing numbers built in the countryside.	To monitor rural trends in the countryside and a baseline average build of 54 single dwellings annually	Annual Housing Monitor 1st April to 31st March	SP01-SP07 (Strategic) SP09 (Strategic) COU1-COU10 (Operational)

Plan Objective B: Driving Sustainable Economic Growth				
Indicator	**Monitoring Target**	**Trigger Point**	**Data Source**	**Relevant Policies**
Retention of Zoned Land for Economic Development Uses	Employment Uses shall be directed to Zoned Employment Land and the Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn/ Knockbracken	Loss of zoned employment land to other uses. Shortage of Zoned Employment land including the 2 Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn/Knockbracken Master Plan for SMU sites not meeting the key site requirements.	Annual Employment Land Monitor 1st April to 31st March	SP01-SP07, SP11-SP12 (Strategic) SMU01-SMU02 (Strategic) ED1-ED9 (Operational)
Education, Health, Community and Cultural services floor space built	Identify land for Education, Health, Community and Cultural Use at Local Policies Plan to meet any identified need from Providers. Section 76 Planning agreements where a community infrastructure need is identified	A shortage of Education or Health, Community and Cultural land identified to accommodate providers	Annual Reports from providers Number of planning approvals from planning portal. Section 76 Planning Register.	SP01-SP07, SP10 (Strategic) CF01-CF02 (Operational)
Annual Mineral extraction rates in the Council Area	Industry extraction figures	Tonnage extracted in excess of industry figures or pressure on vulnerable landscapes	Number of planning approvals from planning portal DFE Annual Monitoring Report on operational quarries in the Council Area	SP01-SP07, SP13 (Strategic) MD1-MD9 (Operational)

Plan Objective C: Growing our City, Town Centres, Retailing and Offices				
Indicator	**Monitoring Target**	**Trigger Point**	**Data Source**	**Relevant Policies**
Retail and office development (sq. m.) permitted within established primary retail core and frontage, city or town centre, district and local centres, edge of centre, out of centre and outside these designations	Number of approvals annually for Class A1 Retail and Class A2 Financial, Professional Services as in the Use Class Order in the designated primary retail core and frontage and city, town, district and local centres Proposed B1(a) office developments do not exceed 400 square metres of gross floor space in District and Local Centres	Loss of retailing and other Town Centre Uses in (primary retail core, city or town centre, district and local centres Increasing level of vacant units within primary retail frontage and town centres Planning Approvals for offices exceeding 400 square metres floor space in District and Local Centres	Planning approvals from planning portal Retail Impact Assessments Town Centre Health Checks and Assessment of Use Class	SP01-SP07 (Strategic) SP14-SP15 (Strategic) TC1-TC6 (Operational)
An improved Night-Time Economy in City and Town Centres	Increasing Planning approvals to promote the night-time economy such as hotels, bars/restaurants, leisure and entertainment venues	Increasing level of vacant units within the primary shopping frontage, city and town centres	Planning approvals from planning portal Town Centre Health Checks Tourism Statistics data and accommodation/bed spaces available from Tourism NI	SP01-SP07 (Strategic) SP15 (Strategic) TC1-TC4 (Operational)

Plan Objective D: Promoting Sustainable Tourism, Open Space and Recreation				
Indicator	**Monitoring Target**	**Trigger Point**	**Data Source**	**Relevant Policies**
Number of tourism amenity planning approvals in settlements and countryside	To monitor tourism amenity development applications	N/A	Planning approvals from planning portal Tourism health checks – visitor numbers, overnight stays from Tourism NI Statistics	SP01-SP07 (Strategic) SP16 (Strategic) TOU1-TOU8 (Operational)
Number of tourism accommodation planning approvals in settlements and countryside	To monitor tourism amenity development applications	N/A	Planning approvals from planning portal Tourism health checks – visitor numbers, overnight stays from Tourism NI Statistics	SP01-SP07 (Strategic) SP16 (Strategic) TOU1-TOU8 (Operational)
Total amount of Open Space	Retain level of open space	Loss of existing Open Space	Planning approvals from planning portal Open Space Audit	SP01-SP07 (Strategic) SP16-SP17 (Strategic) OS1 (Operational)
New public open space gained through housing development (Ha)	To monitor new open space	Proposals for new residential development of 25 or more units, or on sites of one hectare or more, must provide public open space as an integral part of the development	Planning approvals from planning portal Open Space Audit	SP01-SP07 (Strategic) SP08 (Strategic) HOU5, OS1 (Operational)
Provision of equipped children's play areas	To monitor equipped children's play areas	Development proposals of 100 units or more, or on sites of 5 hectares or more, must be provided with an equipped children's play area unless one already exists within a reasonable and safe walking distance	Planning approvals from planning portal Open Space Audit	SP01-SP07 (Strategic) SP08- SP17 (Strategic) HOU5, OS1 (Operational)

Plan Objective E: Protecting and Enhancing the Historic and Natural Environment				
Indicator	**Monitoring Target**	**Trigger Point**	**Data Source**	**Relevant Policies**
Number of demolitions/conversions within Conservation Areas and Areas of Town and Village Character	To monitor demolitions/conversions within Conservation Areas and Areas of Town and Village Character	Number of demolitions in Loss Conservation Areas or Areas of Townscape and Village Character	Planning approvals from planning portal	SP01-SP07 (Strategic) SP18 (Strategic) HE10, HE12 ,HE14 (Operational)
Number of demolitions/conversions of listed buildings	To monitor demolitions/conversions of listed buildings	Number of demolitions of listed buildings	Planning approvals from planning portal	SP01-SP07 (Strategic) SP18 (Strategic) HE6, HE8 ,HE9 (Operational)
Number of planning permissions in Historic Parks, Gardens and Demesnes	To monitor planning approvals within existing Historic Parks, Gardens and Demesnes	N/A	Planning approvals from planning portal Open Space Audit	SP01-SP07(Strategic) SP18, (Strategic) HE5 (Operational)
Number of permissions on International, National, Local sites, designated sites and plan designations: Ramsar, ASSI, national nature reserve, local nature reserve, wildlife refuge, AONBs, Areas of High Scenic Value, Green Wedges and Local Landscape Policy Areas	To monitor planning applications within sensitive or protected landscapes	Loss of designated sites protected or damage to sensitive landscapes and biodiversity through planning approvals	Planning approvals from planning portal	SP01-SP07 (Strategic) SP19 (Strategic) NH1, NH3, NH4, NH6 (Operational)

Plan Objective F: Supporting Sustainable Transport and Other Infrastructure				
Indicator	**Monitoring Target**	**Trigger Point**	**Data Source**	**Relevant Policies**
Identified transport schemes	Delivery of identified transport schemes including the Knockmore Link Road and Knockmore Rail Halt The number of new Park and Ride/ Share Schemes or extensions to existing facilities	Commencement of identified transport schemes	Statistics from DfI Roads Number of planning approvals	SP01-SP07 (Strategic) SP20 (Strategic) TRA2 - TRA4, TRA6, TRA9 (Operational)
Active Travel schemes which provide improved linkages	Delivery of schemes which support Active Travel (Walking, Cycling, Public Transport)	Consideration of modal shift to walking, cycling, public transport Commencement of schemes which support Active Travel	Statistics from DfI and Translink on modal shift Number of planning approvals	SP01-SP07 (Strategic) SP20 (Strategic) TRA6, TRA8 (Operational)
Protection of Strategic Greenways and reuse of disused Transport Routes	Number of Strategic Greenway or transport schemes on disused transport routes	N/A	Statistics from DfI and Translink on modal shift Number of planning approvals DfI publication 'Strategic Plan for Greenways'	SP01-SP07 (Strategic) SP20 (Strategic) TRA5, TRA8 (Operational)
Renewable Energy schemes in accordance with Government targets	Compliance with Government targets on energy supply from renewable sources	N/A	Statistics from DfE and NISRA on renewable energy production and supply Number of planning approvals	SP01-SP07 (Strategic) SP21 (Strategic) RE1-RE2 (Operational)
Provision of telecommunications and digital infrastructure	Delivery of a fit for purpose telecommunications and digital infrastructure	N/A	Statistics and reports from Ofcom Number of planning approvals	SP01-SP07 (Strategic) SP22 (Strategic) TEL1 (Operational)
Waste Management schemes in accordance with National and Local targets	Compliance with National and Local targets on waste management	The capacity remaining at existing waste management facilities, the number of new waste management facilities approved and the tonnage of waste going to landfill or recycling	The NI Waste Management Strategy Council's Waste Management Plan Northern Ireland Environment Agency statistics on tonnage to landfill or recycling Number of planning approvals	SP01-SP07 (Strategic) SP23 (Strategic) WM1, WM3, WM4 (Operational)
Development within Fluvial or Pluvial Zones	To monitor the number of planning applications in areas that are prone to flooding and its potential adverse impacts.	Increased or new flooding impacts at, or elsewhere, as a result of new development approved within identified areas at risk of fluvial flooding or areas at risk of surface water inundation	DfI Rivers Agency Flood Maps NI DfI Rivers Agency consultation responses Number of planning approvals in areas at risk	SP01-SP07 (Strategic) SP24 (Strategic) FLD1-FLD5 (Operational)

Monitoring Indicators and Trigger Points

The monitoring framework of the LDP includes a set of indicators and targets which are set against trigger points to indicate if one part of the plan is not achieving the desired outcomes. Trigger points have been included to assess the level to which an objective or policy has diverged from the monitoring target to such an extent that it could identify that the objective or policy is failing to be implemented or needs to be amended.

The monitoring indicators are linked to LDP strategic and operational policies. The following options will be used when a target is reviewed and recommends an appropriate response.

Continue Monitoring (Green)
Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review

Training Required (Blue)
Where indicators are suggesting that LDP Policies are not being implemented as intended and further Officer or Member training is required

Supplementary Planning Guidance Required and Development Masterplans/ Concepts (Purple)
Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers/landowners to bring forward Development Masterplans/ Concepts on key sites to help commence the development process

Policy Research (Yellow)
Where indicators are suggesting the LDP Policies are not being as effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local neighbouring councils and Regional statistics for Northern Ireland where appropriate may be required

Policy Review (Amber)
Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed

Plan Review (Red)
Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration

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PREAMBLE

Part Two of this Plan Strategy sets out Lisburn & Castlereagh City Council's Operational Policies that will be taken into account in the determination of all planning applications, appeals and enforcement.

In accordance with the Planning Act (Northern Ireland) 2011 these operational policies take account of the Regional Development Strategy (RDS) 2035 and have regard to the Strategic Planning Policy Statement (SPPS) for Northern Ireland and other relevant regional and local policy and guidance.

The purpose of these operational policies is to ensure the orderly and consistent development of land in accordance with the plan objectives contained in Part One of the Plan Strategy. The determination of planning applications must be in accordance with the provisions of the Plan Strategy and these operational policies, unless material considerations indicate otherwise.

For the purposes of ensuring sustainable development these operational policies must not be read in isolation from one another. Proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.

The Department for Infrastructure (DfI) is responsible for the processing of regionally significant planning applications submitted under Section 26 of the Planning Act. The Department also has the power to call in planning applications from councils under Section 29 of the Planning Act. In such cases, DfI will act as the planning authority in the determination of a planning application. Any reference in these operational policies to the 'Council' as the planning authority should be taken to imply the 'Department' for the purpose of determining such planning applications. The Planning Appeals Commission is also responsible for the determination of planning applications in accordance with various sections of the Planning Act.

Any reference in these operational policies to the 'Department' should be read as being the Department for Infrastructure (DfI) or its predecessor departments unless otherwise stated.

Transitional arrangements will apply in relation to the existing Plan designations. The existing Development Plans which remain in effect for different parts of the Council area are set out in Part 1, Chapter 2 (Existing Development Plans) of this Plan Strategy.

Upon adoption of the Plan Strategy, the Development Plan is the Plan Strategy and any old Development Plan, with the Plan Strategy having priority in the event of a conflict. Regulations state that the old Development Plans will cease to have effect on adoption of the new Local Development Plan (LDP) at Local Policies Plan (LPP) stage.

Please refer to the Glossary for terminology used throughout this document.

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A: A Quality Place

Enabling Sustainable Communities and Delivery of New Homes

1. HOUSING IN SETTLEMENTS

HOU1 New Residential Development

Planning permission will be granted for new residential development in settlements in the following circumstances:

a) on land zoned for residential use
b) on previously developed land (brownfield sites) or as part of mixed-use development
c) in designated city and town centres, and within settlement development limits of the city, towns, greater urban areas, villages and small settlements
d) living over the shop schemes within designated city and town centres, or as part of mixed use development.

The above policy applies to all residential uses as set out in Part C of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).

Justification and Amplification

The Council will accommodate new residential development in appropriate locations within settlement limits in accordance with this policy.

Previously developed land, commonly referred to as brownfield sites (defined in the Glossary), are those which are, or were occupied by a permanent structure within the settlement limit. Such sites may include vacant or derelict lands; occupied by redundant or underused buildings; abandoned or underused industrial or commercial property and vacant infill sites. Development proposals on brownfield sites, particularly in established residential areas will be carefully considered against the relevant housing policies to ensure existing residential character, amenity and privacy of residents is not adversely impacted upon.

The Council encourages residential development within the designated city and town centres of the Plan area as such schemes can contribute to regeneration, vitality and viability.

Centrally located housing is environmentally sustainable, utilises existing infrastructure, and encourages walking, cycling and use of public transport, contributing to active travel. Residential use can revitalise the physical fabric of centres by re-use of vacant buildings and the redevelopment of derelict lands within centres. Opportunities to introduce housing within existing centres can be achieved by full or partial conversion of existing buildings, living over the shop schemes above shop and business premises and the provision of dwelling units in mixed use development schemes.

HOU2 Protection of Land Zoned for Housing

Planning permission for alternative uses on zoned housing land, where not identified as a Key Site Requirement (KSR), will only be granted in the following circumstances:

a) the proposed use is compatible with the housing zoning, it meets a demonstrable community need and it cannot be provided on a suitable alternative site

b) the nature, size and scale of the alternative use is, and will remain, ancillary to the main use of the land for housing.

Justification and Amplification

Alternative uses on zoned housing land can provide local community facilities such as schools, crèches, surgeries, local shops and leisure facilities. Such uses can encourage a

sense of community and place and relieve pressure on existing community infrastructure within the wider residential area.

In all cases proposed alternative uses must comply with criteria a), b), g), h), i), j) and l) of Policy HOU4 to ensure there are no detrimental impacts on the privacy or amenity of existing or proposed residential properties.

HOU3 Site Context and Characteristics of New Residential Development

Planning permission will be granted for new residential development where it will create a quality and sustainable residential environment which respects the existing site context and characteristics. An overall design concept, in accordance with Policy HOU6 must be submitted for all residential proposals and must demonstrate that a proposal draws upon the positive aspects of, and respects the local character, appearance and environmental quality of the surrounding area.

Proposals for residential development will be expected to conform to all the following criteria:

a) the development respects the surrounding context, by creating or enhancing a local identity and distinctiveness that reinforces a sense of place, and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas

b) archaeological, historic environment and landscape characteristics/features are identified and, where appropriate, protected and suitably integrated into the overall design and layout of the development.

For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. All development should be in accordance with available published space standards.[1]

Justification and Amplification

The Council wishes to secure attractive and sustainable residential development with a high quality of design, layout and landscaping.

Place shaping comes from achieving a balanced response to all the factors influencing a scheme. Housing layouts, with individuality, must respond to a local context by making the most of a site's characteristics and its landscape or townscape setting. Attention to detail and consideration of other matters can contribute to a sense of place, such as the creation of landmarks, public spaces and the use of public art. It encourages pedestrian and cycle movements, makes provision for increased use of public transport, promotes biodiversity and encourages wildlife, integrates open space and, where necessary accommodates local neighbourhood facilities.

It is important that a proposal for residential development is based on a clear design concept. This must be based on a network of spaces rather than a hierarchy of roads to ensure the creation of surroundings with an attractive human scale and a distinctive overall sense of place.

Site Context

The Council will expect developers in preparing layouts to have greater regard to the site context, in particular the characteristics of landform and the townscape or landscape setting.

Proposals should seek to reinforce and evolve local characteristics that are considered positive and attractive, while those urban design features that undermine the overall character of an area should not be replicated nor used as a precedent.

[1] Department for Communities Housing Association Guide 2009: Design Standards

Analysis of context is particularly important for infill housing, back land development or redevelopment schemes in established residential areas. While such development is generally considered to be the least attractive option for residential intensification it can usefully contribute to housing supply. Accordingly, proposals for the sympathetic re-use of existing buildings, as opposed to those involving demolition and redevelopment will continue to be looked at more favourably.

With any new development proposal great care will be needed to ensure that the individual or cumulative effects do not significantly erode the character and amenity of existing areas. To protect environmental quality or residential amenity of existing areas account must be taken of the spacing between buildings, the safeguarding of privacy, the scale and massing of buildings, the use of materials, impact on existing vegetation and landscape design.

Infill housing in established residential areas will not always be appropriate, particularly in many older residential areas with distinctive townscapes. Intensifying the scale and massing of buildings in such areas can adversely affect local character and lead to a loss of valued open garden spaces, mature trees and shrubs. When combined with the impact of ancillary activities such as car parking and refuse storage, such development can undermine the qualities that people value, and damage our built heritage.

Accordingly in assessing housing proposals in Conservation Areas and Areas of Townscape or Village Character, the protection of the existing character and distinctive qualities of the area will be paramount and important views within, into and out of the area are protected. Proposals in these areas will be considered against all of the criteria of Operational Policy HE10.

Site Characteristics

Proposals must respect the individual characteristics/features of the site itself. These include topography, existing buildings, features of the archaeological or historic environment and landscape features such as rivers, streams, trees and hedgerows, which make an important contribution to the biodiversity and ecology of an area. Proposals must identify and, where appropriate, protect and integrate heritage and landscape features into layouts in a suitable manner.

Particular care will be necessary in preparing layout proposals on sloping sites in order to minimise the impact of differences in level between adjoining properties, existing or proposed. The use of prominent retaining walls within and at the margins of sloping sites will be unacceptable. In such cases the Council is only likely to accept low density development which would entail minimal works of excavation.

Developers may also wish to consider the use of specific house designs which respect topography, such as split level dwellings. Where changes in ground level between buildings are unavoidable the Council will generally expect these to be accommodated by the use of planted banks. In all cases developers will need to demonstrate that their proposals will avoid significant overshadowing, overlooking and loss of privacy.

Further information on the Council's policies for the protection of landscape and heritage features can be found in Operational Policies NH1 to NH6 and HE1 to HE14.

HOU4 Design in New Residential Development

Proposals for residential development will be expected to conform to all the following design criteria:

a) the design of the development must draw upon the best local architectural form, materials and detailing

b) landscaped areas using appropriate locally characteristic or indigenous species and private open space must form an integral part of a proposal's open space and where appropriate will be required along site boundaries to soften the visual impact of the development and assist in its integration with the surrounding area

c) where identified as a Key Site Requirement adequate provision is made for necessary local community facilities, to be provided by the developer

d) residential development should be brought forward in line with the following density bands:[2]

- City Centre Boundary 120-160 dwellings per hectare
- Settlement Development Limits of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare
- Settlement Development Limits of Villages and Small Settlements 20-25 dwellings per hectare.
- Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities

e) a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded

f) dwellings should be designed to be energy and resource efficient and, where practical should include integrated renewable energy technologies to minimise their impact on the environment

g) a proposed site layout must indicate safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks; meet the needs of mobility impaired persons; and respect existing public rights of way

h) adequate and appropriate provision is made for car and bicycle parking including where possible electric vehicle charging points

i) the design and layout must not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance

j) the design and layout should where possible include use of permeable paving and sustainable drainage

k) the design and layout must demonstrate appropriate provision is made for householder waste storage and its collection can be facilitated without impairment to the access and manoeuvrability of waste service vehicles

l) the development is designed to deter crime and promote personal safety.

Any proposal for residential development which fails to produce an appropriate quality of design will not be permitted, even on land identified for residential use in a development plan.

2 Refer to Technical Supplement 2, Urban Capacity Study

Justification and Amplification

The Department's publication 'Creating Places – Achieving Quality in Residential Developments' (May 2000) should be taken into account in the application of these policies.

Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy.

Design

The design of house types and other buildings, the relationship between them, their relationship to streets and the spaces created around them will all strongly influence the character of the overall site and its surroundings and contribute significantly to the quality and identity of the new residential environment.

The overall design concept for a new residential environment should provide contrast and interest balanced by unifying elements to provide coherence and identity. As well as greater variety in the spatial form of development this will entail a greater diversity of dwelling form and type to help produce a lively street scene. For example terraced buildings may be used to enclose a space, elsewhere a taller building may be used to create a landmark feature.

Quality design should create variety and contrast within developments in terms of layout, boundaries and planting, and the siting of buildings and spaces around them, to enhance local distinctiveness.

Coherence can be created in the detailed design of the different dwelling types by following the best local architectural form, materials and detailing.

In assessing schemes in designated areas such as Areas of Outstanding Natural Beauty, Conservation Areas and Areas of Townscape Character or Areas of Village Character, the Council will have particular regard to published design guidance.

Many villages and smaller settlements display an essentially rural character, and proposals for housing development in such locations should reflect this in their design, layout and detailing. The overall scale and density of development proposed should also respect the form and character of the settlement.

While it is important to ensure that all new development fits in well with its surroundings this will not preclude quality contemporary design using modern materials. Innovative design and layouts can achieve greater energy efficiency through the orientation of buildings to maximise passive solar gain and the use of renewable energy technologies and sustainable construction techniques.

Landscaping and Private Open Space

The 'greening' of spaces raises the quality of residential development and assists in the promotion of biodiversity and natural drainage of the area. Existing landscape features such as streams, hedgerows or trees must be identified and, where appropriate, retained and suitably integrated. The provision of adequate open space in the vicinity of identified landscape features ensure they are retained and their visual setting protected. Where existing trees are removed the layout must include compensatory tree planting.

The use of vegetation within developments should include a hierarchy of different types of planting such as street trees, garden trees and hedge planting, specimen trees and amenity planting in open spaces. Boundary treatments can significantly affect the overall quality and character of new housing areas. The Council will expect use of appropriate, locally characteristic or indigenous hedge planting and well-designed walls or railings as opposed

to the wholesale use of close boarded fencing. The integration of development at the edges of settlements is also important. Ten metre buffer planting, generally of indigenous species, will be required to help assimilate and soften the impact of development on the countryside which would further enhance biodiversity.

All hard landscape design, including paving areas, means of enclosure and street furniture should be carefully considered and the use of high quality and permeable paving materials will be required.

Developers must carry out all landscape works associated with their schemes and provide establishment, maintenance and ongoing long term management, unless this responsibility is transferred to another appropriate body in a manner formally agreed with the Council.

Well-designed space around buildings can add greatly to the attractiveness of a development. A variety of garden sizes and usable open spaces promotes diversity and gives greater choice for residents. Adequate private open space can be in the form of gardens, patios, balconies or terraces, depending on the characteristics of the development proposed and the surrounding context. All houses will need to provide some in-curtilage open space. Adequate private garden space is particularly important for new family dwellings – generally dwellings with 3 or more bedrooms. For apartment developments private open space may be provided in the form of communal gardens where appropriate management arrangements are agreed.

Density

Density bands provided in Policy HOU4 indicate a density requirement per hectare for housing sites across the Council area. These will be used as a guide to inform development proposals within the relevant settlement areas. Proposals outside of these bands will be considered on their own merits. Increased housing density within town and city centres will be promoted in locations that benefit from high accessibility to public transport facilities, provided they do not harm local character, environmental quality and amenity. In all other established residential areas, development or redevelopment schemes must not unacceptably harm local character, environmental quality or existing residential amenity (see Policy HOU8).

In designated areas, such as Conservation Areas and Areas of Townscape Character or Areas of Village Character increased density will only be allowed in exceptional circumstances where it is demonstrated that a proposal will not harm local character, environmental quality and residential amenity.

On previously undeveloped sites, the need to preserve existing site features and vegetation and the space requirements for communal open areas will all influence development densities. On large sites a range of densities, building forms and a mix of house types will be required to enhance quality and sustainability.

In all cases the overdevelopment of sites will not be acceptable and the Council will expect developers to provide adequately sized dwelling units.[3]

The size of a dwelling is a key factor in defining who can live there and how they use the property, size is therefore particularly important in terms of protecting established residential areas. Whilst a mixture of different types, tenures and sizes of houses (including apartments and townhouses) can assist in the creation of balanced communities, it is critical that all new housing units are sufficiently spacious and therefore the provision of dwelling units with limited internal floor areas can contribute to unacceptable densities in new developments and the wider established area.

Accessible Accommodation

Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptions.

[3] Refer to Supplementary Planning Guidance, Part A: Space Standards for Dwellings

Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.

Energy Efficiency and Renewable Energy

Modern building techniques and materials can improve energy efficiency and reduce reliance on carbon based fuels. Further energy efficiency can be achieved by designing site layouts so that buildings or windows are orientated to maximise the heating benefits derived from solar gain. The Council will encourage the incorporation of small scale renewable energy technologies (micro-generation) into buildings that can further reduce their carbon footprint. Such micro-generation technologies include solar PV systems, wind turbines, ground source heat pumps and micro combined heat and power installations.

Site Layout and Movement

Having regard to necessary standards for road safety, the layout of new housing developments must not be dominated by roads considerations. All buildings should be located and orientated to front onto existing and proposed roads to present an attractive outlook. The Council will also expect to see greater variety introduced into schemes so that the spaces between houses include tree-lined avenues, crescents, mews, courtyards, lanes and greens. Particular care will be required in the treatment of corner sites within layouts and these should contain specifically designed buildings. Such corner sites and other accessible nodes can often provide ideal opportunities for the use of landmark buildings.

Promoting sustainable movement patterns and active travel can reduce reliance on the private car, foster movement by pedestrians and cyclists, respect existing public rights of way and provide convenient access to public transport and existing or proposed facilities in the vicinity. Such matters must be built into the design from the outset.

Roads are an important element in the design of a development and should be planned and designed to contribute to the overall quality of the development. This can be facilitated by a permeable layout with a network of interconnected carriageways and, where appropriate, a number of access points to the development. Residential developments will be required to incorporate traffic calming measures to keep speeds low, improve safety and help create a better environment. The Council will generally wish to see all access roads within a development designed to a 20mph maximum speed. On minor access roads favourable consideration will be given to the use of sub 10mph 'Home Zones'.

Road layouts which meet the Council's technical requirements but which do not pay due regard to the quality of the residential development and the need to foster sustainable movement patterns will be unacceptable.

The layout of new housing developments must safeguard access to adjoining lands to ensure that the comprehensive development of a site or future development potential is not prejudiced.

Parking

The amount of car parking in new residential development will have regard to published Departmental standards.[4] All car parking should be well designed, convenient and located to allow for informal surveillance. It should not however dominate the residential environment. In instances where car parking is proposed within the built fabric of a building, such as apartment development, this will only be acceptable where it will not result in a negative impact on the street scene at ground level.

[4] Parking Standards, published by former Department of the Environment, Planning Service, now Department for Infrastructure

Developers will also need to indicate what arrangements have been made within the development for secure bicycle parking. For apartment developments communal bicycle stands will be required.

Electric vehicle charging points should also be considered as part of the overall scheme in order to future-proof the design and layout of parking.

Privacy

The protection of privacy is an important element of quality in a residential environment. It is a particularly important consideration where new development is proposed adjacent to existing properties. Proposals must provide reasonable space between buildings in order to minimise overlooking. This will also assist in providing acceptable levels of daylight to properties.

Sustainable Drainage

Consideration should be given to the use of sustainable urban drainage systems (SuDS) and more environmentally sound methods of disposing of effluent. Natural drainage systems are altered by residential development and the amount of water infiltrating the ground as a result is normally reduced. Roofs, driveways, pavements, parking bays and a range of other surfaces can radically alter natural drainage. Conventional hard surfaces, such as impermeable concrete and tarmacadam, cause rain and storm water to flow to underground pipes and drains. This can simply increase speed and volume of flows downstream and the risk of flooding elsewhere.

Favourable consideration will be given to the use of permeable paving within new residential developments as a means of reducing the risk of flooding associated with surface water run-off. Where appropriate private driveways, patios, paths and shared hard landscaped surfaces should be built using permeable paving materials that are suitable to the proposal's location, of a high quality and visually attractive and appropriate to the overall scheme design.[5]

Permeable paving should be constructed to suitable specifications. Details are contained in the British Standards Institution publication BS7533, Part 3 and Part 13 regarding the design and installation of permeable pavements.

Waste Collection

In the interest of amenity, householder waste storage facilities should be appropriately designed into a site layout that provides adequate space and screening at the rear of properties. In apartment developments waste storage space may be communal, provided it is suitably integrated into either the fabric of the building or a purpose built enclosure. The Council will expect consideration be given to the access requirements of waste collection vehicles in order to provide layouts to facilitate ease of movements by such vehicles to the front of dwellings or bin stores.

Security from Crime

The design of new developments should seek to provide a feeling of security and a sense of safety in all parts of the layout. To enhance security back gardens of dwellings should be enclosed and back onto each other. Public areas such as open spaces, pedestrian routes and cycle linkages should be overlooked by the fronts of dwellings and other buildings to provide maximum surveillance. Narrow, potentially unfrequented or unsupervised routes for pedestrians and cyclists will not be acceptable.

'Secured by Design' is a police organisation working alongside the Police Service in the UK which seeks to achieve sustainable reductions in crime by promoting principles of designing out crime from the built environment. Developers should take account of these principles in preparing schemes. Further advice can be found at www.securedbydesign.com.

[5] Further best practice, guidance and advice is available from www.susdrain.org and www.paving.org.uk

HOU5 Public Open Space in New Residential Development

Adequate provision must be made for green and blue infrastructure in public open space and for open space that links with green and blue infrastructure where possible and provides pedestrian and cycle linkages to nearby public amenity spaces. Proposals for new residential development of 25 or more units, or on sites of one hectare or more, must provide public open space as an integral part of the development, subject to the following:

a) the open space must be at least 10% of the total site area

b) for development proposals of 300 or more units, or on sites of 15 hectares or more, the open space must be at least 15% of the total site area.

The following exceptions to the above open space provision will apply where:

a) the residential development is designed to integrate with and make use of adjoining public open space

b) the provision of open space below 10% of the total site area if the proposal is located within a city or town centre or it is demonstrated that it is close to and would benefit from ease of access to existing public open space

c) in the case of apartment developments or specialist housing (see Policy HOU11) where a commensurate level of private communal open space is being provided.

Development proposals of 100 units or more, or on sites of 5 hectares or more, must be provided with an equipped children's play area unless one already exists within a reasonable and safe walking distance (generally around 400 metres) of the majority of the units within the proposal.

Public open space required by this policy will be expected to conform to all of the following criteria:

- it is designed as an integral part of the development with easy and safe access from the dwellings
- it is of demonstrable recreational or amenity value
- it is designed, wherever possible, to be multi-functional
- its design, location and appearance takes into account the needs of disabled persons and it respects the amenity of nearby residents
- landscape and heritage features are retained and incorporated in its design and layout.

In all cases developers will be responsible for the laying out and landscaping of public open space required under this policy.

Developers must demonstrate that suitable arrangements will be put in place for the future management and maintenance in perpetuity of areas of public open space required under this policy.

Justification and Amplification

Public open space can be provided in a variety of forms ranging from village greens and small parks through to equipped play areas and sports pitches. In addition, the creation or retention of blue/green infrastructure, woodland areas or other natural or semi-natural areas of open space can provide valuable habitats for wildlife and promote biodiversity. To provide for maximum surveillance, areas of open space are best located where they are overlooked by the fronts of nearby dwellings.

A particularly important consideration in determining the layout of new housing developments is the provision of safe opportunities for children's play. It is important therefore that children's play areas and facilities are located within a safe and reasonable walking distance of where they live. However, they should not be located so close to dwellings as to cause noise or nuisance problems for residents.

In calculating the precise amount of public open space provision needed in an individual development proposal, only space of demonstrable recreational or amenity value i.e. 'useable' open space, will generally be counted. Accordingly, verges and visibility splays, which form part of the adopted highway, will not count towards the open space provision.

The onus will rest with developers to ensure the management and maintenance of public open space is carried out in perpetuity. A legal agreement securing this responsibility will be the normal approach to this matter and may involve a developer entering into a Section 76 Planning Agreement with the Council.

If this is the case, a Section 76 Planning Agreement will need to be entered into before planning permission is granted.

HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning

A Design Concept Statement, or where appropriate a Concept Masterplan, must accompany all planning applications for residential development.

A Concept Masterplan will be required for major planning applications involving:

a) 50 dwellings or more

b) the development, in part or full, of sites of 2 hectares or more zoned for housing in development plans

c) housing development on any other site of 2 hectares or more.

For partial development of a site zoned for housing the Concept Masterplan will be expected to demonstrate how the comprehensive planning of the entire zoned area is to be undertaken.

Any proposal for housing that would result in unsatisfactory piecemeal development will not be permitted, even on land zoned for housing.

Justification and Amplification

Design Concept Statements and, where appropriate, Concept Masterplans will be required to support all proposals for residential development (outline and reserved matters/full applications) to show how a quality residential environment on a particular site will be delivered. They must indicate how the design concept has evolved and provide a clear idea of what is intended for the site without the need for fully detailed plans. A Design and Access Statement may also be required for residential development in accordance with Section 6(1) of the Planning (General Development Procedure) Order (Northern Ireland) 2015.

Quality design proposals should emerge from a careful analysis of the location, surrounding context and the specific characteristics of the site itself (Policies HOU3 and HOU4). Pre-application discussions with the Council can be helpful when this analysis has been completed and design options are being evaluated. Following this, discussions with other bodies, including the local community, their representatives and groups, may also be useful. Such discussions can further aid design proposals and help avoid unnecessary or nugatory work.

Design Concept Statements

A Design Concept Statement must demonstrate how it will meet the criteria set out in Policies HOU3 and HOU4.

The Statement should outline in writing the overall design concept and objectives for the site and include an indicative site layout plan, based on the appraisal of the site and its context. The amount of information and level of detail required will depend on the nature, scale and location of the proposed development. Where necessary the Statement should also address any local design considerations identified in development plans or supplementary planning guidance and provide information on any improvements to infrastructure required to facilitate the proposed development.

For a large scheme or a site in a sensitive location, such as a Conservation Area, Area of Townscape Character, Area of Village Character or Area of Outstanding Natural Beauty, the type of information and detail required for the Design Concept Statement will include some or all of the following:

- an appraisal of the site context highlighting those features in the vicinity of the site which influence the design of the scheme
- an appraisal of the characteristics of the site, identifying features within the site and how they influence the design of the scheme. This should include landscape features, an analysis of existing flora and fauna and the location of any archaeological or built heritage features or sites of nature conservation importance
- an indicative layout of the proposed scheme including for example the siting of buildings, existing and proposed public transport facilities, pedestrian and cycle routes, the layout of streets, access arrangements and traffic calming measures proposed
- sketch details of the design of buildings
- a comprehensive and readily understood structure to the open space and landscape elements of the scheme including proposals for subsequent management and maintenance
- the type and location of any necessary local neighbourhood facilities.

For small housing schemes outside sensitive locations, involving the development of a site of up to 0.25 of a hectare or 5 dwellings or less, a short written statement and a diagrammatic layout will generally suffice.

Concept Masterplans

Where a Concept Masterplan is required, it will need to indicate in graphic form a scheme for the comprehensive development of the whole area, and include a written statement, detailed appraisals, sketches, plans and other illustrative materials to address all of the relevant matters set out in this policy and its associated supplementary planning guidance. The Concept Masterplan should also clearly demonstrate how it is intended to implement the scheme.

Advice and guidance on site appraisal and the type of information that will be required to accompany Concept Masterplans and Design Concept Statements is contained in the Department publications 'Creating Places – Achieving Quality in Residential Developments' (May 2000); 'Living Places' (September 2014) and 'Improving the Quality of Housing Layouts in Northern Ireland' (May 2000).

The submission of a Design Concept Statement or a Concept Masterplan will not preclude the need for other detailed assessments or information in support of a planning application, for example a Transport Assessment or an Environmental Impact Assessment.

The Council will use its powers contained in the Planning (General Development Procedure) Order (Northern Ireland) 2015 to request applicants to supply such additional information as is considered necessary to allow proper determination of planning applications. Where the Council grants outline planning permission for residential development based on indicative plans, a condition will be imposed that any reserved matters application be based broadly on such requirements.

Comprehensive Planning

The comprehensive planning of new or extended housing areas is considered to be of vital importance in pursuit of an improved quality standard. Piecemeal development may result in the undesirable fragmentation of a new neighbourhood and fail to secure the proper phasing of development with associated infrastructure and facilities.

The Council would encourage land pooling by owners and developers to facilitate the comprehensive development of residential sites. Where this cannot be achieved, and comprehensive development of the site would be prejudiced, the Council will refuse the application.

Planning Agreements

Section 76 Planning agreements between the Council and developers may be necessary for major housing schemes, and some smaller developments. Such agreements secure infrastructure needed as a result of the development, for example necessary community facilities or the provision of open space and its long term maintenance. Planning agreements need to be entered into prior to permissions being issued to ensure that necessary facilities and works are provided and to help guarantee the quality of development.

Developers shall be expected to comply with Strategic Policy 07, Section 76 Planning Agreements and the related Framework Document where necessary.

HOU7 Residential Extensions and Alterations

Planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

a) the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area

b) the proposal does not unduly affect the privacy or amenity of neighbouring residents

c) the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality

d) sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

The above policy applies to all residential extensions and alterations and for extensions and/or alterations to other residential uses as set out in Parts C2 and C3 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended), such as guest houses, hostels and residential/nursing homes.[6]

Supplementary Planning Guidance, Part A: Guidance for Residential Extensions and Alterations, will be taken into account when assessing proposals against the above criteria.

[6] This policy also applies to Housing in the Countryside see Operational Policies COU2-COU10

Justification and Amplification

The Council encourages quality design solutions for residential extensions and alterations. Good design promotes sustainable development, improves the quality of the existing environment and should also afford appropriate protection of residential amenity.

Extensions and alterations can have a significant impact on the character and appearance of the local environment if they are poorly designed, oversized or badly sited or where inappropriate alterations are proposed. House extensions and alterations raise detailed site specific issues and the acceptability of proposals will depend on the particular circumstances on the site and its surroundings.

Most commonly the design of extensions and alterations should tie in with the style, design and materials of the existing property, however, innovative, contemporary design solutions will be acceptable where the proposal complements the host property and respects its wider surroundings.

Proposals which incorporate features intended to maximise sustainability and energy efficiency, including the use of renewable energy sources are encouraged.

Extensions or alterations should be designed so as to not unduly affect the privacy and amenities enjoyed by neighbouring households, such as dominance, privacy or loss of light.

The Council will resist proposals for extensions or other ancillary buildings that would result in the loss of significant local landscape features, in particular trees which are the subject of a Tree Preservation Order or which contribute to areas designated for their townscape or heritage importance.[7] In other cases, where proposals impact on local landscape features compensatory planting to mitigate against the loss of local environmental quality and assist in the promotion of biodiversity will be necessary.

Garden sizes, in particular rear gardens, should be sufficient to provide outdoor recreational space and provide space for storage for example garden furniture, bikes, play equipment and bins. Proposals which will remove sufficient space will be resisted.

The Council will give sympathetic consideration to proposals required for a person with a disability or whose mobility is otherwise impaired. If imaginative and innovative design approaches are fully explored it is generally possible to provide a satisfactory solution in line with the policy. The specific needs of a person with a disability are an important material consideration and exceptionally the policy criteria may be relaxed to meet these needs.

Proposals to provide ancillary living space for elderly relatives or to meet a variety of other personal and domestic circumstances must be subordinate to and supplementary to the existing residence. Such accommodation should normally be attached to the existing property and be internally accessible from it, although a separate doorway access will also be acceptable.

Where an extension to the existing house is not practicable and it is proposed to convert an existing outbuilding, planning permission will be dependent on the development being of a modest scale. A separate self-contained building, within the curtilage of an existing dwelling house will not be acceptable, unless a separate dwelling would be granted permission in its own right.

In all cases the Council must be satisfied that the proposed accommodation will remain ancillary to the main residential property and careful consideration will be given to the impact of proposals on neighbouring dwellings. Where permission is granted it will be subject to a condition that the extension will only be used for ancillary residential purposes in

[7] It is an offence to remove a tree which is subject to a Tree Preservation Order or which is located in a Conservation Area, without the prior written consent of the Council

connection with the main dwelling and not as a separate unit of accommodation. Other proposals for ancillary residential use which are clearly incidental to the enjoyment of the property, such as a garden room or a gazebo, will be treated on their merits within the terms of the policy.

In assessing proposals for residential extensions and/or alterations in Conservation Areas, Areas of Townscape/Village Character and those affecting Listed Buildings, the Council will consider the relevant policies contained within policies HE6 and HE10, together with any relevant regional policy or guidance or contained in a local design guide. Likewise, for proposals within designated areas, including Areas of Outstanding Natural Beauty, regard will be given to any relevant regional policy or guidance or advice set out in supplementary planning guidance.

HOU8 Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas

Planning permission will be granted for the redevelopment of existing buildings, or the infilling of vacant sites (including extended garden areas) to accommodate new housing, where the criteria set out in Policies HOU3 and HOU4 (with the exception of Policy HOU4(d) – Density Bands), and all the additional criteria set out below are met:

a) the proposed density is not significantly higher than that found in the established residential area

b) the pattern of development is in keeping with the local character, environmental quality and existing residential amenity of the established residential area

c) all dwelling units and apartments are built to a size not less than those set out in Supplementary Planning Guidance, Part A: Space Standards for Dwellings.

Justification and Amplification

In established residential areas planning permission will only be granted for the redevelopment of existing buildings, or the infilling of vacant sites (including extended garden areas) to accommodate new housing where the pattern of development is in keeping with the overall character and environmental quality and the proposed density[8] is not significantly higher than that found in the established residential area.

A definition of an established residential area is contained in Supplementary Planning Guidance, Part A.

HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments

Planning permission will be granted for the conversion or change of use of existing buildings to flats or apartments (including those for multiple occupancy[9]) where the criteria set out in Policies HOU3 and HOU4, and all the additional criteria set out below are met:

a) there is no adverse effect on the local character, environmental quality or residential amenity of the surrounding area

b) the proposal maintains or enhances the form, character and architectural features, design and setting of the existing building

c) the original property is greater than 150 square metres gross internal floor space

d) all flats or apartments are self-contained (i.e. having separate bathroom, WC and kitchen available for use only by the occupiers)

[8] Density is generally considered to be a calculation of dwellings per hectare
[9] A House in Multiple Occupation (HMO) is defined by Article 1 of the Houses In Multiple Occupation Act (Northern Ireland) 2016

e) the development does not contain any flat or apartment which is wholly in the rear of the property and without access to the public street.

Justification and Amplification

Conversion and reuse of existing buildings for flats or apartments is consistent with achieving more sustainable patterns of residential development. It contributes to meeting the varied housing needs of the whole community, assists with the creation of balanced communities and supports urban regeneration.

Residential intensification of existing dwellings or conversion of other buildings to residential use can sometimes have negative impacts on the local character of an area, for example, as a result of increased density, overlooking, increased traffic congestion, and the loss of family sized housing.

The overall aim of this policy is to ensure converted buildings sympathetically harmonise with adjacent properties and maintain or enhance the overall character and environmental quality of existing residential areas. In determining applications full account will be taken of the potentially damaging effect of cumulative changes in a neighbourhood by which proposals, although not detrimental in isolation, could be judged to be detrimental when considered alongside other recently approved developments.

To ensure that individual dwellings are appropriate for conversion this policy places a minimum size limit on dwellings which will be permitted for conversion to flats or apartments. A more flexible approach to the floor space requirement in this policy may be applied at some locations within designated city and town centres, along key and link transport corridors and sites adjacent to main public transportation nodes.

When bringing forward a proposal to convert an existing dwelling to apartments adequate amenity space must remain. The level of private open space for new residential property is detailed in the Department's publication 'Creating Places – Achieving Quality in Residential Developments' (May 2000).

Provision for waste and recycling storage should be appropriately screened from public view and proposals involving the replacement of front gardens with hard surface car parking areas will be resisted.

Any proposals involving extensions to an original building are required to be consistent with Policies HOU3 and HOU4.

HOU10 Affordable Housing in Settlements

Where the need for Affordable Housing is identified, through the Housing Needs Assessment[10], on sites of more than 0.5 hectares or comprising of 5 residential units or more, proposals will only be permitted where provision is made for a minimum 20% of all units to be affordable. This provision will be secured and agreed through a Section 76 Planning Agreement.

All developments incorporating affordable housing should be designed to integrate with the overall scheme with no significant distinguishable design differences, in accordance with any other relevant policies contained within this Plan Strategy.

In exceptional circumstances where it is demonstrated that the affordable housing requirement cannot be met, alternative provision must be made by the applicant, or an appropriate financial contribution in lieu must be agreed through a Section 76 Planning Agreement. Such agreements must contribute to the objective of creating mixed and balanced communities.

[10] Supplied by the Northern Ireland Housing Executive as the statutory housing authority

Proposals for the provision of specialist accommodation for a group of people with specific needs (such as purpose built accommodation for the elderly, Policy HOU11) will not be subject to the requirements of this policy.

Windfall sites will be encouraged for the development of affordable housing in suitable and accessible locations.

By exception, proposals for affordable housing could be permitted on land identified as open space, in accordance with Policy OS1, where it can be demonstrated that all of the following criteria have been met:

a) a demonstrable need has been identified by the Northern Ireland Housing Executive

b) the application is made by a registered Housing Association or the Northern Ireland Housing Executive

c) the proposal will bring substantial community benefits that decisively outweigh the loss of the open space.

Development proposals will not be supported where lands have been artificially divided for the purposes of circumventing this policy requirement.

Justification and Amplification

The Strategic Planning Policy Statement (SPPS) acknowledges the Local Development Plan Process as the instrument to deliver policy for affordable housing in line with the guidance and objectives of the Regional Development Strategy (RDS) 2035.

The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the Council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process.

This policy ensures that a proportion of affordable housing[1] can be delivered alongside market led housing to enable a range of house types, sizes and tenures are provided for local needs, to encourage integration of housing and encourage balanced communities.

Affordable housing should be delivered through mixed tenure developments which offer a high quality of design to help promote community cohesion and sustainable neighbourhoods in line with regional policy.

In addition to encouraging a mix of affordable housing in all housing developments, situations may arise where a Housing Association, through agreement with the Northern Ireland Housing Executive, identify a site suitable for affordable housing on land not zoned for housing, for example land designated for open space in accordance with the requirements of Policy OS1.

In such circumstances, evidence regarding its suitability will be considered by the planning authority. This can ensure that land can come forward where it is needed, that the needs of groups with specific housing requirements can be addressed.

The development of windfall sites will be encouraged and promoted for affordable housing given the benefits of using suitable sites within existing settlements for homes which can benefit from better quality infrastructure and accessibility to community facilities.

Developers cannot artificially divide or phase sites to avoid affordable housing provision. This will ensure that affordable housing is delivered as an integral part of all new developments. Partial development of a site will only be permitted where an overall concept masterplan identifies that this policy can be met and provided through a Section 76 Planning Agreement.

[1] The definition of Affordable Housing for the purpose of the Plan Strategy is contained in the Glossary, page 120.

Additionally, affordable housing may be provided through specific zonings where a need has been identified by the Northern Ireland Housing Executive at Local Policies Plan stage.

HOU11 Specialist Accommodation

Planning permission will be granted for specialist residential accommodation, subject to all of the following criteria being met:

a) the homes and/or bed spaces to be provided meet an identified community need demonstrated through a statement of specialist housing need

b) the proposal is accessible to public transport, leisure and recreation facilities, community facilities and health services.

All proposals, including extensions/alterations/additions to existing residential facilities for sheltered housing, extra-care homes, nursing homes and residential care homes will be considered in accordance with this policy.

Justification and Amplification

Specialist residential accommodation is purpose-built or converted residential accommodation designed to provide opportunities for individuals to access accommodation that is more suitable for their needs such as sheltered housing and care-related facilities. The planning system can help to ensure that specialist accommodation is available to meet the needs of older people and people with disabilities. Where there is clear evidence of special need demonstrated, planning applications will be required to submit a statement of special housing need to show how the proposal meets the requirements of this policy.

The location of housing intended for people with specialist housing needs will need carefully considered as not all sites will be suitable, for example, certain physical characteristics such as steep slopes may not be viable or provide ease of access. The proximity to shops, leisure, community, healthcare and other facilities are also important factors to be considered.

This type of development will be exempt from the requirements of Policy HOU10 relating to provision of affordable housing.

HOU12 Accommodation for the Travelling Community

Planning permission will be granted for a suitable facility to meet a demonstrable need for specific accommodation for members of the Travelling Community (Travellers) where all of the following criteria are met:

a) adequate landscaping is provided to visually integrate the proposal

b) the development is compatible with existing and proposed buildings and structures in the area paying particular regard to environmental amenity

c) where appropriate, the provision of workspace, play space and visitor parking is provided

d) the proposal meets environmental and other material considerations, including those for sewerage, drainage, access and road safety.

Where a need cannot readily be met within an existing settlement in the locality, applications in the countryside will be required to meet the sequential requirements of Policy COU5 Affordable Housing.

Exceptionally a single family traveller transit site or serviced site may be permitted in the countryside. Such proposals will be assessed on their merits, having regard to the above criteria and the sequential requirements of Policy COU5.

Justification and Amplification

The Northern Ireland Housing Executive (NIHE) will identify through its Housing Needs Assessment, requirements for Traveller accommodation within the Council area. Where a demonstrable need exists, lands will be allocated for through the Council's Development Plan at Local Policies Plan stage.

Accommodation may be provided through either a grouped housing scheme, a serviced site or a transit site. When assessing applications for traveller accommodation the Council will consider the existing level of local provision as well as the availability of alternative accommodation that meets the distinctive needs of travellers. Further information is available in the Design Guide for Travellers' Sites NI (draft 2019) published by Department for Communities (DfC).

2.COMMUNITY FACILITIES IN SETTLEMENTS

CF01 Necessary Community Facilities in Settlements

Planning permission will be granted for a community facility in settlements in the following circumstances:

a) in designated city or town centres, villages and smaller settlements

b) on previously developed land (brownfield sites)

c) on land identified within the Local Development Plan for the provision of education, health, community uses or cultural facilities

d) on land zoned for residential use, where identified through Key Site Requirements, or in accordance with Operational Policy HOU2.

In the case of land zoned for residential use it must be demonstrated to the Council, with sufficient evidence, that the proposal:

e) is necessary to serve the local population

f) offers safe and convenient access through provision of walking and cycle infrastructure, both within the development proposal and linking to existing or planned networks

g) meets the needs of mobility impaired persons

h) respects existing public rights of way.

Justification and Amplification

For the purpose of this policy Community Facilities are those defined in Part D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).

Local Community Facilities

The provision of local community facilities within settlements and that are in or near new residential developments in particular, is one of the means to increase vitality, provide a sense of community, enhance the social and economic sustainability of the development and can greatly assist in reducing car dependency.

Otherwise new residential proposals will place further pressure on already overstretched facilities and services and increase the need to travel.

The need to provide local community facilities will be assessed by the Council in consultation with relevant bodies. Where such a need is identified it will be stipulated as a Key Site Requirement in the Local Policies Plan and it will be a requirement that the developer provides for this need as an integral part of the development. Any provision considered necessary will relate fairly and reasonably in scale and kind to the impact of the development proposed.

Necessary community facilities to serve a local need should be designed to a high standard and located to provide focal points and landmark features. The location and design of such facilities should also respect the amenities of proposed and existing housing.

The provision of local community facilities through Key Site Requirements may impose additional costs on developers. However the Council considers it reasonable to expect

that developers will contribute to the cost of provision of necessary facilities and/or set land aside for development and use by the local community.

This may entail developers and landowners entering into a Section 76 Planning Agreement with the Council.

CF02 Protection of a Local Community Facility

Planning permission will be granted for the change of use or redevelopment of existing community facilities or land identified for such purposes in the Local Development Plan in the following circumstances:

a) for the change of use or redevelopment of a building used, or last used as a local community facility where it is demonstrated to the satisfaction of the Council that its loss would not result in a deficit in community facilities in the local area

b) for the development of land identified within the Local Development Plan for the provision of education, health, community uses or cultural facilities to an alternative use where it is demonstrated to the satisfaction of the Council that the loss of the land would not result in a deficit in community facilities in the local area.

Justification and Amplification

Local community facilities protect the vitality of an area, increase its sense of community and reduce the need to travel to alternative provisions.

Proposals to redevelop existing community facilities or develop land identified within the Local Development Plan for such uses will be resisted. Only in exceptional circumstances, supported by robust evidence to the satisfaction of the Council will alternative uses of land or buildings be permitted.

3.DEVELOPMENT IN THE COUNTRYSIDE

COU1 Development in the Countryside

There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Details of operational policies relating to acceptable residential development proposals are set out in policies COU2 to COU10.

Details of operational policies relating to acceptable non-residential development proposals are set out in policies COU11-COU14.

There are a range of other non-residential development proposals that may in principle be acceptable in the countryside. Such proposals must comply with all policy requirements contained in the operational policies, where relevant to the development. Development of inappropriate retailing in the countryside will be resisted. Retailing opportunities in the countryside will only be considered in relation to Policies COU11, COU14 and, in exceptional cases, Policy TC6.

Any proposal for development in the countryside will also be required to meet all of the general criteria set out in Policies COU15-COU16.

Justification and Amplification

The countryside is a unique resource in terms of its landscapes, cultural heritage, nature conservation and biodiversity. It is home to our agricultural industry and rural communities, providing a recreational and tourism asset. However, there has been an accelerating pressure for development throughout the countryside, in particular new dwellings. It is recognised this development pressure must be balanced against the needs of rural communities, as such these operational policies are considered appropriate to facilitate sustainable development in the countryside.

RESIDENTIAL DEVELOPMENT

COU2 New Dwellings in Existing Clusters

Planning permission will be granted for a dwelling at an existing cluster of development provided all the following criteria are met:

a) the cluster of development lies outside of a farm and consists of four or more established buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) forming a close grouping of buildings, of which at least three are dwellings

b) the cluster appears as a visual entity in the local landscape

c) the cluster is associated with a focal point such as a social/community building

d) the identified site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster

e) development of the site can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside through the creation of ribbon development.

Justification and Amplification

For the purpose of this policy the following definitions will apply:

A visual entity in the local landscape is defined as a collective body of buildings, separated from the countryside when viewed from surrounding vantage points.

A focal point is defined as a social/community building, usually visually significant within the cluster and which defines a different built form and use to the rest of the buildings in the cluster.

Effective design principles for compliance with the policies of COU2 are illustrated and set out in the Department's design guidance, 'Building on Tradition'.

COU3 Replacement Dwellings

Planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. For the purposes of this policy all references to 'dwellings' includes buildings previously used as dwellings.

In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Non-listed Vernacular Dwellings

The retention and sympathetic refurbishment, with adaptation if necessary, of non-listed vernacular dwellings in the countryside will be encouraged in preference to their replacement in accordance with Policies COU4 and HE13.

In all cases where the original dwelling is retained, it will not be eligible for replacement again. Equally, this policy will not apply where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original dwelling, or where the original dwelling is immune from enforcement action as a result of non-compliance with a condition to demolish it.

Replacement of Non-Residential Buildings

Favourable consideration will be given to the replacement of a redundant non-residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality.

Non-residential buildings such as domestic ancillary buildings, steel framed buildings designed for agricultural purposes, buildings of a temporary construction and a building formerly used for industry or business will not be eligible for replacement under this policy.

In addition to the above, proposals for a replacement dwelling will only be permitted where all of the following criteria are met:

a) the proposed replacement dwelling must be sited within the established curtilage of the existing building, unless either (i) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (ii) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits;

b) the overall size of the new dwelling must not have a visual impact significantly greater than the existing building;

c) the design of the replacement dwelling should be of a high quality appropriate to its rural setting.

Planning permission will not be granted for the replacement of a listed dwelling unless there are exceptional circumstances in accordance with Planning Policy HE8.

Justification and Amplification

The essential characteristics of a dwelling includes original features such as doors/ window openings of domestic scale, chimneys or internal evidence of chimneys or fireplaces, internal walls defining individual rooms.

For the purposes of this policy 'Vernacular Buildings' reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland', published by the former Department of the Environment (DoE), March 1998.

For the purposes of this policy 'curtilage' means the immediate, usually defined and enclosed area, for example by landscaping, hedging or fencing surrounding an existing or former dwelling house.

Applications for the replacement of non-listed vernacular buildings must be accompanied by sufficient information to demonstrate why replacement, rather than their retention and incorporation into a proposal, is the most appropriate solution. In such cases evidence of a building's condition must demonstrate that it is not reasonably capable of being made structurally sound or otherwise improved.

Effective design principles for compliance with the policies of COU3 are illustrated and set out in the Department's design guidance, 'Building on Tradition'.

Permission granted under this policy will be subject to conditions requiring demolition of the existing dwelling or restriction of its future to non-residential use.

Replacing semi-detached or terraced dwellings will generally only be acceptable if replaced in situ, unless there are practical and demonstrable mitigating circumstances to do otherwise.

COU4 The Conversion and Reuse of Buildings for Residential Use[12]

Planning permission will be granted for proposals for the sympathetic conversion, with adaptation if necessary, of a non-listed vernacular building or a suitable locally important building[13] (such as former school houses, churches and older traditional barns and outbuildings) for use as a single dwelling where this would secure its upkeep and retention. Such proposals will be required to be of a high design quality and to meet all of the following criteria:

a) the building is of permanent construction

b) the conversion or reuse would maintain or enhance the form, character and architectural features, design and setting of the existing building and not have an adverse effect on the character or appearance of the locality

c) any new extensions are sympathetic to the scale, massing and architectural style and finishes of the existing building

d) the conversion or reuse would not unduly affect the amenities of nearby residents or adversely affect the continued agricultural use of adjoining land or buildings

e) the nature and scale of the use is demonstrated to be appropriate to a countryside location.

[12] See Policy HE13 for Conversion and Reuse of Buildings in Settlements
[13] See Department for Communities 'Historic Buildings of Local Importance – A Guide to their identification and protection' May 2017

Buildings of a temporary construction such as those designed and used for agricultural purposes, including sheds or stores will not be eligible for conversion or reuse under this policy.

Exceptionally, consideration may be given to the sympathetic conversion or reuse of a traditional non-residential building to provide more than one dwelling where the building is of sufficient size; the scheme of conversion involves minimal intervention; and the overall scale of the proposal and intensity of use is considered appropriate to the locality.

In all cases evidence of a building's condition must demonstrate that it is reasonably capable of being made structurally sound or otherwise improved.

A former dwelling previously replaced and retained as an ancillary building, or where it was conditioned for demolition but has subsequently become immune from enforcement action, will not be eligible for conversion back into residential use under this policy.

Listed Buildings

All proposals for the conversion or refurbishment of a building listed as being of special architectural or historic interest for residential purposes will be assessed against Planning Policies HE6, HE8 and HE9.

Justification and Amplification

The sympathetic conversion and reuse of older buildings in the countryside no longer required for their original purpose can represent a sustainable approach to development in the countryside and for certain buildings may be key to their preservation.

For the purposes of this policy a 'Locally Important Building' is a building, structure or feature, whilst not statutory listed, has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance. 'Vernacular Buildings' are those that reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland', published by DoE, March 1998.

Good design in all cases involving conversion and reuse of locally important or vernacular buildings must ensure their existing character is not lost.

Planning permission for conversion of a non-residential building to residential use will not in itself be considered sufficient grounds to subsequently permit the replacement of the building with a new dwelling.

COU5 Affordable Housing

Planning permission will be granted by exception for a small group of no more than 14 dwellings adjacent to or near a village or small settlement to provide affordable housing which meets a need identified by the Northern Ireland Housing Executive.

Planning permission will only be granted where the application is made by a registered Housing Association or the Northern Ireland Housing Executive.

In assessing the acceptability of sites, the following sequential test in terms of location will be applied:

a) land adjacent to the existing settlement limit, subject to amenity and environmental considerations

b) a site close to the settlement limits which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment

c) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape.

Generally only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality.

Justification and Amplification

For the purposes of this policy, a village or small settlement is defined in the settlement hierarchy contained in Part One, Chapter Four of the Plan Strategy.

The majority of land considered by the Council as suitable for housing will be allocated through the development plan process within settlements at the Local Policies Plan stage.

An exception may be made where a specific need for affordable housing has been established through a local housing needs assessment undertaken by the Northern Ireland Housing Executive, and where the need has not been foreseen and provided for through the development plan process. Such proposals will need to be accompanied by information demonstrating that the potential to locate the necessary housing within settlement limits has been explored, and that no suitable sites are available.

COU6 Personal and Domestic Circumstances

Planning permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances and provided the following criteria are met:

a) the applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused

b) there are no alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances.

All permissions granted under this policy will be subject to a condition restricting the occupation of the dwelling to a named individual and their dependents.

Justification and Amplification

Applicants will be expected to provide sufficient information to allow a proper assessment of each specific case. Such information should include:

- a statement detailing the special personal or domestic circumstances supported if appropriate by medical evidence from a medical or health professional
- details of the level of care required in relation to any medical condition again supported by the appropriate health professional, the identity of the main carer, their current address and occupation
- details of why care can only be provided at the specific location and how genuine hardship would be caused if planning permission were refused
- all alternative solutions must be explored and shown as not considered practical to meet the site specific need.

COU7 Dwellings for Non-Agricultural Business Enterprises

Planning permission will be granted for a dwelling house in connection with an established non-agricultural business enterprise where a site specific need exists that makes it essential for one of the business's employees to live at the site of their work.

Planning permission will be refused under this policy where an existing dwelling is already located within or adjacent to a non-agricultural business and from which an employee fulfils, or a former employee fulfilled a site specific function of that business.

Where such a site specific need is demonstrated and accepted, the dwelling house must be located beside, or within, the boundaries of the business enterprise and integrate with the buildings on the site.

Planning permission granted under this policy will be subject to a condition restricting occupation of the dwelling solely for the use of the business.

Justification and Amplification

The presence of a non-agricultural business in the countryside is not, of itself, sufficient justification for a dwelling on the site. Applicants must at the time of application provide sufficient information to demonstrate that there is a current site specific need, rather than a general desire, which makes it essential for one of the firm's employees to live at the site of their work.

If the residing employee of the firm subsequently retires, this does not demonstrate the need for a second dwelling associated with the business.

A proposal for a dwelling by those involved in the keeping and breeding of horses for commercial purposes will also be assessed under the criteria set out in this policy. An equine business includes horse breeding and training and the operating of livery yards, trekking centres and riding schools.

Those keeping horses and/or ponies for hobby purposes will not satisfy the requirements of this policy.

In all cases applicants will have to provide sufficient information to demonstrate a level of involvement commensurate with commercial activity. Such information should include a statement of commercial rateable history for the business, appropriate insurances and any other information relevant to the particular case.

A need to provide improved security from theft and/or vandalism is unlikely on its own to warrant the grant of planning permission.

COU8 Infill/Ribbon Development

Planning permission will be refused for a building which creates or adds to a ribbon of development.

Exceptionally, there may be situations where the development of a small gap, sufficient to accommodate 2 dwellings within an otherwise substantial and continuously built up frontage, may be acceptable. For the purpose of this policy a substantial and continuously built up frontage is a line of 4 or more buildings, of which at least 2 must be dwellings, excluding domestic ancillary buildings such as garages, sheds and greenhouses, adjacent to a public road or private laneway.

The proposed dwellings must respect the existing pattern of development in terms of siting and design and be appropriate to the existing size, scale, plot size and width of neighbouring buildings that constitute the frontage of development. Buildings forming a substantial and continuously built up frontage must be visually linked.

Justification and Amplification

A ribbon of development cannot be defined by numbers, although, if there are two buildings fronting a road and beside one another, there could be a tendency to ribboning. Most frontages are not intensively built up and have substantial gaps between buildings, giving visual breaks in the developed appearance of the locality. Infilling of these gaps is visually undesirable and, in most cases, creates or adds to a ribbon of development.

For the purposes of this policy a building's frontage must extend to the edge of the public road or private laneway and not be separated from it by land or development outside of its curtilage.

Assessment of what constitutes an existing pattern of development must take account and have regard to the size and scale of buildings, their siting and position in relation to each other and the size and width of individual plots upon which they are situated.

COU9 Temporary Caravan

Planning permission will be granted for a residential caravan or mobile home, for a temporary period only, in exceptional circumstances which include:

a) the provision of temporary residential accommodation pending the development of a permanent dwelling

b) where there are compelling and site-specific reasons related to personal or domestic circumstances, as stipulated under Operational Policy COU6.

All permissions will normally be subject to a three-year time limit from the date permission is granted and conditioned that the temporary caravan will be removed at the expiration of that time limit.

The siting of a residential caravan or mobile home will be subject to the same planning and environmental considerations as a permanent dwelling. Permission will depend on the ability to integrate the unit within an existing building group and screen the unit from public view. Residential caravans or mobile homes on farms will be required to be visually linked or clustered with an established group of buildings on the farm.

Justification and Amplification

The nature of a residential caravan or mobile home limits its potential for integration into the landscape. Therefore, planning permission will not be granted for a permanently sited residential caravan or mobile home in the countryside.

This policy acknowledges that their provision may in exceptional circumstances allow a sensible temporary residential solution.

It is unlikely that permission granted with a conditioned 3 year time limit will be extended.

COU10 Dwellings on Farms

Planning permission will be granted for a dwelling house on a farm where all of the following criteria are met:

a) the farm business must be currently active and it must be demonstrated, with sufficient evidence, such as independent, professionally verifiable business accounts, that it has been established for at least 6 years

b) no dwellings or development opportunities outwith settlement limits have been sold off from the farm holding within 10 years of the date of the application

c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane.

Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided it is demonstrated there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:

demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s).

The grant of planning approval for a dwelling on an active and established farm will only be permitted once every 10 years.

Justification and Amplification

New dwellings on farms will not be acceptable unless the existing farming business is both active and established. The applicant will therefore be required to provide the farm's business ID supplied by the Department for Agriculture, Environment and Rural Affairs (DAERA) along with other evidence to prove active farming over the required period, such as audited accounts compiled by an accountant. DAERA will confirm the business ID number. Other relevant consultees will be consulted as necessary on applications for dwellings on farms.

For the purposes of this policy 'agricultural activity' refers to the production, rearing or growing of agricultural products including harvesting, milking, breeding animals and keeping animals for farming purposes, or maintaining the land in good agricultural and environmental condition.[14]

Under this policy permission will not be granted for a dwelling where a rural business is artificially divided solely for the purpose of obtaining planning permission or has recently sold off a development opportunity from the farm (replacement dwelling or other building capable of conversion/reuse). For the purposes of this policy, 'sold off' will mean any development opportunity disposed of from the farm holding to any other person including a family member.

Where by exception an alternative site is proposed the applicant will be required to submit appropriate and demonstrable evidence from a competent and independent authority such as the Health and Safety Executive or Environmental Health Department of the Council to justify the siting. Additionally evidence relating to the future expansion of the farm business (including valid planning permissions, building control approvals or contractual obligations to supply farm produce) may be required.

NON-RESIDENTIAL DEVELOPMENT

COU11 Farm Diversification

Planning permission will be granted for a farm or forestry diversification proposal where it has been demonstrated that it is to be run in conjunction with the agricultural operations on the farm, and where all the following criteria are met:

a) the farm or forestry business is currently active and established (for a minimum of 6 years)

b) in terms of character and scale it is appropriate to its location

c) it will not have an adverse impact on the natural or historic heritage

d) it will not result in detrimental impact on the amenity of nearby residential dwellings including potential problems arising from noise, smell and pollution.

Proposals for farm diversification must involve the conversion or reuse of existing farm buildings.

[14] This is in line with 27 EU and DAERA regulations; Article 2 of European Council Regulation (EC) No. 73/2009

Exceptionally, a new building may be permitted where it is demonstrated there is no existing building available to accommodate the proposed use, either because they are essential for the maintenance of the existing farm enterprise, are clearly unsuitable for conversion and reuse or cannot be adapted to meeting the requirements of other statutory agencies.

Where a new building is justified it should be satisfactorily integrated with an existing group of buildings.

Justification and Amplification

This policy aims to promote sustainable forms of farm diversification on an active and established business (in line with COU10), including suitable tourism or agri-tourism schemes. Diversification proposals should be of a scale and nature appropriate for the location. Large-scale proposals more suitable to the urban area or existing urban-based enterprises seeking relocation will not be acceptable.

COU12 Agricultural and Forestry Development

Planning permission will be granted for development on an agricultural or forestry holding where it is demonstrated that:

a) the agricultural or forestry business is currently active and established (for a minimum of 6 years)

b) it is necessary for the efficient use of the agricultural holding or forestry enterprise

c) in terms of character and scale it is appropriate to its location

d) it visually integrates into the local landscape and additional landscaping is provided as necessary

e) it will not have an adverse impact on the natural or historic environment

f) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.

In cases where development is proposed applicants will also need to provide sufficient information to confirm all of the following:

- there are no suitable existing buildings on the holding or enterprise that can be used
- the design and materials to be used are sympathetic to the locality and adjacent buildings
- the proposal is sited beside existing farm or forestry buildings.

Exceptionally, consideration may be given to an alternative site away from existing farm or forestry buildings, provided there are no other sites available at another group of buildings on the holding, and where:

- it is essential for the efficient functioning of the business; or
- there are demonstrable health and safety reasons.

Justification and Amplification

Planning permission will only be granted for agricultural and forestry buildings/works subject to the criteria stated, as well as the criteria for an active and established business set out under Policy COU10.

Prior to consideration of any proposed new building, the applicant will be required to satisfactorily demonstrate that renovation, alteration or redevelopment opportunities do not exist elsewhere on the agricultural or forestry holding. Any new buildings should blend unobtrusively into the landscape.

Sufficient information to demonstrate why a location away from the existing agricultural or

forestry buildings is essential for the efficient functioning of that agricultural or forestry holding will be required. If justified, the building will be required to visually integrate into the landscape and be of appropriate design and materials. A prominent, skyline or top of slope ridge location will be unacceptable.

All permissions granted under this policy will be subject to a condition limiting the use of the building to either agricultural or forestry use as appropriate.

Ammonia Emissions

Ammonia (NH3) is an air pollutant largely emitted from agriculture which is known to have a damaging impact on biodiversity including sensitive habitats, and ecosystem resilience, as well as human health. It is produced by many common farming activities, such as the housing of livestock, the storage and spreading of manure and slurry and the application of fertiliser. Reducing ammonia emissions across Northern Ireland is a key priority of DAERA. In assessing all applications for agriculture and forestry development, DAERA is legally obliged to consider the impact of ammonia emissions and subsequent nitrogen deposition that a proposed building development would have on the environment. The Council will consult with DAERA as necessary regarding this issue.

COU13 Necessary Community Facilities in the Countryside

Planning permission will be granted for a community facility at an existing cluster of development where it is demonstrated, with sufficient evidence, that the proposal is necessary to serve the local rural population. In all cases such proposals must satisfy the requirements of Policy COU2.

Justification and Amplification

For the purposes of this policy a community facility is defined by any of the uses contained in Part D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015.

The policy approach for development in the countryside seeks to cluster, consolidate and group new development with existing established buildings. This sustainable approach facilitates essential new development, which can benefit from the clustering of existing services whilst mitigating the potential adverse impacts upon rural amenity and scenic landscapes arising from the cumulative effect of one off, sporadic development.

Effective design principles for compliance with the policies of COU13 are illustrated and set out in relevant design guidance, currently 'Building on Tradition'.

COU14 The Conversion and Reuse of Buildings for Non-Residential Use

Planning permission will be granted to proposals for the sympathetic conversion, with adaptation if necessary, of a non-listed vernacular building or a suitable locally important building (such as former school houses, churches and older traditional barns and outbuildings) for a variety of alternative uses where this would secure its upkeep and retention. Such proposals will be required to be of a high design quality and meet all of the criteria specified under Policy COU4.[15]

Justification and Amplification

The sympathetic conversion and reuse of older buildings in the countryside no longer required for their original purpose can represent a sustainable approach to development in the countryside and for certain buildings may be key to their preservation.

Alternative uses may include an appropriate economic, tourism or recreational use, local community facility or retail unit, subject to the proposed use complying with other relevant operational planning policies.

[15] See Policy HE13 for proposals on the Conversion and Reuse of Non-Listed Buildings

Good design in all cases involving conversion and reuse of locally important or vernacular buildings must ensure their existing character is not lost.

For the purposes of this policy a 'Locally Important Building' is a building, structure or feature, whilst not statutory listed, has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance. 'Vernacular Buildings' are those that reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland', published by DoE, March 1998.

GENERAL CRITERIA FOR ALL DEVELOPMENT

COU15 Integration and Design of Buildings in the Countryside

In all circumstances proposals for development in the countryside must be in accordance with and sited and designed to integrate sympathetically with their surroundings and of an appropriate design.

A new building will not be permitted if any of the following apply:

a) it is a prominent feature in the landscape

b) it is not sited to cluster with an established group of buildings

c) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop

d) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape

e) it relies primarily on the use of new landscaping for integration

f) the design of the building is inappropriate for the site and its locality

g) ancillary works do not integrate with their surroundings.

Justification and Amplification

All development proposals in the countryside must integrate into their setting, respect rural character and be appropriately designed.

Integration

Integration is an assessment of the extent to which proposed development will blend unobtrusively with its surroundings, including; the position and scale of proposed building(s); their relationship with existing buildings; the degree of enclosure, including natural site boundaries and/or a visual backdrop and the suitability of building design within the locality.

Prominent, skyline or top of slope/ridge locations are considered unacceptable and new planting alone will not be sufficient for integration purposes. In addition to the retention of existing landscaping, applicants will be required to supplement landscaping using appropriate locally characteristic or indigenous species as necessary through provision of a landscape management plan. All landscape features which are required to be retained will be appropriately conditioned to be protected prior to the commencement of any other site works including site clearance.

Design

All proposals should be of high quality to mitigate visual impact on the landscape. The most successful rural designs are those based upon simple shapes and forms and use of traditional local building materials.

Opportunities for contemporary re-interpretation of tradition form in the locality will not be precluded.

Access and other ancillary works

A new access is often the most visible feature of a development proposal in the countryside. Wherever possible, access should be taken from an existing laneway and, as far as practicable, run unobtrusively alongside existing hedgerows or walls, complemented by additional landscaping.

Sweeping driveways are a suburban form of development and will not be acceptable. Roadside, field boundary hedges and traditional stone walls should be retained or reinstated following any access works, to help mitigate the impact of new development.

Large formal areas between a new building and the public road can result in a prominent and unnatural feature in the countryside and are considered unacceptable.

Effective site selection and design principles for compliance with the policies of COU15 are illustrated and set out in the Department's design guidance, 'Building on Tradition' (May 2012).

Additional design guidance for proposals within designated Areas of Outstanding Natural Beauty is contained in relevant design guide publications.

COU16 Rural Character and other Criteria

In all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area.

A new development proposal will be unacceptable where:

a) it is unduly prominent in the landscape

b) it is not sited to cluster with an established group of buildings

c) it does not respect the traditional pattern of settlement exhibited in that area

d) it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl

e) it has an adverse impact on the rural character of the area

f) it would adversely impact on residential amenity

g) all necessary services, including the provision of non mains sewerage, are not available or cannot be provided without significant adverse impact on the environment or character of the locality

h) the impact of ancillary works (with the exception of necessary visibility splays) would have an adverse impact on rural character

i) access to the public road cannot be achieved without prejudice to road safety or significantly inconveniencing the flow of traffic.

Justification and Amplification

In all circumstances proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings, must not have an adverse impact on the rural character of the area, and meet other planning and environmental considerations including those for drainage, sewerage, access and road safety.

Landscapes around settlements have a special role to play in maintaining the distinction between town and country. The principle of drawing a settlement limit is partly to promote and partly to contain new development within the settlement limit to maintain that distinction. Proposals that mar this distinction or create urban sprawl will be considered unacceptable. An exception will be allowed for Social and Affordable Housing, subject to compliance with this policy and those of Policy COU5.

Access arrangements must be in accordance with the Department's published guidance.[16] Design guidance contained within the Department's publication, 'Building on Tradition': A Sustainable Design Guide for the Northern Ireland Countryside' (May 2012) must be taken into account in assessing all development proposals in the countryside.

[16] Development Control Advice Note 15 'Vehicular Access Standards' (August 1999)

B: A Thriving Place

Driving Sustainable Economic Growth

4.ECONOMIC DEVELOPMENT

ED1 Economic Development[17] in Cities and Towns

Class B1 Business

A development proposal for Class B1 business (a) office, (b) call centre, (c) research and development will be permitted:

a) in a designated city or town centre or in other locations identified in the Local Development Plan for such uses such as a district or local centre or business park

b) elsewhere in city or towns, where there is a definite proposal and it is demonstrated that no suitable site exists under part

(a) applicants will be expected to demonstrate that an edge of city/town centre location is not available before a location elsewhere within the settlement limits is considered

c) on zoned employment land identified in the Local Development Plan, where it is demonstrated that no suitable site exists under parts (a) and (b).

Class B2, Light Industrial, B3 General Industrial and B4 Storage or distribution

A development proposal for Class B2, B3 and B4 use will be permitted:

a) on zoned employment land identified in the Local Development Plan where it is demonstrated that the proposed use is compatible with adjacent or nearby uses and is of a scale, nature and form appropriate to the existing area.

Elsewhere in cities and towns such proposals will be determined on their individual merits.

Justification and Amplification

The Local Development Plan will ensure that an ample supply of land is available for economic development purposes on suitable sites within larger settlements to meet the future demands of business, industrial, and storage and distribution enterprises.

The primary focus for expanding business employment, will remain the city and town centres. Some Class B1 development centred on activities such as Information Technology and Computing (ITC) are clearly closely related to high technology knowledge-driven light industrial uses, and there are economic and other benefits in grouping such uses in a business park environment. The Local Development Plan will indicate suitable locations in district or local centres, or business parks at the Local Policies Plan stage.

Where it is demonstrated that there is a definite rather than a speculative proposal for a new Class B1 office development, which would make a substantial contribution to the economy of a particular town and no suitable site exists within the existing city or town centre, district or local centre or business park, consideration may be given to an alternative site within the urban area. A location on the periphery of the existing city or town centre must be considered first, having the least detrimental impact on town centre business functions.

In order to allow a degree of flexibility for business uses where opportunity does not exist within an existing city or town centre, or elsewhere within a city or town, proposals will be considered acceptable on zoned employment land in accordance with the policy requirements outlined. This would allow

[17] For the purpose of policies ED1 to ED9 economic development is defined by those uses set out in Part B of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015

investors to secure a location for expansion which would not otherwise be available to them within the existing city/town centre.

For any proposed business use in a District or Local Centre Policy TC4 will apply. For any site to be found acceptable it will need to be compatible with existing land uses in the immediate area and meet all relevant planning and environmental standards.

B2, B3 and B4 uses will only be permitted on zoned employment land used for that purpose where it is compatible with adjacent and nearby uses.

Zoned employment land will be subject to further review as part of the Local Policies Plan.

ED2 Economic Development in Villages and Small Settlements

Class B1 Business Use

A development proposal for small-scale Class B1 business use will be permitted where it can be demonstrated that: the nature and design of the proposal are appropriate to the character of the settlement and it is centrally located. In addition, for small settlements the floorspace for any individual proposal is limited to a maximum of 200 square metres gross external floorspace.

Class B2 Light Industrial Use and Class B3 General Industrial Use and Class B4 Storage or Distribution Use

A development proposal for a Class B2 light industrial use, Class B3 general industrial use or Class B4 storage or distribution will be permitted where it can be demonstrated that the scale, nature and design of the proposal are appropriate to the character of the settlement and is compatible with any adjacent residential use.

Justification and Amplification

Within villages and small settlements, favourable consideration will be given to applications for industrial, business and storage or distribution uses provided the proposal is of a scale, nature and design appropriate to the character of the settlement involved and it meets the normal planning criteria for this type of development.

ED3 Expansion of an Established Economic Development Use in the Countryside

Such proposals in the countryside will be permitted where the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is only a proportionate increase in the site area. Extensions or new buildings should respect the scale, design and materials of the original building(s) on the site and any historic or architectural interest.

Proposals for expansion will be expected to be accommodated through the reuse or extension of existing buildings on site. If demonstrated that this is not possible, new buildings are required to be in proportion to the existing building(s) and integrated into the overall development and surroundings.

Proposals for expansion that would not meet the above policy provisions will only be permitted in exceptional circumstances where it is demonstrated that:

a) relocation of the enterprise is not possible for particular operational or employment reasons

b) the proposal would make a significant contribution to the local economy

c) the development would not undermine rural character and provide suitable integration (see Policies COU15 and COU16).

Justification and Amplification

While expansion is desirable for job creation, it can change the nature of the enterprise and impact on the local environment. The advantages to the rural economy of job creation or an expanded industrial/business facility must be balanced against the potential for adverse impacts on the environment.

In all cases where permission for expansion is granted, the Council will require measures to be taken to ameliorate the impact on the landscape by conditions relating to landscaping, parking and service provision.

ED4 Redevelopment of an Established Economic Development Use in the Countryside

A proposal for the redevelopment of an established economic development use in the countryside for employment or business purposes (or a sui generis employment use) will be permitted where it is demonstrated that all the following criteria can be met:

a) the scale and nature of the proposal does not harm the rural character or appearance of the local area and there is only a proportionate increase in the site area

b) there would be environmental benefits as a result of the redevelopment

c) the redevelopment scheme deals comprehensively with the full extent of the existing site or in the case of partial redevelopment addresses the implications for the remainder of the site

d) the overall visual impact of replacement buildings is not significantly greater than that of the buildings to be replaced.

The redevelopment of an established industrial or business site for storage or distribution purposes, subject to the above criteria, will only be permitted in exceptional circumstances taking account of environmental or transport impacts. Redevelopment proposals involving retailing will not be permitted.

Proposals for the redevelopment of sites for tourism, outdoor sport and recreation or local community facilities will be viewed sympathetically where all the above criteria can be met.

Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing.

Justification and Amplification

The complete or partial redevelopment of these sites may offer the opportunity for environmental improvement and job creation without impacting on the amenity of the countryside.

Where proposals involve partial redevelopment, applicants will be required to address the potential impact on the remainder of the site.

An exception will be permitted for small-scale proposals for storage and distribution use on part of an existing site used for employment use, or for redevelopment schemes involving an ancillary element of storage or distribution use, provided in both cases the general policy criteria can be met.

The redevelopment of existing economic development sites in the countryside for other uses considered appropriate in a rural area, such as a tourism or recreation facility, will be permitted where the proposal meets the above criteria.

ED5 Major[18] Economic Development in the Countryside

Any new B2 or B3 industrial development proposal which demonstrates a significant contribution to the regional economy will be permitted in the countryside where the proposal due to its size or site specific requirements needs a countryside location. Such proposals will be assessed taking account of:

a) the long-term sustainable economic benefits

b) the availability of alternative sites

c) the environmental or transport impacts.

Where a development proposal is judged acceptable in principle in the countryside under the above, an edge of town location will be favoured over a location elsewhere in the rural area.

Justification and Amplification

Whilst economic development is generally best located within settlements the Council recognises that certain proposals, because of their size or specific site requirements, may require to be located in the countryside.

In all cases an economic development proposal will have to provide sufficient information to demonstrate that the proposal is regionally viable and an exploration of alternatives, including urban, and edge of urban sites, should be made and demonstrated to be unsuitable. The Council will consider not only the economic needs and benefits but also the wider long-term environmental effects of the proposal. A Transport Assessment and associated Travel Plan may be required, and proposals may also be subject to formal environmental assessment under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.

Where such a proposal is justified in principle, the Council will expect the design of any buildings and associated development infrastructure to be of the highest standard. The Council will not normally grant permission for existing urban based enterprises seeking relocation in the countryside.

ED6 Small Rural Projects

A proposal to develop a small community enterprise centre or a small rural industrial enterprise on land outside a village or small settlement will only be permitted where it is demonstrated that all the following criteria are met:

a) it is a definite proposal and there is no suitable site within the settlement

b) the proposal would benefit the local economy or contribute to community regeneration

c) the development will cluster with the settlement, but will not dominate it, adversely affect landscape setting or otherwise contribute to urban sprawl.

Justification and Amplification

This policy allows a flexible approach, ensuring adequate provision of land outside a village or small settlement, where definite proposals exist for such projects and there is a lack of suitable land within existing settlements.

In all cases applicants will have to provide sufficient information to demonstrate:

- the proposal is viable and what sources of finance are available to sustain the project
- an assessment of the likely contribution the enterprise will make to the local economy and the level of community support
- detailed information to illustrate there is no reasonable prospect of securing a suitable site within the limits of the particular settlement

[18] Thresholds for major economic development, including those of regional significance are set out in the Schedule to the Planning (Development Management) Regulations (Northern Ireland) 2015

- justification for the particular site chosen and illustrative details of the proposed design and site layout relative to the settlement.

The grant of planning permission will not in itself allow for inappropriate alternative uses on the site if an approved scheme for some reason does not go ahead.

ED7 Retention of Zoned Land and Economic Development

Zoned Land in all Locations

Development that would result in the loss of land or buildings zoned for economic development in a Local Development Plan to other uses will not be permitted, unless the zoned land has been substantially developed for alternative uses.

An exception will be permitted for the development of a B1 or sui generis employment use within an existing or proposed economic/employment area where it can be demonstrated:

a) the proposal is compatible with the predominant economic use

b) it is of a scale, nature and form appropriate to the location

c) the proposal will not lead to a significant diminution of the economic/employment land resource in the locality and the plan area generally.

A further exception will apply to retailing and commercial leisure development which is ancillary in nature.

Unzoned Land in Settlements

On unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted where it is demonstrated that:

a) redevelopment for a Class B1 business use or other suitable employment use would make a significant contribution to the local economy

b) the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development use and may also include residential or community use, and which will bring substantial community benefits that outweigh the loss of land for economic development use

c) the proposal is for the development of a compatible sui generis employment use of a scale, nature and form appropriate to the location

d) the present use has a significant adverse impact on the character or amenities of the surrounding area

e) the site is unsuitable for modern employment/economic, storage or distribution purposes

f) an alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance, whether statutorily listed or not

g) there is a definite proposal to replicate existing economic benefits on an alternative site in the vicinity.

A development proposal for the reuse or redevelopment of an existing Class B1 business use on unzoned land will be determined on its merits.

Justification and Amplification

The Council is keen to support the diversity of the local economy and the retention of existing sites for economic development is necessary to achieve this aim.

The existence of redundant business premises and derelict industrial land can be an important resource for the creation of new job opportunities in areas of high unemployment, particularly small businesses, helping reduce the demand for greenfield sites.

Any decision to reallocate such zoned land to other uses where necessary will be carried out as part of the Local Policies Plan process.

An exception on zoned land may be made for a sui generis employment use compatible with the existing or proposed economic development use.

On unzoned land for a mixed use scheme, as a specific regeneration initiative to meet the needs of a particular locality, a significant element of the lands should be retained for economic purposes.

ED8 Development Incompatible with Economic Development Uses

A proposal for development in the vicinity of an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation will be refused.

Justification and Amplification

In some instances new development could prejudice the continued existence of a particular economic development use. This arises where the particular processes being carried out have a tendency to cause adverse effects of some kind on adjacent land, even when all reasonable remedial measures have been taken by the operator.

Where development is proposed in the locality of an existing economic development use requiring a contaminant free environment, special attention will be paid to the needs of the existing economic development use for a clean/sterile environment in determining the proposal.

Non-planning legislation requirements, for example Environmental Health Regulations, may result in costly new requirements and restrictions being imposed on such businesses as a consequence of new neighbouring development. In such circumstances, planning permission will be refused in order to avoid jeopardising employment in the existing enterprise.

ED9 General Criteria for Economic Development

Any proposal for an economic development use (including extensions) outlined in Policies ED1 to ED8 will also be required to meet all of the following criteria:

a) it is compatible with surrounding land uses

b) it does not harm the amenities of nearby residents

c) it does not adversely affect features of the natural or historic environment

d) it is not located in an area of flood risk and will not cause or exacerbate flooding

e) it does not harm the water environment

f) it does not create a noise nuisance

g) it is capable of dealing satisfactorily with any emission or effluent

h) the existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified

i) adequate access arrangements, parking and manoeuvring areas are provided

j) a movement pattern is provided that meets the needs of people whose mobility is impaired and public transport, walking and cycling provision forms part of the development proposal

k) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity

l) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view

m) it is designed to deter crime and promote personal safety

n) in the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape

o) it meets the requirements of Policy NH1.

Justification and Amplification

When considering economic development proposals the Council will seek to minimise adverse effects on the amenities of adjacent properties, particularly dwellings, and the natural and historic environment.

Environmental issues relating to economic development are not only important in themselves but can make sound economic sense. Well-designed buildings and sites are better for the wider environment and can minimise running costs. Development should aim to create an attractive, healthy, safe and sustainable environment.

For major developments a Transport Assessment and a Travel Plan will be required. The Council will seek to ensure that proposed development will not lead to increased congestion on the public road network and that the location chosen is also accessible to walking, cycling and public transport networks.

The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 set out the types of projects where an Environmental Statement will be required to assess the likely environmental effects of the proposal and properly consider any mitigating factors.

5.MINERALS DEVELOPMENT

MD1 Environmental Protection

The Council will support minerals development where proposals can demonstrate the need for that mineral resource balanced against the need to protect and conserve the natural and historic environment.

Minerals development within or in close proximity to an area that has been designated, or is proposed for designation to protect its landscape, scientific, natural or built heritage significance will not normally be granted permission where this would prejudice the essential character of the area and the rationale for its designation.

Permission for the extraction of peat for sale will only be granted where the proposals are consistent with the protection of Boglands valuable to nature conservation interests, and with the protection of landscape quality particularly in an Area of Outstanding Natural Beauty (AONB).

Justification and Amplification

The Council will balance the case for a particular mineral working proposal against the need to protect and conserve the environment, taking account of all relevant environmental, economic and other considerations.

In all circumstances, decisions on mineral applications will be made with regard to the preservation of soil quality (where this is particularly suitable for agriculture), water quality, tree and vegetation cover, wildlife habitats, natural features of interest in the landscape and sites of archaeological or historic interest. Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough.

Mitigation of proposals impacting upon the environment will also include, where applicable, measures designed to prevent pollution of water bodies, watercourses and ground water. Such measures should be included in applications for mineral extraction and processing plants, including settlement ponds. The provision of reliable protective measures will be an important factor in assessing the acceptability of the proposal. The Council, having regard to Environmental Impact Assessment (EIA), Habitats Regulations Assessment (HRA) and the Wildlife and Natural Environment Act (NI) 2011 (WANE), where necessary, will balance the case for a particular mineral working proposal against the need to protect and conserve the environment.

MD2 Visual Impact

Where permission is granted for minerals development, landscape quality should be protected by attaching conditions designed to avoid or mitigate any adverse visual impacts. Particular regard should be paid to the preservation of skylines and to the proposed location of plant, stockpiles and overburden/ waste within the development.

Justification and Amplification

To minimise their visual impact in the landscape, workings should, where possible, be located to take advantage of existing landforms and features. Plant, stockpiles and overburden/ waste associated with minerals development should be suitably located within the existing landform so they do not impact on the existing skyline. Landscape quality can be further protected through planning conditions that either avoid or mitigate any adverse impacts from the proposal.

MD3 Areas of Mineral Constraint

There will be a general presumption against the granting of planning permission for the extraction and/or processing of minerals in areas of Mineral Constraint with the exception of valuable minerals as set out in policy MD4. Further exceptions to this policy may be made within an area of constraint where the proposed operations are limited to short term extraction and the environmental/amenity impacts are not significant. In such cases, on-site processing of the excavated material is unlikely to be appropriate.

Justification and Amplification

Areas of Mineral Constraint are areas which should be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (including natural, historic and archaeological heritage). These may form all or part of an Area of Outstanding Natural Beauty (AONB) or be outside an AONB, for example in Areas of High Scenic Value (AoHSV). They may include or be part of areas designated, listed or otherwise protected for their scientific value or archaeological or historic interest. Where a designated area covers expansive tracts of land, the Council will carefully consider the scope for some minerals development that avoids key sites and that would not unduly compromise the integrity of the area as a whole or threaten to undermine the rationale for the designation.

Areas of Mineral Constraint will be subject to review at the Local Policies Plan.

MD4 Valuable Minerals

Applications to exploit minerals which are particularly valuable to the economy, limited in occurrence and with some uncommon or valuable property, will be considered on their own merits. There will not be a presumption against their exploitation in any area, however, in considering a proposal where the site is within a designated area in the Local Development Plan, due weight will be given to the reason for the statutory zoning. All proposals that may affect a European or Ramsar site must meet the requirements of NH1.

Justification and Amplification

Minerals may be discovered which are particularly valuable to the economy. Their exploitation may create environmental effects which are particular to the methods of extraction or treatment of that mineral.

Applications are likely to be subject to assessment under the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, and other assessments as outlined in the Justification and Amplification of Policy MD1.

MD5 Unconventional Hydrocarbon Extraction

Planning permission will not be granted for the exploitation of hydrocarbons which involve unconventional methods of extraction until there is sufficient and robust evidence on all environmental impacts.

Justification and Amplification

New methods of unconventional hydrocarbon extraction, such as fracking, are thought to have unacceptable impacts on the environment. Until proven otherwise unconventional methods of extraction will not be permitted.

MD6 Mineral Safeguarding Areas

Surface development which would prejudice future exploitation of an identified mineral resource of economic or conservation value will not be permitted.

Justification and Amplification

Where there are mineral resources of economic or conservation value the Council will seek to ensure the workable mineral resources are not sterilised by other surface development which would prejudice future exploitation.

Mineral Safeguarding Areas will be subject to review at the Local Policies Plan stage.

MD7 Safety and Amenity

Proposals for minerals development must have particular regard to the safety and amenity of the occupants of developments in close proximity to the mineral workings. Minerals development likely to compromise safety or to significantly impair the amenity of people living or working in proximity to the site will not normally be acceptable.

Justification and Amplification

Proposals which impact upon the residential amenity of adjacent or nearby development may require mitigation measures.

Adverse impacts could result from noise, vibration and dust arising through excavation, processing or transporting of materials. Where such impacts are judged by the Council to be incompatible with adjacent or nearby uses planning permission should be refused, unless the developer can demonstrate adequate means of mitigation to address such impacts.

Proposals may be satisfactorily mitigated by requiring sufficient separation between mineral operations and housing development, particularly where such operations involve blasting. The distance required between nearby uses will vary according to a number of factors including the nature of operations, intervening topography and the layout/design of housing development.

MD8 Traffic Implications

Where traffic from a minerals development proposal would prejudice the safety and convenience of road users, planning permission will normally be refused unless the access road and/ or local road network can be satisfactorily improved.

Justification and Amplification

When considering applications for new mineral developments with access onto the main traffic route network, particular attention will be paid to the importance of the mineral to the economy of the area, alternative sources of the mineral, the availability of an alternative access and the suitability of the access.

MD9 Restoration Proposals

Applications for the extraction of minerals must include satisfactory restoration proposals.

Justification and Amplification

The preferred types of reclamation and after use depend on a number of factors, including, the characteristics of the deposits, nature of excavation, availability of fill materials, the surrounding landscape, the needs of the local community and the potential for nature conservation and biodiversity on the site.

In order to secure sustainable restoration, including the appropriate re-use of mineral sites, planning applications should be required to provide adequate details demonstrating the satisfactory restoration of sites subsequent to the completion of operations. Such provisions must be underpinned by appropriate conditions attached to any grant of planning permission.

C: A Vibrant Place

Growing our City, Town Centres, Retailing and Other Uses

6.TOWN CENTRES, RETAILING AND OTHER USES

TC1 Town Centres, Retailing and Other Uses

A Sequential Approach will be adopted for planning applications for retail and other city/ town centre uses[19] to be considered in the following order of preference:

a) primary retail core and retail frontage (where designated)

b) city or town centres

c) edge of city or town centres

d) out of centre locations – only where sites are accessible by a choice of good public transport.

Justification and Amplification

Retail development within the city or town centres maximises business opportunities, promotes competition and innovation and enhances quality of life by stimulating economic investment. In order to sustain and enhance the vitality and viability of town centres and their functions, town centres, or where designated their primary retail core, and retail frontage will be the first choice for all retailing development.

The provision of a sequential approach enables a range of retailing opportunities appropriate to the needs of the community. The sequential approach will help ensure that consideration is first given to the primary retail core and retail frontage, followed by city and town centres to encourage viability and vitality. Preference will then be given to an edge of centre location before considering an out of centre location. For a site to be considered as edge-of-centre a default distance threshold of 300 metres from the town centre boundary will apply.

Business uses are encouraged as appropriate to assist with urban regeneration, increase footfall and job creation. For the purpose of this policy 'businesses' are those uses falling within Classes A2 and B1 of Part B of the Schedule of the Planning (Use Classes) Order (Northern Ireland) 2015.

Other town centre uses, for example education, community and leisure buildings should follow this hierarchy approach to further enhance the attractiveness and vibrancy of centres in a sustainable manner, helping to reduce travel demand.

Proposals for retail or town centre type developments above a threshold of 1,000 square metres gross external area which are not proposed in a town centre location or in accordance with the Local Development Plan will be required to undertake a Retail Impact Assessment and/or an assessment of need. This includes proposed extensions to existing premises which would result in the overall development exceeding 1,000 square metres gross external area.

TC2 Lisburn City Centre Primary Retail Core and Retail Frontage

Within the designated primary retail core of Lisburn City Centre, planning permission will be granted for development proposals to convert non-retail uses to retail uses.

Non-retail development will be restricted within the primary retail frontage so that no more than 25% of the frontage of the street to which it relates is in non-retail uses and no more than 3 adjacent units are in non-retail use. Within the primary retail frontage, planning permission for non-retail uses will be permitted on upper floors.

[19] Includes cultural and community facilities, retail, leisure, entertainment and businesses (Strategic Planning Policy Statement, Paragraph 6.271)

Outside the designated primary retail core and retail frontage, and elsewhere within the city centre, retail development will be granted planning permission where it can be demonstrated that there is no suitable site for the proposed development within the primary retail core.

Justification and Amplification

The purpose of the Primary Retail Core and the retail frontage is to ensure the continuance of a compact, lively, and attractive shopping environment. A strong identifiable, consolidated and visible retail offering will maintain the long term sustainability of retailing in Lisburn City Centre. The Plan seeks to strengthen the role of the primary retail core and retail frontage within the City Centre by encouraging retailing uses to locate within these areas first in order to enhance and sustain their vitality and viability.

TC3 Town Centres

The Plan seeks to strengthen the role of the three primary towns, Carryduff, Royal Hillsborough and Moira, which serve a local population and offer a variety of services. Planning permission will be granted for retail and other town centre uses where all of the following criteria are met:

a) proposals are suitable in terms of scale, size, design and form

b) proposals do not conflict with other statutory designations, such as Conservation Area designation.

Beyond a designated town centre boundary proposals for town centre uses will only be granted planning permission in accordance with the sequential approach of Policy TC1 and where there would be no adverse impact on adjacent land uses.

Justification and Amplification

Retail, leisure and business uses will be promoted within existing town centres. Promoting town centres as the principal locations for retailing and leisure, with a mix of employment, entertainment, cultural, bars, cafes and restaurants which complement the range and choice of facilities for residents, contributes to the night-time economy and supports tourism.

All proposals must be of scale appropriate to the location and take account of any designations potentially conflicting with the proposed development.

Carryduff is the only town currently with a designated town centre boundary. It is intended to propose town centre boundaries within Royal Hillsborough and Moira as part of the Local Policies Plan. Proposals must be appropriately designated to take account of the Conservation Area designation in these locations.

TC4 District and Local Centres

In these centres, planning permission for retailing, business or community development proposals will be granted provided it is demonstrated that:

a) the proposal meets a local need

b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal

c) the proposal would not alter the role and function of the centre

d) proposed B1 (a) office developments do not exceed 400 square metres of gross floorspace.

Outside of these centres, planning permission for local neighbourhood shop proposals will be granted where:

a) it is demonstrated that it meets a local need that cannot be met by locating within a District or Local Centre;

b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal.

Proposals for local neighbourhood shops must be of an appropriate scale to ensure that their retail function, providing for everyday local convenience shopping needs does not undermine the vitality and viability of Town, District and Local Centres.

Justification and Amplification

The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres; the role and function of a Local Centre, comprising small groups of shops and offices, is to provide commerce and community services to a local population.

The existing Forestside District Centre and Dundonald Local Centre provide a focus for local shopping and offer a complementary role in providing shoppers with convenience and choice. They should not compete with other hierarchy centres, however they form an important role for local communities, allowing people to shop close to where they live.

Proposals for other town centre uses within these designated centres must remain appropriate to the primary convenience retailing role of these centres, ensuring that their function, scale and character is maintained. For this reason business use as defined under Class B1(a) of the Planning (Use Classes) Order (Northern Ireland) 2015 will be limited up to 400 square metres.

Applicants must clearly demonstrate a need for local neighbourhood shops. Local neighbourhood shops can play a significant role in the provision of everyday convenience shopping to existing or new residential areas (in accordance with Operational Policy HOU2 b) of the Plan Strategy), that are deficient in such provision and which other defined centres cannot readily serve. They should be small in scale appropriate to the local need only. The development of new buildings will not be permitted where there are existing vacant and suitable premises in the locality to accommodate the proposal.

All proposals must comply with the other relevant operational policies contained within the Plan Strategy. The amount of retail floorspace permitted will be controlled by planning condition.

It is intended to assess the District and Local Centre boundaries as part of the Local Policies Plan.

TC5 Villages and Small Settlements

Proposals for retailing, business or community uses in villages and small settlements will be granted where:

a) it is demonstrated a proposal meets a local need

b) it is of a scale, form and design that does not affect the existing character and appearance of the area.

Justification and Amplification

Growth of appropriate scale, nature and type should also be encouraged in villages and small settlements to retain their vitality and meet an identified local need. This will ensure the sustainability of the local community and also the wider rural population. This policy recognises the important role villages and small settlements can play in rural communities.

TC6 Petrol Filling Stations and Roadside Service Facilities

Petrol filling stations should be located within a defined settlement limit, subject to the following:

a) safe and appropriate access can be achieved at the site

b) it is demonstrated there is a clear need for the facility that cannot be catered for by an existing petrol station on the same transport route

c) proposals for retail unit(s) associated with the Petrol Filling Station above a threshold of 1,000 square metres gross external area which are not within a defined settlement limit will be required to undertake a Retail Impact Assessment and/or an assessment of need.

In circumstances where an associated retail unit is proposed, which is under 1,000 square metres (gross area) and is provided at an edge of Town Centre or out of Town Centre location, a quantitative and qualitative assessment of need may be required that clearly demonstrates and takes account of the proposal's impact on defined centres and existing facilities serving a similar function.

An exception may be permitted for proposals on the trunk road network[20] in the countryside, subject to compliance with the above policy criteria and where it is demonstrated a clear need for the facility exists that cannot be provided within a defined settlement limit.

Proposals should include an appropriate number of reserved electric charging point spaces and their associated equipment.

Justification and Amplification

Petrol filling stations and associated retailing facilities can enhance the needs of the local community whilst roadside service facilities provide convenience for travellers along main transport routes. As such applicants must clearly demonstrate a need for such development proposals through robust analysis of quantitative and qualitative data of existing centres, petrol stations and roadside facilities.

The location of Petrol Filling Stations and Roadside Service Facilities can, by their nature, be difficult to integrate within the surrounding context. Such development should be accompanied by sufficient information to demonstrate the proposal conforms with Strategic Policy SP05 - Good Design and Positive Place-Making.

Proposals must comply with the requirements of the Access and Transport policies of this Plan Strategy, particularly Policies TRA2 and TRA3 to ensure safe and convenient access to the site.

Proposals in a countryside location are considered in exceptional circumstances only.

The level of retailing will be controlled by planning conditions.

[20] As designated by Article 14 of the Roads (Northern Ireland) Order 1993. Details of Trunk Roads can be obtained from the Department for Infrastructure – Eastern Roads Division.

D: An Attractive Place

Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

7.TOURISM

TOU1 Tourism Development in Settlements

Planning permission will be granted for tourism development (including a tourism amenity or tourist accommodation) within a settlement, provided it is of a nature appropriate to the settlement, respects the site context and surrounding area in terms of scale, size & design and has regard to the specified provisions of the Local Development Plan.

Justification and Amplification

A tourism amenity is defined by the Tourism (NI) Order 1992 as an amenity, facility or service provided primarily for tourists but does not include tourist accommodation.

Tourist accommodation is defined by the Tourism (NI) Order 1992 as a Hotel, Guest house, Bed and breakfast, Hostel, Self-catering, Bunk house/Camping barn, Campus accommodation or Guest accommodation. Further details on these categories are available on the Tourism NI website.

Tourism can provide a focus for regeneration schemes being a key component of mixed use development. Tourism benefits by the synergy arising from the concentration of hotels, museums, art galleries, conference facilities, restaurants, bars, cinemas and theatres, often located within town centres. Transport links are also fundamental in the provision of sustainable tourism.

There is a requirement for high quality design and high quality service provision particularly in areas with other relevant designations such as Conservation Areas, Areas of Townscape or Village Character, Scheduled Monuments, Listed Buildings and Historic Parks, Gardens and Demesnes.

Consideration will also be given to environmental designations, which may preclude tourism development from particular areas, in order to safeguard its integrity, such as those of nature conservation importance.

TOU2 Proposals for Tourism Amenity in the Countryside

New Proposals

Planning permission will be granted for a tourism amenity in the countryside where it is demonstrated that:

a) it is associated with and requires a site at or close to a particular tourism attraction located in the countryside; or

b) the type of tourism amenity in itself requires a countryside location.

Where possible all proposals that include buildings must make provision in existing buildings.

Where a proposed tourism amenity is of regional importance or is otherwise significant in terms of the extent of new build or the scale of engineering operations, a tourism benefit statement and sustainable benefit statement must be submitted to demonstrate benefit to the region and locality.

Extension[21] of an Existing Tourism Amenity

An extension of any existing tourism amenity will be permitted where its scale and nature does not harm the rural character, amenity, landscape quality or environmental integrity of its locality.

Proposals will be expected to be accommodated through conversion, the reuse

[21] Refers to an extension of the Tourism Amenity operation or an extension to buildings within that operation

or extension of existing buildings on the site, unless it can, by exception, be demonstrated that this is not a viable option. Proposals for a new building should be sited and designed to integrate with the overall tourism amenity. In all cases the location, siting, size, design, layout and landscaping must be based on an overall design concept that respects the surrounding landscape, rural character and site context.

Justification and Amplification

Provision is made where the tourism amenity and associated facilities require a rural location in terms of their functionality or site/area specific requirements.

The impact on rural character, landscape and natural/historic environments is an important consideration, particularly within areas designated for their landscape, natural or cultural heritage qualities.

A tourism benefit statement and sustainable benefit statement must demonstrate benefit to the region and locality taking account of the considerations set out in Supplementary Planning Guidance, Part D, Tourism, Page 33. A tourism benefit statement must demonstrate the value of the proposal in terms of its tourism revenue and employment provision and how it will further the aims of the Department for the Economy (DfE) tourism strategies and policies. Tourism NI will be requested to comment in regard to tourism benefit.

Relevant considerations on a sustainable benefit statement are set out in Supplementary Planning Guidance, Part D: Tourism.

TOU3 Proposals for Tourist Accommodation in the Countryside

Planning permission will be granted for Tourist Accommodation[22] in the following circumstances and defined criteria:

Replacement of an Existing Rural Building

A definite proposal to replace an existing building in the countryside with tourist accommodation will be permitted subject to all of the following criteria:

a) the building is of permanent construction

b) the existing building and its replacement are both of sufficient size to facilitate the proposed use in accordance with the accommodation requirements set out in Tourism (NI) Order 1992

c) the existing building is not a listed building

d) where the existing building is a vernacular building or is a suitable locally important building, replacement will only be approved where it is demonstrated that the building is not reasonably capable of being made structurally sound or otherwise improved

e) the overall size and scale of the new development, including car parking and ancillary facilities, will allow it to integrate into the surrounding landscape and will not have a visual impact significantly greater than the existing building

f) the design of the replacement building is of a high quality, appropriate to its rural setting.

Tourist Accommodation on the Periphery of a Settlement

A definite proposal to develop tourist accommodation on the periphery of a settlement limit will be permitted subject to all of the following criteria:

a) must be demonstrated that there is no suitable site within the settlement or other nearby settlement

b) there are no suitable opportunities by means of;

[22] Defined by the Tourism (NI) Order 1992, tourist accommodation includes hotel, guest house, bed and breakfast, guest accommodation, tourist hostel, bunk house or campus accommodation

- the conversion and reuse of a suitable building(s) or

- the replacement of a suitable building(s)

c) the development will not dominate the settlement, adversely affect landscape setting, visually integrate into the landscape, or otherwise contribute to urban sprawl.

Expansion of Existing Tourist Accommodation

A proposal for the expansion of existing tourist accommodation will be permitted subject to the following criteria:

a) new and replacement buildings remain subsidiary to the existing buildings and will integrate as part of the overall development

b) any extension or new building should respect the scale, design, and materials of the original building.

Any proposed change of use or replacement of tourist accommodation approved under this policy to a non-tourism use will not be permitted.

Justification and Amplification

The conversion and reuse of a vernacular building or a suitable locally important building for such uses, will be favourably considered and assessed under policies HE13, COU4 and COU14 as appropriate. Where it is demonstrated that the environmental benefit of full or partial replacement will outweigh the retention and conversion of the building a report on the condition of the building and the economic feasibility of repairing and maintaining it will be assessed for such proposals.

It is important that definite proposals for new build tourist accommodation are not impeded due to a lack of suitable land within settlements. Where a location outside a settlement can be clearly demonstrated; the site should be on the periphery of a settlement limit, subject to amenity and environmental considerations.

Applications made under this policy will be required to be accompanied with the following information:

- Evidence to indicate how firm or realistic the particular proposal is and what sources of finance are available (including any grant aid) to sustain the project

- Evidence that there is no reasonable prospect of securing a suitable site within the limits of the particular settlement or other nearby settlement

- Justification for the particular site chosen and illustrative details of the proposed design and site layout.

In the case of replacement of a vernacular building or a suitable locally important building in the countryside, a proposal must be accompanied by reports to ascertain its structural soundness and the economic feasibility of repairing and maintaining it. Such reports must be submitted by suitably experienced and accredited engineers, architects or building surveyors in the conservation field.

Applicants should be aware of Tourism NI's current objective of achieving 3 star grading for any accommodation to meet the needs and quality expectations of local and international visitors.

Proposals which are deemed to be acceptable in principle will be required to include sufficient mitigation measures, including landscaping and design, to ameliorate any negative impacts and secure higher quality development.

TOU4 Self-Catering Tourist Accommodation in the Countryside

Planning permission will be granted for self-catering tourist accommodation units in either of the following circumstances:

a) one or more new units all located within the grounds of an existing or approved tourist accommodation or holiday park

b) a cluster of 3 or more new units are to be provided at or close to an existing or approved tourism amenity that is/will be a significant visitor attraction in its own right.

With regards to circumstances (a) or (b), self-catering development is required to be subsidiary in scale and ancillary to the primary tourism use of the site.

Where self-catering units are proposed in conjunction with a proposed or approved tourist accommodation, tourism amenity or holiday park, a condition will be attached to the permission preventing occupation of the units before the primary tourism use is provided and fully operational.

All permissions for self-catering accommodation will include a condition requiring the units to be used for holiday letting accommodation only and not for permanent residential accommodation. The overall design of the self-catering scheme, including layout, the provision of amenity open space and the size and detailed design of individual units, must deter permanent residential use.

Justification and Amplification

Proposals under criteria a) of this policy will be considered within the grounds of existing or approved tourist accommodation or holiday park.

Under criteria b) the tourism amenity, as the primary function, must be significant in its own right. Considerations will include visitor numbers and the provision of facilities linked to and enabling usage of the amenity. The Council may consult with Tourism NI.

Where self-catering units are permitted, it is imperative that the primary tourism use which provides the justification is in place and functioning, before the units become operational. A condition will be attached to planning approvals to that effect.

Self-catering accommodation approved under this policy will be conditioned to ensure they are retained for tourism use as tourism has an economic benefit for local communities. Their use as permanent residential accommodation will not be acceptable.

Policy COU14 also allows for the conversion and reuse of existing buildings for non-residential uses such as tourism.

TOU5 Holiday Parks in the Countryside

Planning Permission will be granted for a holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development.

The location, siting, size, design, layout and landscaping of the holiday park proposal must be based on an overall design concept that respects the surrounding landscape, rural character and site context.

Proposals for holiday park development must be accompanied by a layout and landscaping plan and will be subject to all of the following criteria:

a) the site is located in an area that has the capacity to absorb the holiday park development, without adverse impact on visual amenity and rural character

b) effective integration into the landscape must be secured primarily through the utilisation of existing natural or built features. Additional boundary planting may be required

c) adequate provision (normally around 15% of the site area) is made for communal open space (including play and recreation areas and landscaped areas), as an integral part of the development

d) the layout of caravan pitches/motor homes is informal and characterised by discrete groupings or clusters of units separated through the use of appropriate soft landscaping.

Justification and Amplification

Holiday parks are important for the domestic tourism market. Such parks offer a range of accommodation, including static caravan holiday homes, holiday chalets, glamping facilities, pitches for touring caravans, motor-homes and camping, as well as a diverse range of infrastructure and amenity provision.

Appropriate site selection is crucial to ensure visual integration into the landscape. Design, layout and landscaping is fundamental to achieve a high quality development that integrates into the landscape and respects the surrounding rural context.

Further guidance on site layout and landscape design is set out in Supplementary Planning Guidance, Part D.

TOU6 Proposals for Major[223] Tourism Development in the Countryside

A definite proposal for a major tourism development in the countryside will be permitted if it meets all of the following criteria:

a) demonstration of exceptional benefit to the tourism industry supported by a detailed and comprehensive business case and business plan

b) demonstration that the proposal requires a countryside location by reason of its size or site specific or functional requirements

c) demonstration of sustainable benefit to the locality.

All major proposals must be accompanied by a statement demonstrating how the proposal meets these criteria.

Justification and Amplification

The proposal's ability in itself to attract tourists to Northern Ireland will be significant in assessing whether it will offer exceptional benefit to the tourism industry.

Proposals offering a tourism amenity likely to attract significant numbers of visitors along with a commensurate level and quality of visitor accommodation will be considered under this policy.

All major applications will be expected to be accompanied with the following information:

- a tourism benefit statement demonstrating the value of the proposal in terms of tourism revenue, increased visitor numbers to Northern Ireland and the locality
- sufficient evidence to demonstrate how realistic the particular proposal is
- justification for the particular site chosen and illustrative details of the proposed design and site layout
- a sustainable benefit statement taking account of the considerations set out in Supplementary Planning Guidance, Part D: Tourism.

[223] Major thresholds are set out in the Schedule to the Planning (Development Management) Regulations (NI) 2015

The Council will consult with the Northern Ireland Tourist Board and other appropriate bodies on all Major Tourism schemes.

TOU7 General Criteria for Tourism Development

Any proposal for a tourism use, outlined in Policies TOU1 to TOU6 and any extension/ alteration to existing tourism uses will also be required to meet all of the following criteria:

a) the overall design insofar as possible, will indicate walking and cycling provision, meet the needs of people whose mobility is impaired, respect existing public rights of way and provides adequate and convenient access to public transport

b) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality promoting sustainability and biodiversity

c) appropriate boundary treatment and means of enclosure are provided and areas of outside storage are screened from public view

d) sustainable drainage systems are provided to ensure surface water run-off is managed in a sustainable way

e) it is designed to deter crime and promote personal safety

f) public art linked to a tourism development, need to be of high quality, complementing the design of associated buildings and respecting the surrounding site context

g) it is compatible with surrounding land uses and neither the use or built form will detract from the landscape quality and character of the surrounding area

h) it does not harm the amenities of nearby residents

i) it does not adversely affect features of the natural or historic environment

j) it is capable of dealing with any emission or effluent in accordance with legislative requirements.

k) all proposals that may affect a European or Ramsar site must meet the requirements of NH1.

Justification and Amplification

The general criteria is intended to achieve satisfactory forms of sustainable tourism development, providing a high standard of design and service provision. This includes the reuse of redundant buildings for tourism purposes rather than new build on greenfield sites, energy conservation and the use of sustainable drainage systems.

Within the Council area there is one Special Protection Area (SPA) and the Ramsar site at Lough Neagh including the water body of Portmore Lough which could be adversely affected by cumulative disturbance effects. Such disturbance could arise directly from a tourism development or indirectly through increasing visitor pressures beyond the development.

TOU8 Safeguarding of Tourism Assets

Planning permission will not be granted for development that would in itself, or in combination with existing and approved development in the locality, have an adverse impact on a tourism asset such as to significantly compromise its tourism value.

This policy provides for the safeguarding of all tourism assets, including those which are subject to protection for other reasons under various legislative or policy instruments and those which are not subject to such protection.

Justification and Amplification

For the purposes of this policy, a tourism asset is defined as any feature associated with the historic or natural environment which is of intrinsic interest to tourists.

The safeguarding of tourism assets from unnecessary, inappropriate or excessive development is a vital element in securing a viable and sustainable tourism industry. To allow such development could damage the intrinsic character and quality of the asset and diminish its effectiveness in attracting tourists.

There are many diverse features or combinations of features associated with the natural and historic environment of the area which are of intrinsic interest to tourists. Some examples within the Council area include the River Lagan, the Lagan Navigation, the wider Lagan Valley Regional Park and Area of Outstanding Natural Beauty (AONB). Examples of historic environment assets include the Irish Linen Centre, Lisburn Museum, Lisburn's Historic Quarter, Conservation Areas and historical and archaeological sites in the Council area.

Policy TOU8 is applicable to all forms of development which may impact adversely on a tourism asset. Adverse impact includes a proposal's visual impact, for example within an area of high landscape quality or in a Conservation Area, either of which could be important for attracting tourists. Adverse impact could also arise through other sources, for example odour, noise, dust or pollution of air or watercourses. What constitutes 'adverse impact' and the determination of the extent of its influence are matters of planning judgement and each case will be assessed on its merits.

This policy is not intended to prevent all development. Development that will not significantly compromise the overall tourism value of the asset may be facilitated. Where the tourism asset is large scale, for example an AONB, key locations of tourism value at a local level should also be safeguarded. Development of a tourism amenity intended to provide sustainable access to or interpretation of a tourism asset (as provided for through policy TOU2) will be required to be sensitive to the inherent qualities and setting that underpins its tourism value.

Some tourism assets are already subject to protection from inappropriate or excessive development through statutory designation. This policy is intended to complement such measures in the specific interests of tourism while affording protection to other undesignated environmental assets.

8.OPEN SPACE, SPORT AND OUTDOOR RECREATION

OS1 Protection of Open Space

Development that will result in the loss of existing open space or land zoned for the provision of open space will not be permitted, irrespective of its physical condition and appearance.

An exception will be permitted where it is demonstrated that redevelopment will bring substantial community benefits[24] that decisively outweigh the loss of the open space.

An exception may also be permitted where it is demonstrated that the loss of open space will have no significant detrimental impact on amenity, character or biodiversity of an area in either of the following circumstances:

a) an area of open space of 2 hectares or less, where alternative provision is made by the developer and is as accessible to current users and equivalent in terms of size, usefulness, attractiveness, safety and quality

b) playing fields and pitches within settlement limits, where it is demonstrated by the developer that the retention and enhancement of that facility can only be achieved by the development of a small part of the existing open space, limited to a maximum of 10% of overall area, which will have no adverse impact on the sporting potential of the facility.

Justification and Amplification

For the purpose of this policy a definition of, and types of open space are set out in Supplementary Planning Guidance, Part D: Definition of Open Space.

Open space is essential in any community and supports many cultural, social, economic, health and environmental benefits. It enhances the quality of the residential environment and can also provide valuable areas for nature conservation and biodiversity, act as a buffer between conflicting land uses, help reduce flood risk, promote pedestrian linkages and provide 'green lungs' that improve air quality. Ultimately open space and its use contributes to general health and wellbeing.

Protection of open space is particularly important in urban areas where competing development pressures are greatest. There will be a policy presumption against the loss of open space to competing land uses. Any exception to this policy approach will only be appropriate where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of open space, for example the provision of affordable housing by a Housing Association or the Northern Ireland Housing Executive in accordance with Policy HOU10; or where it is demonstrated that the loss of open space will have no significant detrimental impact.

Development can provide opportunities to recreate open space or outdoor recreational facilities at alternative locations. This will only be considered for areas of 2 hectares or less and a key consideration will be the accessibility of the proposed new space to all existing users.

A Section 76 Planning Agreement tying the financial gain arising from redevelopment of an existing playing field or pitch to the retention and enhancement of the open space facility will normally be required.

Any deterioration in the appearance or condition of open space due to inadequate management or maintenance over time, will not be sufficient justification in itself for the loss of the open space to alternative uses.

[24] Affordable Housing in accordance with Policy HOU10 is one such example

OS2 Intensive Sports Facilities

Development of intensive sports facilities will only be permitted where these are located within settlements.

An exception may be permitted in the case of the development of a sports stadium where it meets all of the following criteria:

a) no alternative site within the settlement can accommodate the development

b) the proposed development site is located close to the edge of the settlement and can be clearly identified as being visually associated with the settlement

c) there is no adverse impact on the setting of the settlement

d) the scale of the development is in keeping with the size of the settlement.

In all cases, the development of intensive sports facilities will be required to meet all of the following criteria:

a) there is no unacceptable impact on amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated

b) there is no adverse impact on features of importance to nature conservation or the historic environment

c) buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment

d) the proposed facility takes into account needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport

e) the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.

Justification and Amplification

For the purpose of this policy 'intensive sports facilities' are defined as a purpose built indoor or outdoor resource which facilitates one or more activity fundamental to maintaining individual health and fitness. This may include stadia, sports halls, leisure centres, swimming pools and other indoor (and outdoor) sports facilities. They can also serve as a focus for the community.

The location of intensive sports facilities can be contentious, and by their very nature and scale can give rise to particularly complex planning considerations such as impact on amenity, and sustainability issues. Such facilities shall be located within settlements in order to maximise the use of existing infrastructure. As an exception a sports stadium may be allowed outside of a settlement, but only where clear criteria is established, which can justify a departure from this approach.

The Council wishes to ensure that development of intensive sports facilities takes place in appropriate locations. Factors for consideration include the need for the facility, the size and makeup of the proposed catchment population, accessibility to this population in terms of walking and cycling distances and proximity to public transport.

Detailed information should accompany proposals for intensive sports facilities to enable the Council to make a full assessment of the development. Exceptionally, the Council

may be prepared to accept development at the edge of a settlement. Specific justification for the choice of site, together with details of what alternative sites were considered and the reasons these could not accommodate the development, need to have been provided.

OS3 Noise-Generating Sports and Outdoor Recreational Activities

Proposals for the development of sport or outdoor recreational activities that generate high levels of noise will only be permitted where all the following criteria are met:

a) there is no conflict, disturbance or nuisance caused to people living nearby or other noise sensitive uses

b) there is no conflict, disturbance or nuisance caused to farm livestock and wildlife#

c) there is no conflict, disturbance or nuisance caused to the enjoyment of the natural environment/nature conservation and the historic environment.

Justification and Amplification

The impact of noise is an important issue in assessing proposals for activities such as motorsports, shooting, water-skiing and paintball adventure games. Such activities can cause disturbance to local residents conflicting with nearby noise sensitive uses such as schools, hospitals, nursing homes and places of worship. They can also be disruptive to farm animals and wildlife and have a detrimental effect on the natural and historic environment.

Measures can sometimes be taken to reduce noise at its source. Only in locations where the impact of noise can be effectively contained and minimised by the use of natural features, such as landform or woodland, should proposals generally be considered. There may be occasions where the Council may consider it appropriate to grant planning permission for a limited period to allow the impact of noise levels and any potential disturbance or nuisance to be assessed.

Particular care will also be necessary in assessing proposals in areas of high landscape quality such as Areas of Outstanding Natural Beauty (AONB).

Where appropriate the Council will liaise with Sport Northern Ireland to ascertain if the activity is subject to a code of practice or other means of control such as licensing conditions.

OS4 Facilities Ancillary to Water Sports

Development of facilities ancillary to water sports adjacent to inland lakes, reservoirs and waterways will be permitted where all of the following criteria are met:

a) it is compatible with any existing use of the water, including non-recreational uses

b) there is no adverse impact on features of importance to the natural environment/ nature conservation, archaeology or the historic environment

c) there is no adverse impact on visual amenity or the character of the local landscape

d) it will not result in water pollution or an unacceptable level of noise or disturbance

e) buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and demonstrate that they are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment

f) the proposed facility takes into account the needs of people with disabilities

g) there is no conflict with the provisions of

any local management plan associated with the body of water.

Justification and Amplification

Water-based sports in Northern Ireland are an increasingly popular activity and our rivers, reservoirs, lakes and canals are an important recreational resource. Management plans drawn up for particular water areas, for example River Basin Management plans or natural heritage designations such as Ramsar sites, seek to control and address the compatibility of varying demands on waterbodies.

In considering the development of ancillary facilities to support water sport uses, the Council will assess the impact on the visual amenity and character of the area. It is the intention of the Council to conserve the environmental quality and character of inland bodies of water and to protect them and their surroundings from harmful development.

Proposals for facilities must demonstrate that they will not damage either the waterbody or its wider environment. The Council will require proposals to achieve high standards of siting, design and landscaping in terms of layout, buildings and other structures and high quality treatment for boundaries either adjacent to public roads or the actual waterway. Proposals should include details of all landscaping and surface treatments, encouraging use of permeable surfacing where possible.

OS5 Floodlighting of Sports and Outdoor Recreational Facilities

The Council will only permit the development of floodlighting associated with sports and outdoor recreational facilities where its design and operation meets all of the following criteria:

a) there is no adverse impact on the amenity of people living nearby

b) there is no adverse impact on the natural environment/nature conservation, visual amenity or character of the locality

c) public safety is not prejudiced.

Justification and Amplification

Care must be taken to ensure that such development will not cause unacceptable harm to amenity, the natural environment or prejudice public safety. Issues for consideration include the potential for increased use of the facility, light pollution, visual amenity and increased traffic and noise generation.

Floodlighting can be disruptive to wildlife, for example foraging bats, having an adverse impact on their natural environment. Floodlighting can prejudice public safety, interfering with the safe use and operation of any form of traffic or transport on land, on or over water or in the air.

Floodlighting proposals may be permitted subject to the imposition of conditions limiting the operational hours/frequency of their use, restricting the luminance or brightness of the lights or requiring the installation of appropriate shielding.

OS6 Outdoor Recreation in the Countryside

Proposals for outdoor recreational use in the countryside will be permitted where all of the following criteria are met:

a) there is no adverse impact on features of importance to natural environment/nature conservation, or the historic environment

b) there is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography

c) there is no adverse impact on the amenities of people living nearby

d) any ancillary buildings or structures are designed to a high standard, taking into account the needs of people with disabilities, are of a scale appropriate to the local area, and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment public

e) public safety is not prejudiced and the development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed.

Justification and Amplification

Recreational activity can make a contribution to the rural economy through provision of activity tourism, for example canoeing, climbing, horse-riding and mountaineering, to other activity-focused areas such as nature watching, food trails, or local culture and heritage trails, creating employment opportunities in various related sectors.

With the growth of activities which, by their nature are located in the countryside, the Council wants to ensure that any new recreational developments are sustainable and do not conflict with the need to preserve, and wherever possible, enhance our environment for future generations. Any ancillary facilities should not become dominant in the landscape or impact on the wider environment.

Special care will be exercised in areas of nature conservation, heritage importance or landscape amenity value. Proposals in such areas will also need to be considered in relation to the Council's operational policies relating to the Historic Environment and Natural Heritage (Policies HE1-HE14 and NH1-NH6).

Golf Courses

Golf courses and ancillary development associated with them can have a significant visual impact on the countryside. Golf courses should be located in harmony with the local landscape and designed to conserve the natural environment. Existing tree cover should be integrated into schemes and where additional planting is proposed preference will be given to indigenous/native species. In addition attention should be given, where possible, to habitat creation and the management and protection of wildlife networks.

Each proposal should contain full details of the site and its immediate environs, including the effect on any public rights of way together with information on potential adverse impacts or environmental benefits associated with the development. These details should include information on landscaping and land levels, both existing and proposed, access arrangements, car parking and ancillary facilities such as a clubhouse.

Golf Driving Ranges

Driving ranges often need high safety fencing and generally seek floodlighting to permit evening use. Driving ranges will generally only be acceptable where they will not be detrimental to the natural environment, the local landscape setting and the general character of the locality.

Equestrian Uses

Outdoor participatory recreational uses such as riding schools will normally be considered acceptable in principle, provided the scale of ancillary buildings is appropriate to its location and can be integrated into their landscape surroundings. Consideration should be given to the reuse and conversion of existing traditional or redundant farm buildings for associated ancillary purposes.

Any other Development based on Recreational Use

The existence of any outdoor recreational use (and the subsequent demand for additional development) will not in itself provide the justification for approving an associated development if this would not be acceptable in its own right.

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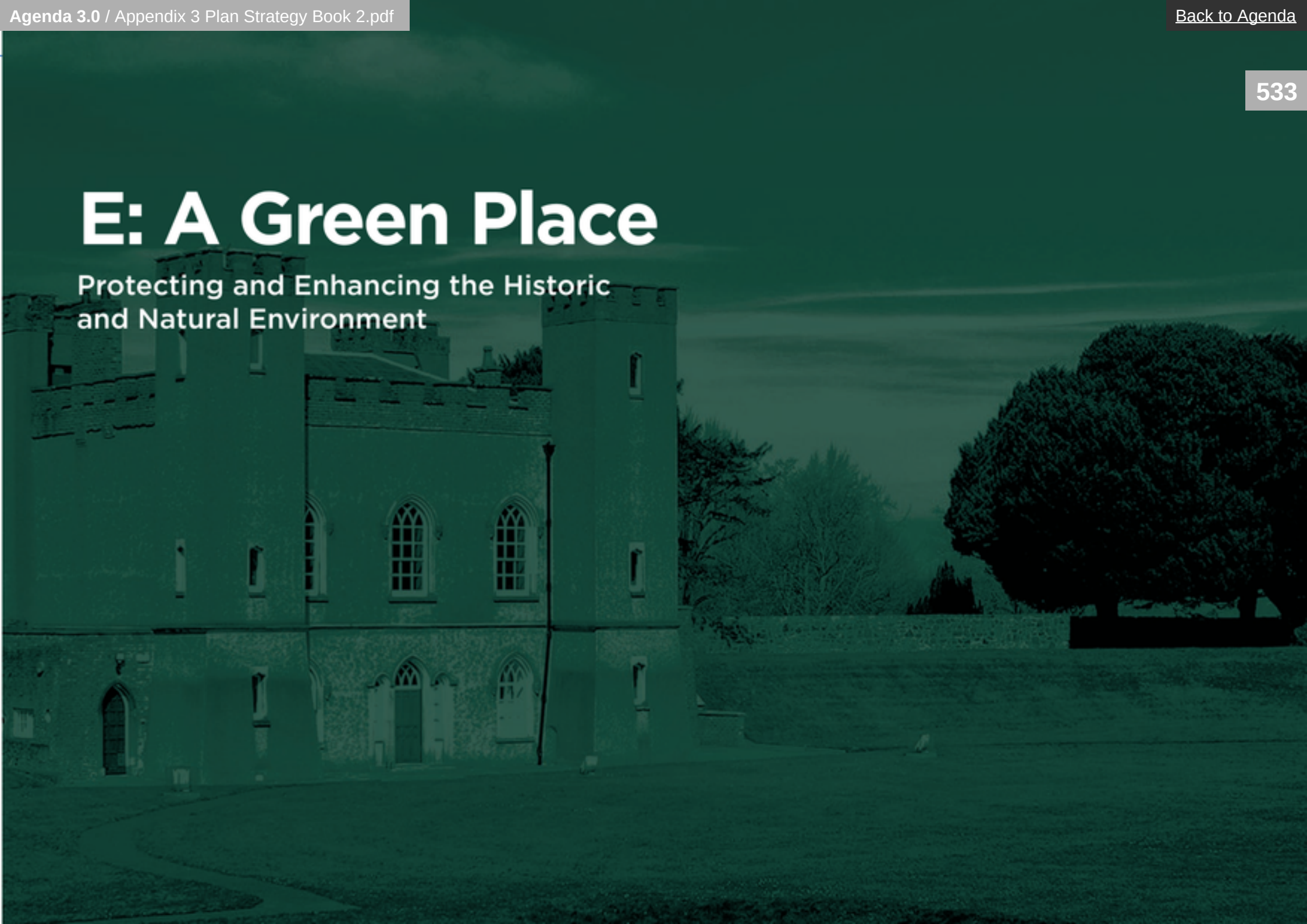
E: A Green Place

Protecting and Enhancing the Historic and Natural Environment



9.HISTORIC ENVIRONMENT AND ARCHAEOLOGY

HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings

The Council will operate a presumption in favour of the physical preservation in situ of archaeological remains of regional importance and their settings. These comprise monuments in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAIs). Development which would adversely affect such sites of regional importance or the integrity of their settings must only be permitted in exceptional circumstances. This approach applies to such sites which, whilst not scheduled presently, would otherwise merit statutory protection.

Justification and Amplification

The Council will consult with the Department for Communities (DfC) Historic Environment Division, taking into account all material considerations in assessing development proposals affecting sites of regional importance. Exceptions to this policy are likely only to apply to proposals of overriding importance in the Northern Ireland context.

In assessing proposals for development in the vicinity of monuments in state care the Council will pay particular attention to the impact of the proposal on:

- the critical views of, and from the site or monument including the protection of its setting
- the access and public approaches to the site or monument
- the experience, understanding and enjoyment of the site or monument by visitors.

Scheduled monument consent is required from DfC for any works affecting the scheduled monument. Accordingly where applications for planning permission are submitted which involve works affecting a scheduled monument the Council will encourage the submission of an application for scheduled monument consent in order that these may be considered concurrently, having been subject to prior engagement with DfC Historic Environment Division.

In assessing development proposals affecting sites which would merit scheduling the Council will proceed as for State Care and scheduled monuments and only permit development in exceptional circumstances.

HE2 The Preservation of Archaeological Remains of Local Importance and their Settings

Proposals which would adversely affect archaeological sites or monuments which are of local importance or their settings shall only be permitted where the Council considers that the need for the proposed development or other material considerations outweigh the value of the remains and/or their settings.

Justification and Amplification

The Council will consult with DfC and will consider a number of factors in assessing the local significance of archaeological sites and monuments. These factors should be viewed as indicators which contribute to a wider judgement based on the individual circumstances of a case and may include one or more of the following:

- Appearance: distinctive features in the landscape/townscape or local landmarks
- Quality: well-preserved or extensive buried remains
- Folklore/historical interest: association with a person or event in local tradition or legend
- Group value: one of a number of locally important sites
- Rarity: a locally rare example.

In cases where development proposals affect archaeological sites and monuments or their settings which are not of regional or local importance the Council will still have regard to the desirability of preserving such remains and their setting. Where it is decided that development may proceed this will be conditional on appropriate archaeological mitigation measures (see Operational Policy HE4).

HE3 Archaeological Assessment and Evaluation

Where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain, the Council will require developers to provide further information in the form of an archaeological assessment or an archaeological evaluation. Where such information is requested but not made available the Council will refuse planning permission.

Justification and Amplification

The needs of archaeology and development can often be reconciled, and potential conflict avoided or much reduced, if developers discuss their proposals with the Council at an early stage. An archaeological assessment normally entails a desk based study, by a qualified/ suitably accredited archaeologist, of existing information including records of previous discoveries, historic maps or geophysical surveys.

An archaeological field evaluation involves ground surveys and limited and targeted licensed excavation[25] which is quite distinct from full archaeological excavation. Evaluations of this kind help to define the importance, character and extent of the archaeological remains that may exist in the area of a proposed development, and thus indicate the weight which should be attached to their preservation. They may also provide information useful for identifying potential options for minimising or avoiding damage. Such information will permit informed and reasonable planning decisions to be taken by the Council through consultation with DfC.

HE4 Archaeological Mitigation

Where the Council is minded to grant planning permission for development which will affect sites known or likely to contain archaeological remains, the Council will impose planning conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development, including where appropriate completion of a licensed excavation and recording examination and archiving of remains before development commences or the preservation of remains in situ.

Justification and Amplification

The preservation in situ of important archaeological remains is always to be preferred to excavation.

There will however be occasions when the Council through consultation with DfC Historic Environment Division may decide that the significance of the remains is not sufficient when weighed against all other material considerations, including the importance of the development, to justify their physical

[25] Department for Communities (Historic Environment Division) are responsible for the licensing of archaeological excavations in Northern Ireland

preservation in situ and that the development should proceed with excavation. In such cases developers will be required to prepare and carry out a programme of archaeological works using professional archaeologists and working to a brief agreed by the Council through consultation with DfC Historic Environment Division.

An offer to facilitate excavation by developers will not justify a grant of planning permission for development which would damage or destroy archaeological remains whose physical preservation in situ is both desirable (because of their level of importance) and feasible.

Discovery of Previously Unknown Archaeological Remains

There may be occasions when the presence of archaeological remains[26] only becomes apparent once an approved development has actually commenced. On rare occasions the importance of such remains may merit their scheduling and developers would need to seek separate scheduled monument consent before they continue work. It is also open to the Council to revoke a planning permission if deemed necessary.

Areas of Archaeological Potential

There are areas within settlement limits, where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. These will be referred to as areas of archaeological potential within the Local Policies Plan.

Information on archaeological heritage within the Council area can be found at www.communities-ni.gov.uk.

HE5 Historic Parks, Gardens and Demesnes of Special Historic Interest

The Council will not permit development which would lead to the loss of, or cause harm to, the overall character, principal components or setting of historic parks, gardens and demesnes of special historic interest. Where exceptionally, planning permission is granted this will be conditional on the accurate recording of any features of interest which will be lost as a result of the development.

Justification and Amplification

Demesnes with their distinct boundary features make a valuable contribution to the quality and character of the local landscape, while those parks, gardens and demesnes that are open to the general public provide an important informal recreational resource. It is important that these valuable features of our historic environment are protected from development which would harm their historic character.

In assessing proposals for development in or adjacent to parks, gardens and demesnes of special historic interest particular attention will be paid to the impact of the proposal on:

- the archaeological, historical or botanical interest of the site
- the site's integrity and overall quality and setting including its original design concept and other associated features which should where possible be maintained
- trees and woodland and the site's contribution to local landscape character
- any buildings or features of character within the site including boundary walls, pathways, garden terraces or water features
- planned historic views of, to or from the site or buildings within it.

[26] The Historic Monuments and Archaeological Objects (NI) Order 1995 requires the reporting of the discovery of any archaeological object

Where a decision is taken to permit development which would result in the loss of any distinctive features of historic parks, gardens and demesnes, the Council through consultation with the Department for Communities will require developers to carry out recording, working to a brief prepared by DfC, so that knowledge of this part of our landscape heritage is not entirely lost.

A Register of Parks, Gardens and Demesnes of special historic interest in Northern Ireland, based on a comprehensive inventory, is held by the Department for Communities. There are also a number of parks, gardens and demesnes which retain only some elements of their original form. These are included in an appendix to the main register as 'supplementary' sites.

HE6 Change of Use and/or Extensions or Alterations to a Listed Building

The Council may permit the change of use and/or extension or alteration of a listed building where this will secure its upkeep and survival. Such development should respect the essential character, special architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired.

Proposals should protect, conserve and where possible enhance the listed building, based on a clear understanding of the importance of the building/place/heritage asset. This should support the best viable use that is compatible with the fabric, setting and character of the building. Applicants should justify their proposals, and show why alteration of a listed building is desirable or necessary.

Justification and Amplification

The Council accepts that new compatible uses should be found for historic buildings where they can no longer reasonably be expected to serve their original use and where the integrity of their built fabric is under threat.[27] In most cases this will mean a use which is economically viable and may necessitate some degree of adaptation to the building. The works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building.

Any assessment requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural or historic interest of the building in question. The impact of the proposed new use to the established character of the building and the surrounding area should also be assessed. In principle the aim should be to identify the best viable use that is compatible with the fabric, setting and character of the building and it should be noted that this may not necessarily be the most profitable use.

Many listed buildings can tolerate some degree of thoughtful alteration or extension to accommodate continuing or new uses; however the cumulative works over a period of time has the potential for negative impacts on the listed building in the longer term.

The Council through consultation with DfC Historic Environment Division will consider whether the works proposed would cause unnecessary damage to the listed building, whether the additions are in keeping with other parts of the building and if any new internal or external features harmonise with their surroundings.

In judging the effect of any alteration or extension DfC will assess the elements that make up the special interest of the building in question. All proposals for alteration should also be based on a proper understanding of the significance of the listed building.

Further detailed guidance on alterations to listed buildings is set out in Supplementary Planning Guidance, Part E: Guidelines for Listed Buildings. The Council would also draw

[27] Refer to Buildings at Risk Series (Historic Environment Division)

attention to the British Standards Institution publication BS 7913:2013 which provides advice, information and guidance on the principles of the conservation of historic buildings.

The Council recognises the importance of allowing people with disabilities easy access to and within listed buildings. If access requirements are treated in an integrated and systematic way, and a flexible and pragmatic approach is taken, then it is normally possible to plan suitable access for people with disabilities without compromising a listed building's special interest, subject to Listed Building Consent.

Where a building forms part of an architectural group, for example, part of a terrace it may not be possible to make even minor external alterations without disrupting the architectural unity of the group.

HE7 Control of Advertisements on a Listed Building

The Council will grant the consents necessary for advertisements or signs on a listed building only where these are carefully designed and located to respect the architectural form and detailing of the building, amenity of the locality and which are not detrimental to public safety.

Justification and Amplification

Proposals to display signs or advertisements on a listed building should use quality materials and be of a scale and form designed to complement the age and architectural style of the building. They should be carefully located and not impact on any architectural detailing or structural divisions of the building.

The use of standard corporate signage by major companies will generally be inappropriate. Signage on the upper floors of buildings and the internal illumination of signs will not normally be acceptable.

Projecting signs can often adversely affect the appearance and character of listed buildings and will therefore require very careful consideration. Where they are considered acceptable particular attention will be paid to size, design and materials. In most situations signs and advertisements displayed on listed buildings should not be illuminated. Where illumination is justified it should be achieved unobtrusively. Light fittings mounted above and projecting forward of the sign will not normally be acceptable.

Applicants should note that advertisements or signs on a listed building will also require a separate Listed Building Consent for the proposal.

HE8 Demolition or Partial Demolition of a Listed Building

There will be a presumption in favour of retaining listed buildings. Proposals for the total or partial demolition of listed building will not be permitted unless there are exceptional reasons why the building cannot be retained in its original or a reasonably modified form. Where, exceptionally, listed building consent is granted for demolition this will be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition.

Justification and Amplification

The demolition of any listed building should be wholly exceptional and will require the strongest justification through the provision of evidence of the building's condition that demonstrates it is not reasonably capable of being made structurally sound or otherwise improved. Consent will not be granted for the total or partial demolition of any listed building without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses.

A structural engineer's report to ascertain structural soundness will be required to indicate alternative options for stabilisation of

the existing structure have been considered in efforts to retain the listed building. Reports submitted for consideration on the integrity of the building including structural integrity must be submitted by suitably experienced and accredited engineers, architects, building surveyors in the conservation field. Structural issues will not be given substantive weight when making a case of demolition where these have arisen due to neglect of a listed building through lack of maintenance or failure to secure it by current or previous owners.

Consent will not be given simply because redevelopment is economically more attractive to the developer than repair and re-use of the building. Accordingly where proposed works would result in the total demolition of a listed building, or of any significant part of it, the Council, through consultation with DfC will assess the following factors:

- the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use; in rare cases where it is clear that a listed building has been deliberately neglected in the hope of obtaining consent for demolition, less weight will be given to the cost of repairs
- the adequacy of efforts made to retain the building in use
- the merits of alternative proposals for the site.

Proposals for the demolition of a listed building will not be considered in isolation from proposals for subsequent redevelopment. The Council will require developers to submit detailed drawings illustrating the proposed redevelopment of the site to accompany a listed building consent application for demolition.

Where consent to demolish a listed building is granted, this will normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building prior to its demolition.

A Section 76 Planning Agreement may be used to ensure the site is subsequently redeveloped for the purpose granted.

HE9 Development affecting the Setting of a Listed Building

Proposals which would adversely affect the setting of a listed building will not be permitted. Development proposals will normally only be considered appropriate where all the following criteria are met:

a) the detailed design respects the listed building in terms of scale, height, massing and alignment

b) the works and architectural details should use quality materials and techniques (traditional and/or sympathetic) in keeping with the listed building

c) the nature of the use proposed respects the character of the setting of the building.

Justification and Amplification

The Council will consult DfC on proposals for development which by its character or location may have an adverse effect on the setting of listed buildings. Such proposals will require very careful consideration even if the development would only replace a building which is neither itself listed nor immediately adjacent to a listed building. Development proposals some distance from the site of a listed building can sometimes

have an adverse effect on its setting e.g. where it would affect views of an historic skyline. Certain proposals, because of the nature of their use, can adversely affect the character of the setting of a listed building or group of buildings through noise, nuisance and general disturbance.

The setting of a listed building is often an essential part of a building's significant character. Therefore the design of the new buildings to stand alongside heritage assets is particularly critical. The extent to which proposals will be required to comply with the criteria will be influenced by a variety of factors: the character and quality of the listed building; the proximity of the proposal to it; the character and quality of the setting and the extent to which the proposed development and the listed building will be experienced in juxtaposition; and how the setting of the heritage asset is understood, seen experienced and enjoyed and the impact of the proposal on it.

The design of new buildings planned to stand alongside historic buildings is particularly critical. Such buildings must be designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment and use appropriate materials.

Where it is considered that a development proposal may affect the setting of a listed building the Council through consultation with DfC will normally require the submission of detailed and contextual drawings which illustrate the relationship between the proposal and the listed building.

HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character

The Council will require new development within a Conservation Area to:

- **enhance the character and appearance of the area where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise.**

The Council will require new development within an ATC/AVC to:

- **maintain or enhance the overall character of the area.**

In addition to the above criteria, the Council will permit development proposals for new buildings, alterations, extensions and changes of use in, or which impact on the setting of, a Conservation Area or ATC/AVC where all the following criteria are met:

a) the development is in sympathy with the characteristic built form of the area

b) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area

c) the development does not result in adverse environmental impacts such as noise, nuisance or disturbance which would be detrimental to the particular character of the area

d) important views within, into and out of the area are protected

e) trees, archaeological or other landscape features contributing to the character or appearance of the area are protected

f) the development conforms with guidance set out in Supplementary Planning Guidance, Part E.

Justification and Amplification

Conservation Areas are merited statutory designation by the Council based on their historic built form or layout as 'areas of special architectural or historic interest within its district the character or appearance of which it is desirable to preserve or enhance'.

Areas of Townscape Character (ATC) or Areas of Village Character (AVC) are designated through the Local Development Plan due to 'distinct character normally based on their historic built form or layout. For the most part this derives from the cumulative impact of the area's buildings, their setting, landscape and other locally important features'.

Designation as a Conservation Area or ATC/AVC puts an onus on prospective developers to produce a very high standard of design in accordance with the following criteria.

General Criteria

General issues to be taken into account in assessing development proposals in a conservation area or ATC/AVC include:

- the appropriateness of the overall massing of the development
- its scale and size
- its relationship with its surrounding context e.g. respecting historic layout, street patterns, land form and adjoining architectural style
- the use of materials generally matching those which are historically dominant in the area
- the need for the development not to have a visually disruptive impact on the existing townscape
- the development should not adversely affect the character of a conservation area through noise, nuisance and general disturbance

New Buildings, Change of Use and/or Extensions or Alterations

The development of new buildings and/or extensions or alterations of buildings in a Conservation Area or ATC/AVC should be high quality design, and sensitive to the existing buildings, character and appearance of the particular area and will not prejudice the amenities of adjacent properties. Extensions should be subsidiary to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Careful consideration will be required for alterations and extensions affecting the roof of a property as these may be particularly detrimental to the character and appearance of a Conservation Area or ATC/AVC.

In assessing applications for the change of use of a property, consideration will be given to other land use policies and the impact of the proposed use on the character and appearance of the Conservation Area or ATC/AVC. Shop fronts should be sympathetic to their setting and relate in scale, proportions and materials to the remainder of the building and the local street scene.

Trees

Trees often make an important contribution to the appearance and character of a Conservation Area or ATC/AVC. In assessing development proposals affecting a conservation area the Council will take into account their potential impact on existing trees.

Where trees make an important visual, historic or amenity contribution to the area the Council will seek appropriate protection measures through the imposition of planning conditions or may consider making a Tree Preservation Order.

All trees within a Conservation Area are automatically protected as though a Tree Preservation Order was in place under Section 127 of the Planning Act (Northern Ireland) 2011.

Setting of a Conservation Area

New development will be expected to respect the character and appearance of the Conservation Area and retain important views in and out of the area.

Conservation Area Design Guides

Design Guides constitute supplementary planning guidance and are considered to be an important material consideration. The Council will therefore attach considerable weight to the need for proposals for new development to accord with the specific guidance drawn up for each particular Conservation Area and any other relevant documents identified.

Information to accompany all Planning Applications

The Council will require detailed drawings to accompany all planning applications in a conservation area which illustrate the proposal in its context.

When requested a Design and Access Statement incorporating a clear, concise analysis of how the proposal respects the essential character, heritage value and special architectural or historic interest of the building/ structure and its setting.

Article 4 Directions within Conservation Areas

The Council will consider making an Article 4 Direction under the Planning (General Permitted Development) Order (Northern Ireland) 2015 removing certain permitted development rights. While the designation of a conservation area in itself does not automatically justify the making of Article 4 directions, they may have a role to play if they would help to protect features that are key elements within the area, taking into consideration the following:

- a clear assessment of an area's special architectural and historic interest has been undertaken
- the importance to that special interest of the features to be included in the direction is established
- there is evidence of local support for the direction
- the direction involves the minimum withdrawal of permitted development rights necessary to achieve its objective.

HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character

In a Conservation Area the Council will only grant consent for the display of advertisements in or close to a Conservation Area where they would not adversely affect the overall character, appearance or setting of the area.

In Areas of Townscape Character (ATC) or Areas of Village Character (AVC) consent for the display of an advertisement should only be granted where the overall character and appearance of the area will be maintained.

All proposals must also meet the requirements of operational policy AD1 Amenity and Public Safety.

Justification and Amplification

In assessing proposals for advertisements in a Conservation Area or ATC/AVC the Council will give careful consideration to the impact of the proposal on the visual amenity and overall character of the area. Particular regard will be paid to the scale and proportions of the sign, the materials used and whether it is illuminated. Consent will not normally be granted for advertisements which are inappropriate to the architectural style or character of the building on which it is proposed or which would detract from the area in general. Signage on the upper floors of buildings and the internal illumination of signs will not normally be acceptable. Proposals for large advertisement hoardings or which would result in a proliferation of signs can seriously harm the character and appearance of a Conservation Area/ATC/AVC and will therefore normally be refused consent.

Advertisements should conform with guidance set out in Supplementary Planning Guidance, Part F: Guidance for Outdoor Advertisements.

HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character

Within a Conservation Area the Council will only consider demolition of an unlisted building where the building makes no material contribution to the character or appearance of the area and subject to appropriate arrangements for the redevelopment of the site.

Within an Area of Townscape Character (ATC) or Area of Village Character (AVC) the Council will only consider demolition of an unlisted building where the building makes no material contribution to the distinctive character of the area and subject to appropriate arrangements for the redevelopment of the site.

Justification and Amplification

The Council will operate a presumption in favour of retaining any building which makes a positive contribution to the character or appearance of a Conservation Area or ATC/AVC.

The onus will be on the applicant to demonstrate and justify why the building makes no material contribution and the need for demolition. Any demolition would be subject to appropriate arrangements for redevelopment of the site and recording of the building before its demolition.

In determining proposals for demolition or partial demolition of unlisted buildings the Council will therefore take account of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the Conservation Area/ATC/AVC as a whole. In assessing proposals the Council will have regard to the same broad criteria outlined above for the demolition of listed buildings (see policy HE8).

A Section 76 Planning Agreement may be used to ensure the site is subsequently redeveloped for the purpose granted.

The preservation of the public elevations alone of an unlisted building in a Conservation Area or ATC/AVC which makes a material contribution to its appearance or character will only be acceptable in exceptional circumstances, provided the scale of the overall development proposal will not be detrimental

to the areas character or appearance and the scheme can be implemented without serious risk to the retained structure.

Where an applicant submits an application for demolition consent the Council will normally require the following to be submitted:

- A Conservation Structural Engineer's Report to ascertain structural soundness
- A Schedule of Repair Works indicating what measures are to be taken to protect those parts of the building to be retained during construction work
- A Schedule of Costs
- Evidence of options to find compatible alternative uses for the building which retain the historic fabric and structure.

HE13 The Conversion and Reuse of Non-Listed Buildings[28]

Planning permission will be granted to proposals for the sympathetic conversion, with adaptation if necessary, of a non-listed vernacular building or a suitable locally important building[29] (such as former school houses, churches and older traditional barns and outbuildings) for a variety of alternative uses, where this would secure its upkeep and retention. Such proposals will be required to be of a high design quality and to meet all of the following criteria:

a) the building is of permanent construction

b) the reuse or conversion would maintain or enhance the form, character and architectural features, design and setting of the existing building and not have an adverse effect on the character or appearance of the locality

c) any new extension is sympathetic to the scale, massing and architectural style and finishes of the existing building

d) the reuse or conversion would not unduly affect the amenities of nearby residents or adversely affect the continued use of adjoining land or buildings

e) the nature and scale of the use is demonstrated to be appropriate to its location.

Justification and Amplification

For the purposes of this policy 'Vernacular Buildings' are those that reflect the local 'folk tradition' and are typical of a common type of building in a particular locality, generally pre 1925. For more detail refer to 'A Sense of Loss – The Survival of Rural Traditional Buildings in Northern Ireland', published by the Department, March 1998. A 'locally important building' is a building, structure or feature, whilst not statutory listed, that has been identified by the Council as an important part of their heritage, due to its local architectural or historic significance.

The Council wishes to encourage the re-use of such buildings by sympathetic renovation or conversion for a range of appropriate uses. This may include proposals for tourism or recreation use, or small-scale employment uses. All development proposals for the conversion of a non-listed vernacular or locally important building should involve a minimum amount of work and should maintain or enhance the existing character of the building and its setting.

Approval will not normally be given to a scheme involving substantial demolition or extensions which significantly alter the appearance or character of the building. Design therefore is particularly important and where extensions or external alterations are proposed, these must reflect the scale, massing, materials and detailing of the existing property. All proposals will therefore be assessed on the

[28] This policy applies to buildings within settlements. See Policies COU4 and COU14 for policy which applies to conversion and reuse in the Countryside

[29] See Department for Communities 'Historic Buildings of Local Importance – A Guide to their identification and protection' May 2017

basis of the harm or loss to the significance of the heritage asset alongside their contribution to the conservation of the building to be converted.

HE14 Enabling Development

Proposals involving enabling development relating to the re-use, restoration or refurbishment of significant places will only be permitted where it can be demonstrated by the applicant in the submission of a Statement of Justification to accompany an application for planning permission that all of the following criteria are met:

a) the significant place to be subsidised by the proposed enabling development will bring significant long-term benefits according to its scale and location

b) the conservation of the significant place would otherwise be either operationally or financially unviable

c) the impact of the enabling development is precisely defined at the outset

d) the scale of the proposed enabling development does not exceed what is necessary to support the conservation of the significant place

e) sufficient subsidy is not available from any other source

f) the public benefit decisively outweighs the disbenefits of departing from other planning policies

g) it will not materially harm the natural and historic heritage values of the significant place or its setting

h) it avoids detrimental fragmentation of the management of the significant place

i) it will secure the long term future of the significant place and, where applicable, its continued use for a sympathetic purpose

j) it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than circumstances of the present owner, or the purchase price paid.

Justification and Amplification

For the purposes of this policy, a significant place means any part of the historic environment that has a heritage value including scheduled monuments, archaeological remains, historic buildings (both statutorily listed or of more local significance) together with any historically related contents, industrial heritage, conservation areas or a historic park, garden of demesne.

The Department's Best Practice Guidance 'Assessing Enabling Development' (April 2014) will be taken into account in considering proposals. In considering enabling development proposals developers are encouraged to enter into pre-application discussions with the planning authority. In all cases proposals must not prejudice road safety.

The benefits to be derived from the conservation of the significant place will be secured either by conditional grant of planning permission or conditional grant accompanied by a planning agreement.

It is intended that this policy will only be used as a last resort where the long-term public benefit of securing a significant place decisively outweighs the disadvantages of departing from normal policy presumptions. It allows for assessment of these proposals as a preliminary requirement and is not to be implemented if the planning authority is not convinced that the public benefit will be gained.

Applications incorporating enabling development should be accompanied by a Statement of Justification. This statement

should include a conservation statement or plans and sufficient, detailed financial information as is necessary to allow the Council, and/or its consultees to make an informed decision upon the application. In particular, the information provided on the enabling development component should be sufficiently detailed to allow the Council to validate the need for, and assess the scale of the enabling development; and consider the impact on private concerns where this coincides with the public interest.

The information supplied by the developer should cover all the financial aspects of the proposed enabling development, in a sufficient degree of detail to enable scrutiny and validation by the Council in consultation with its economists. This applies both to the assessment of need and the assessment of the scale of the enabling development necessary to meet that need. The onus is on the developer to demonstrate that sufficient funds are not available from any other source, such as grant aid.

10.NATURAL HERITAGE

NH1 European and Ramsar Sites - International

Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:

a) a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance)

b) a listed or proposed Ramsar Site.

Where a development proposal is likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains, the Council, through consultation with the Department of Agriculture, Environment and Rural Affairs (DAERA), is required by law to carry out an appropriate assessment of the implications for the site in view of the site's conservation objectives. Only after having ascertained that it will not adversely affect the integrity of the site, can the Council agree to the development and impose appropriate mitigation measures in the form of planning conditions.

In exceptional circumstances, a development proposal which could adversely affect the integrity of a European or Ramsar Site may only be permitted where:

a) there are no alternative solutions; and

b) the proposed development is required for imperative reasons of overriding public interest; and

c) compensatory measures are agreed and fully secured.

As part of the consideration of exceptional circumstances, where a European or a listed or proposed Ramsar site hosts a priority habitat or priority species listed in Annex I or II of the Habitats Directive, a development proposal will only be permitted when:

a) it is necessary for reasons of human health or public safety or there is a beneficial consequence of primary importance to the environment; or

b) agreed in advance with the European Commission.

Justification and Amplification

The Council will consider the precautionary principle when determining the impacts of a proposed development on international significant landscape or natural heritage resources.

A development proposal which could adversely affect the integrity of a European or Ramsar site may only be permitted in exceptional circumstances as laid down in the relevant statutory provisions.[30]

A list of existing international sites and further information can be found at www.daera-ni.gov.uk.

Candidate Special Areas of Conservation are sites that have been submitted to the European Commission, but not yet formally adopted.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk. This

[30] Directives 2009/147/EC and 92/43/EEC known as the Birds Directive and the Habitats Directive

Biodiversity Checklist is intended to provide a 'step by step' tool which can be used by applicants and their agents to help identify if a development proposal is likely to adversely affect any biodiversity and natural heritage interests and what information may be reasonably required to accompany a planning application in order to comply with the relevant legislation and planning policy.

NH2 Species Protected by Law

European Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm a European protected species.

In exceptional circumstances a development proposal that is likely to harm these species may only be permitted where:

a) there are no alternative solutions; and

b) it is required for imperative reasons of overriding public interest; and

c) there is no detriment to the maintenance of the population of the species at a favourable conservation status; and

d) compensatory measures are agreed and fully secured.

National Protected Species

Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species and which can be adequately mitigated or compensated against.

Development proposals are required to be sensitive to all protected species, and sited and designed to protect them, their habitats and prevent deterioration and destruction of their breeding sites or resting places. Seasonal factors will also be taken into account.

Justification and Amplification

It is a criminal offence to harm a statutorily protected species. The presence or potential presence of a legally protected species is an important consideration in decision-making. If there is evidence to suggest that a protected species is present on site or may be affected by a proposed development, steps must be taken to establish whether it is present, the requirements of the species must be factored into the planning and design of the development, and any likely impact on the species must be fully considered prior to any determination.

European protected species are listed under Annex IV of the Habitats Directive (transposed under Schedule 2 of the Habitats Regulations) and must be subject to a system of strict protection. Other national protected species are listed under the Wildlife Order under Schedules (1), (5) & (8).

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

The granting of planning permission does not obviate the holder of ensuring legal compliance with other legislative requirements.

Lists of all protected species of animals and plants can be found at www.daera-ni.gov.uk. As all fish are protected, no lists have been produced.

NH3 Sites of Nature Conservation Importance - National

Planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of:

a) an Area of Special Scientific Interest

b) a National Nature Reserve

c) a Nature Reserve

d) a Marine Conservation Zone.[31]

A development proposal which could adversely affect a site of national importance may only be permitted where the benefits of the proposed development clearly outweigh the value of the site.

In such cases, appropriate mitigation and/or compensatory measures will be required.

Justification and Amplification

The Council should apply the precautionary principle when considering the impacts of a proposed development on national significant landscape or natural heritage resources.

Planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of:

- An Area of Special Scientific Interest - sites of special interest by reason of their flora, fauna, geological and/or physiographical features are designated under Part IV of the Environment (Northern Ireland) Order 2002. There is a legal duty to take reasonable steps to further the conservation and enhancement of the features by which the ASSI is of special scientific interest

- A Nature Reserve or National Nature Reserve – nature reserves can be of national (and sometimes international) importance. They are usually managed by DAERA or by agreement with another department, a Council or a voluntary conservation body

- A Marine Conservation Zone - sea areas, including the inter tidal zone, designated by the Department under Part 3 of the Marine Act (Northern Ireland) 2013. They are established for the conservation of marine flora and fauna, habitats, and features of geological or geomorphological interest.

Planning authorities should note that nature conservation sites selected as European sites under the Birds and Habitats Directives may also be underpinned, either wholly or in part, by sites selected at national level.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

A list of existing national sites and their locations can be found at www.daera-ni.gov.uk.

[31] Paragraph 215 of the Draft Marine Plan for Northern Ireland, April 2018

NH4 Sites of Nature Conservation Importance – Local

Planning permission will only be granted for a development proposal that is not likely to have a significant adverse impact on:

a) a Local Nature Reserve

b) a Wildlife Refuge.

A development proposal which could have a significant adverse impact on a site of local importance may only be permitted where the benefits of the proposed development outweigh the value of the site.

In such cases, appropriate mitigation and/or compensatory measures will be required.

Justification and Amplification

Local Nature Reserves are those established by councils under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985. Wildlife Refuges are provided for under the Wildlife (Northern Ireland) Order 1985.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

A list of existing local sites and their locations can be found at www.daera-ni.gov.uk.

NH5 Habitats, Species or Features of Natural Heritage Importance

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:

a) priority habitats

b) priority species

c) active peatland

d) ancient and long-established woodland

e) features of earth science conservation importance

f) features of the landscape which are of major importance for wild flora and fauna

g) rare or threatened native species

h) wetlands (includes river corridors)

i) other natural heritage features worthy of protection including trees and woodland.

A development proposal which is likely to result in an unacceptable adverse impact on, or damage to, habitats, species or features listed above may only be permitted where the benefits of the proposed development outweigh the value of the habitat, species or feature.

In such cases, appropriate mitigation and/or compensatory measures will be required.

Justification and Amplification

Priority habitats and species may fall within and beyond designated sites. They include both European (as identified under Annex I and II of the Habitats Directive and Annex I of the Birds Directive) and/or Northern Ireland priority habitats and species, identified through the Northern Ireland Biodiversity Strategy (NIBS) (in pursuance of the statutory duties under the Wildlife and Natural Environment (NI) Act 2011.)

'Other' natural heritage features worthy of importance are most likely to include those located along green and blue infrastructure, trees and woodland which do not fall under the priority habitat or long-established woodland categories but are in themselves important for local biodiversity. Certain other features which make a significant contribution to biodiversity may also be included.

To ensure international and domestic responsibilities and environmental

commitments with respect to the management and conservation of biodiversity are met, the habitats, species and features mentioned above are material considerations in the determination of planning applications.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

NH6 Areas of Outstanding Natural Beauty

Planning permission for new development within an Area of Outstanding Natural Beauty (AONB) will only be granted where it is of an appropriate design, is sensitive to the distinctive special character of the area and the quality of its landscape, heritage and wildlife and all the following criteria are met:

a) the siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality

b) it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape

c) the proposal respects:

- **local architectural styles and patterns**
- **traditional boundary details, by retaining features such as hedges, walls, trees and gates**
- **local materials, design and colour.**

Justification and Amplification

This policy requires development proposals in Areas of Outstanding Natural Beauty (AONB) to be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife.

The quality, character and heritage value of the landscape of an AONB lies in their tranquillity, cultural associations, distinctiveness, conservation interest, visual appeal and amenity value.

In assessing proposals, including cumulative impacts in such areas, account will be taken of the Landscape Character Assessments and any other published guidance such as countryside assessments produced as part of the development plan process, as well as AONB Management Plans and local design guides.

It is recommended that all development proposals be accompanied by a Biodiversity checklist, further details of which can be obtained at www.daera-ni.gov.uk.

Design guidance is contained within "Building on Tradition – A Sustainable Design Guide for the Northern Ireland Countryside" (May 2012).

Further information on statutory natural heritage designations can be found at www.daera-ni.gov.uk.

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F: A Connected Place

Supporting Sustainable Transport and Other Infrastructure

11.ACCESS AND TRANSPORT

TRA1 Creating an Accessible Environment

The external layout of all development proposals will incorporate, where appropriate:

a) facilities to aid accessibility e.g. level access to buildings, provision of dropped kerbs and tactile paving etc, together with the removal of any unnecessary obstructions

b) user friendly and convenient movement along pathways and an unhindered approach to buildings

c) priority pedestrian and cycling movement within and between land uses

d) ease of access to car parking reserved for disabled or other users, public transport facilities and taxi ranks.

Public buildings will only be permitted where they are designed to provide suitable access for customers, visitors and employees. Access to existing buildings and their surroundings should be improved as opportunities arise through alterations, extensions and changes of use.

Submission of a Transport Assessment Form (TAF)[32] and a Design and Access Statement may also be required to accompanying development proposals.

Justification and Amplification

For the purpose of this policy 'reserved car parking' refers to disabled or parent and child car parking spaces.

The requirements of this policy and integration of accessibility in the design of a development proposal will benefit everyone in society and should be considered at an early stage.

Many existing buildings are currently not designed for ease of access. In such cases there will be a presumption that suitable access for all will be incorporated as far as reasonably possible.

In the case of historic or listed buildings it should often be possible to plan suitable access for all without compromising the building's special interest or character.

A design and access statement is necessary for certain development proposals. Section 6 of the Planning (General Development Procedure) Order (NI) 2015 (as amended) defines those development proposals and the detail required to show how proposed access arrangements are in compliance with this planning policy. Preference will be given to steps, ramps or mechanical aids located away from the public footpath.

Further information on designing for a more accessible environment is set out in the Department's 'Creating Places – Achieving Quality in Residential Developments' (May 2000).

TRA2 Access to Public Roads

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

a) it will not prejudice road safety or significantly inconvenience the flow of vehicles; and,

b) it does not conflict with Policy TRA3 Access to Protected Routes.

[32] Department for Infrastructure Transport Assessment, Guidelines for Development Proposals in Northern Ireland (Published 9 November 2006)

Consideration will also be given to the nature and scale of the development, character of existing development, the contribution of the proposal to the creation of a quality environment, the location and number of existing accesses and the standard of the existing road network together with the speed and volume of traffic using the adjacent public road and any expected increase.

Justification and Amplification

New development will often affect the public road network surrounding it. This policy seeks to avoid or mitigate adverse impacts and ensure that proposed access arrangements are safe and will not unduly interfere with the movement of traffic.

Development proposals involving a new access, or the use of an existing access must be in compliance with the requirements of the Department's Development Control Advice Note 15, Vehicle Access Standards (2nd Edition, published in August 1999). For the purposes of this policy, a field gate is not an existing access.

The proximity of the proposed access to junctions, other existing accesses and the total number of accesses onto a given stretch of road are relevant matters in the assessment of traffic hazards. The combining of individual access points along a road will be encouraged as this can help to improve road safety.

Control over the land required to provide the requisite visibility splays will be required to ensure that they are retained free of any obstruction. This may be subject to a planning condition requiring that no development shall take place until the works required to provide access, including visibility splays, have been carried out.

Exceptionally a relaxation in visibility splay standards may be acceptable in order to secure other important planning objectives. Such standards, however, will not be reduced to such a level that danger is likely to be caused.

Where an existing access is available the Council will generally expect this to be used, unless there is an opportunity to provide a more acceptable access arrangement. Where an existing access is to be used, but is sub-standard, a condition requiring its improvement prior to the commencement of the development will be imposed. In cases where a new access is considered acceptable in preference to the intensified use of an existing access a condition requiring the existing access to be closed may be imposed.

For development proposals involving a replacement dwelling in the countryside, where an existing access is available but does not meet the current standards, the Council would encourage the incorporation of improvements to the access in the interests of road safety.

Within settlements there is a need to secure a higher level of design, layout and landscaping for residential development. The number of accesses onto the public road needs to be balanced with the greater emphasis on the overall quality of design and sustainability of development.

The Department's residential design guide 'Creating Places – Achieving Quality in Residential Developments' (May 2000) advocates the creation of permeable layouts with an interconnected network of carriageways and a number of access points. This will not only help improve quality, but it can also enhance safety by ensuring that vehicle flows are well distributed and low in most places by creating the shortest practicable routes to destinations. It will also provide alternative means of access for the emergency services.

TRA3 Access to Protected Routes

The Council will restrict the number of new accesses and control the level of use of existing accesses onto Protected Routes as follows:

Motorways and High Standard Dual Carriageways – All locations

Planning permission will not be granted for development proposals involving direct access. An exception may be considered in the case of motorway service areas.

Other Dual Carriageways, Ring Roads, Through-Passes and By Passes – All locations

Planning permission will only be granted for a development proposal involving direct access or the intensification of the use of an existing access in exceptional circumstances or where the proposal is of regional significance.

Other Protected Routes – Outside Settlement Limits

Planning permission will only be granted for a development proposal in the following circumstances:

i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaced is served by an existing vehicular access onto the Protected Route;

ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and

iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route.

In all cases the proposed access must be in compliance with the requirements of Policy TRA2.

Other Protected Routes – Within Settlement Limits

Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access where it is demonstrated that access cannot reasonably be taken from an adjacent minor road; or, in the case of residential proposals, it is demonstrated that the nature and level of access will significantly assist in the creation of a quality environment without compromising standards of road safety or resulting in an unacceptable proliferation of access points.

In all cases, where access to a Protected Route is acceptable in principle it will also be required to be safe in accordance with Policy TRA2.

Designated protected routes within this Council area are illustrated in Supplementary Planning Guidance, Part F: Protected Routes Map.

Justification and Amplification

There has been a long established policy of restricting access onto the main roads that facilitate the efficient movement of traffic over long distances in Northern Ireland. These roads contribute significantly to economic prosperity by providing efficient links between all the main towns, airports and seaports, and with the Republic of Ireland.

The roads onto which this policy of access control is exercised are known as 'Protected Routes' and comprise:

- primary routes
- routes between the principal city or town in each council and/or cross border
- routes to ports and airports
- selected routes with high traffic flows.

This encompasses the roads element of the Regional Strategic Transport Network contained in the Regional Development Strategy, 2035.

The Department for Infrastructure (DfI) Roads, is responsible for establishing and updating protected routes throughout the Council area. Further details of their functions can be obtained at www.infrastructure-ni.gov.uk.

TRA4 Protection for New Transport Schemes

Planning permission will not be granted for development that would prejudice the implementation of a transport scheme identified in the Local Development Plan.

Justification and Amplification

Land needed to facilitate a new transport scheme (such as a road scheme, improvements to pedestrian or cycle networks or a public transport scheme and associated facilities) will be protected from development that would prejudice its implementation.

Matters that will be taken into account in assessing whether the implementation of a particular scheme would be prejudiced include: the nature of the development proposal; the programming of the transport scheme; and, the extent to which implementation of the scheme would be compromised by the carrying out of the proposed development.

TRA5 Strategic Greenways and Disused Transport Routes

Planning permission will not be granted for development that would prejudice Strategic Greenways or the future reuse of a disused transport route identified in the Local Development Plan for transport or recreational purposes.

Justification and Amplification

This policy seeks to protect identified Strategic Greenways. The Department's publication – Exercise, Explore, Enjoy - A Strategic Plan for Greenways (November 2016) defines a Greenway as 'a traffic-free route designed for non-motorised use to connect people and communities to all kinds of destinations for commuting, everyday journeys or leisure and recreation'.

A number of disused rail and canal facilities exist within the Council area, which offer important opportunities, either through their re-opening for public transport, or for alternative active travel modes such as pedestrian routes or cycle networks.

The Local Development Plan will afford protection to these routes in accordance with this policy. Development prejudicing their use or future use will not be permitted.

TRA6 Transport Assessment

In order to evaluate the transport implications of a development proposal the Council will, where appropriate, require developers to submit a Transport Assessment.

Justification and Amplification

Transport Assessment applies to all forms of development with a significant travel generation impact. A primary aim of the Transport Assessment is to assess accessibility by sustainable modes and to develop measures to maximise use of sustainable modes; only subsequently should the residual traffic be assessed and its impacts ameliorated.

The detail and degree of a Transport Assessment (TA) should reflect the scale of development and the extent of the transport implications of the proposal. In applications for significant transport movements, a TA may need to be accompanied by a Travel Plan. The document 'Transport Assessment – Guidelines for Development Proposals in Northern Ireland' (November 2006) issued jointly by the then Department for Regional Development (DRD) and the Department of the Environment (DoE) (now the Department for Infrastructure) provides detailed information on this process and should be referred to directly.

Developers will be required to bear the costs of additional transport infrastructure and associated facilities necessitated by the proposed development. Developer contributions which include planning agreements under Section 76 of the Planning (Northern Ireland) Act 2011 and under Article 122 of the Roads (Northern Ireland) Order 1993 in terms of infrastructure works may be required.

TRA7 Car Parking and Servicing Arrangements in New Developments

Development proposals will provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to published standards[33] or any reduction provided for in an area of parking restraint designated in the Local Development Plan. Proposals should not prejudice road safety or significantly inconvenience the flow of vehicles.

Beyond areas of parking restraint a reduced level of car parking provision may be acceptable in the following circumstances:

a) where, through a Transport Assessment or accompanying Travel Plan, it forms part of a package of measures to promote alternative transport modes

b) where the development is in a highly-accessible location well served by public transport

c) where the development would benefit from spare capacity available in nearby public car parks or adjacent on street car parking

d) where shared car parking is a viable option

e) where the exercise of flexibility would assist in the conservation of the historic or natural environment, would aid rural regeneration, facilitate a better quality of development or the beneficial re-use of an existing building.

Proposals involving car parking in excess of the Department's published standards will only be permitted in exceptional circumstances, subject to the submission of a Transport Assessment outlining alternatives.

A proportion of the spaces to be provided will be reserved for people with disabilities.[34]

Car parking proposals should include an appropriate number of reserved electric charging point spaces and their associated equipment.

Where a reduced level of car parking provision is applied or accepted, this will not normally apply to the number of reserved spaces to be provided.

[33] Department's Parking Standards (Published February 2005)
[34] Department's 'Creating Places – Achieving Quality in Residential Developments' (May 2000)

Justification and Amplification

The provision of car parking needs to be considered within the context of wider government policy aimed at achieving more sustainable travel patterns.

In addition to areas of parking restraint a reduction in parking provision may be accepted where it forms part of a package of measures to promote alternative transport modes. Reduced parking provision may also be acceptable in locations which are highly accessible and well served by public transport. This includes town and district centres and locations close to public transport interchanges.

The Council may allow a reduction in parking provision:

- where it forms part of a package of measures to promote alternative transport modes
- in locations which are highly accessible and well served by public transport
- where it is close to existing public car parking where it is demonstrated there is available spare capacity
- where schemes propose shared car parking arrangements, particularly in town centres or as part of proposals where the peak car parking levels for different uses do not coincide
- for small scale developments which do not generate significant parking demand, to rely on using on-street parking for a portion of their parking provision.

In assessing these options the Council will require evidence to demonstrate capacity and availability of such alternative parking provision.

Where a reduction is considered acceptable in principle, the Council will negotiate the precise level of reduction with developers.

In many locations however it will remain important that development makes adequate provision for car parking. This is particularly important in rural areas and those towns and villages where the potential for using public transport is limited. Accordingly, with the exceptions outlined above, development proposals in areas not subject to parking restraint will generally be expected to meet the Department's published parking standards.

Servicing arrangements can exert a major influence on the quality of the urban environment and its attractiveness. In city and town centre locations, proposals will normally be expected to include the provision of rear servicing facilities where practicable. It is recognised, however, that historic settlement patterns may be a constraint upon such a provision.

TRA8 Active Travel Networks and Infrastructure Provision

Planning permission will only be granted for proposals where public transport, walking and cycling provision forms part of the development proposal.

A Transport Assessment/Travel Plan or, if not required, a supporting statement should indicate the following provisions:

a) safe and convenient access through provision of walking and cycling infrastructure, both within the development and linking to existing or planned networks

b) the needs of mobility impaired persons; and respect existing public rights of way

c) safe, convenient and secure cycle parking.[35]

In addition major employment generating development will be required to make appropriate provision for shower and changing facilities.

Justification and Amplification

Active travel can help to mitigate and adapt to climate change, improve connectivity and promote more sustainable patterns of transport and travel that reduce the need for motorised transport. In accordance with the Strategic Planning Policy Statement (SPPS) the Council will, through its Local Development Plan encourage active travel networks, primarily focused on cycling and walking.

Proposals should also demonstrate safe and convenient access arrangements to the public transport network.

The Bicycle Strategy for Northern Ireland, published by the former Department of Regional Development in 2015, now the Department for Infrastructure, sets out how Northern Ireland can be transformed into a place where travelling by bicycle is a healthy, every day activity. It seeks to achieve this through the building of a comprehensive bicycle network, supporting those who choose to travel by bicycle and promoting it as an alternative mode of transport for everyday use.

Like walking, cycling is healthy, pollution free and makes relatively small demands on land. Walking and cycling have the potential to replace the car for short journeys and to form part of a longer journey when linked to onward travel by sustainable public transport.

This policy supports active travel by promoting the provision of safe, and convenient linkages to and from development proposals to wider sustainable transport networks.

Secure cycle parking should be available in town and district centres, employment sites, educational institutions and public transport interchanges, including Park and Ride and Park and Share sites.

Secure, weather protected parking will normally be required for employee cycle parking. Weather protection will also be required for visitor parking where space for cycles is provided or in cases where medium to long-term cycle parking is required, for instance at public transport interchanges.

Secure, weather protected cycle parking areas should be provided closer to a building's entrance than car-parking. They should be well lit and located where staff or the public can provide informal surveillance.

Employment developments should provide shower and changing facilities to encourage those who travel to work by bicycle.

Cycle parking provision in association with residential development is addressed in Policy HOU4, Main Elements of Design and the Department's design guide 'Creating Places – Achieving Quality in Residential Developments' (May 2000).

TRA9 Park and Ride/Park and Share Car Parks

Planning permission will be granted for new, or an extension to an existing Park and Ride/ Park and Share car park, where they meet an identified need agreed by the Department.

Justification and Amplification

Park and Ride and Park and Share facilities make an important contribution to integrated transport and will be appropriate in locations where they reduce travel by car, reducing levels of congestion and pollution.

Park and Ride/Park and Share car parks should be sited close to junctions on the motorway

[35] Department's Parking Standards, Annex B: Cycle Parking Design Details

and along the trunk road network, ideally within settlement development limits, and at public transport interchanges. There may be occasions where a countryside location is needed for such development.

The layout, design and landscaping of all car parking sites should integrate with, and protect local character and visual amenity. Where appropriate parking surfaces should make use of permeable materials and sustainable drainage solutions.

The security of users should be demonstrated in all development proposals, including safe and secure cycle parking.

TRA10 Provision of Public and Private Car Parks

Planning permission will be granted for public or private car parks which provide a high standard of design, layout and landscaping and where it is demonstrated that:

a) they meet a need identified by the Department's Local Transport Plan or a comprehensive Car Parking Strategy prepared jointly with the Department, where applicable

b) they do not contribute to an increase in congestion

c) within areas of parking restraint they are only used for short- stay parking and are appropriately managed to deter long stay commuter parking

d) they provide an appropriate number, to be agreed by the Council, of reserved electric charging point spaces and associated equipment

e) they are compatible with adjoining land uses

f) they respect local character, environmental quality and will not have an adverse effect on visual amenity

g) they are secure and provide direct and safe access for pedestrians and cyclists.

Justification and Amplification

Overall transportation objectives seek to restrain the use of the car and encourage shoppers and commuters to use public transport and Park and Ride/Park and Share initiatives. Within defined centres, car parking facilities are comprised of the Department on-street parking and Council and private off-street car parks. Future provision must focus on meeting short-stay parking demand to complement the role of centres.

The development and operation of public car parks by the private sector, including multi-storey provision and temporary car parks should seek to complement existing parking provision for short-stay needs. In locations where this is considered acceptable, the Council will require developers to enter into a Section 76 Planning Agreement to control the use of parking spaces in order to deter long stay commuter parking. This may include restrictions on the leasing of contract spaces.

The layout, design and landscaping of all car parking sites should integrate with, and protect local character and visual amenity. Where appropriate parking surfaces should make use of sustainable drainage solutions.

The security of users should be demonstrated in all development proposals including safe and convenient access for pedestrians and appropriate lighting schemes.

TRA11 Temporary Car Parks

Planning permission will not be granted for the development of a temporary car park unless it is demonstrated that:

a) it is submitted in conjunction with programmed proposals to develop/ redevelop the site in question

b) it complies with Policy TRA10 and the developer can demonstrate that a need exists which cannot be met in the short term by existing public or the private operators.

Planning permission if granted will be subject to a time-limited condition, typically no more than for a period of 1 year.

Justification and Amplification

Temporary car parking on sites which have been acquired for development must be seen as a short-term expediency as their long-term existence may be contrary to transportation and broader environmental objectives.

There will be a presumption against such development where it is considered unnecessary and is not linked to firm proposals for the development of the site. Time limited planning permission for temporary car parking will not normally be renewed.

12.RENEWABLE ENERGY

RE1 Renewable Energy Development

The generation of energy from renewable resources will be permitted provided the proposal, and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on:

a) public safety, human health, or residential amenity

b) visual amenity and landscape character

c) biodiversity or the natural or historic environment

d) local natural resources, such as air quality or water quality or quantity

e) public access to the countryside. Proposals will be expected to be located at, or as close as possible to, the resources needed for that particular technology, unless it can be demonstrated that the benefits of the scheme outweigh the need for transportation of raw materials.

Proposals likely to result in unavoidable environmental damage should indicate how this will be minimised and mitigated.

The wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given appropriate weight in determining whether planning permission should be granted.

Any renewable energy development on active peatland will not be permitted unless there are imperative reasons of overriding public interest as defined under The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 as amended.

Wind Energy Development

For wind farm development a separation distance of 10 times rotor diameter to occupied property, with a minimum distance of not less than 500m will generally apply.

Justification and Amplification

Renewable energy resources are vital to facilitating the delivery of international and national commitments on both greenhouse gas emissions and renewable energy. They will also assist in greater diversity and security of energy supply. The Council will therefore support renewable energy proposals unless they would have unacceptable adverse effects which are not outweighed by the local and wider environmental, economic and social benefits of the development.

This policy will apply to all renewable energy technologies, including proposals sourced from wind, solar energy, hydropower, heat extraction, biomass, micro-generation and passive building design measures.

All renewable energy proposals will be assessed in accordance with normal planning criteria including such considerations as access arrangements, road safety, good design, noise and shadow flicker, separation distance, cumulative impact, communications interference and the inter-relationship between these considerations.

All renewable energy proposals, including proposals to reutilise established sites, will be assessed against this planning policy, having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of the Environment 2009), Draft Supplementary Planning Guidance on Anaerobic Digestion (published 2013); and, 'Wind Energy Development in Northern Ireland's Landscapes' (published 2010) in assessing all wind turbine proposals.

RE2 Integrated Renewable Energy

Planning permission will be granted for a development proposal which integrates renewable energy technology including micro-generation and passive solar design (PSD) in its layout, siting and design, where it meets the provisions of Policy RE1 and provided the technology is appropriate to the location in terms of any visual or amenity impact it may have.

Justification and Amplification

The Council will encourage greater integration of renewable energy technologies, both in the design of new buildings and through the appropriate retrofitting of such technologies to existing buildings. For many buildings this will mean increased consideration of the benefits of small-scale renewable energy technologies.

This is referred to as 'micro-generation' and is widely accepted to be the production of heat and/or electricity from low or zero carbon energy sources.

New large-scale urban, public sector and rural development proposals can maximise the benefits that can be derived from integrated renewable technology.

Some forms of micro-generation development currently benefit from permitted development rights under the Planning (General Permitted Development) Order (Northern Ireland) 2015. This legislation should be referred to when considering the retrofitting of small scale renewable energy development.

13.TELECOMMUNICATIONS

TEL1 Telecommunications Development

Planning permission will be granted for telecommunications development and any necessary enabling works that will not result in unacceptable damage to visual amenity or harm to environmentally sensitive features or locations. Developers will be required to demonstrate that telecommunications proposals, having regard to technical and operational constraints, have been sited and designed to minimise visual and environmental impact.

A new telecommunications mast will only be considered acceptable where the above requirements are met and it is reasonably demonstrated that:

a) the sharing of an existing mast or other structure has been investigated and is not feasible

b) a new mast represents a better environmental solution than other options.

In addition, applications for telecommunications development by Code System Operators or broadcasters will need to include:

c) information about the purpose and need for the particular development and how it fits into the operator's or broadcaster's wider network

d) where proposals relate to the development of a mobile telecommunications base station, a statement indicating its location, the height of the antenna, the frequency and modulation characteristics, details of power output; and declaring that the base station when operational will meet the ICNIRP[16] guidelines for public exposure to electromagnetic fields.

Justification and Amplification

For the purposes of this policy telecommunications is defined as both wired and wireless voice and digital data (broadband) transfer.

Code System Operators are electronic communications network operators (Code Operators) who are regulated through the Electronic Communications Code (the Code).

Code System Broadcasters are users of the electronic communications network provided by the Code Operators.

The visual and environmental impact of telecommunications should be kept to a minimum and equipment should become an accepted and unobtrusive feature of urban and rural areas.

Technical and Operational Constraints

Whilst the special needs and technical constraints associated with telecommunications development will be taken into account, there is also a corresponding need to adequately control telecommunications development so that rural landscapes, urban skylines and townscape character are not unduly spoiled. Wired telecommunication services should be laid underground for the majority of new development proposals. In rural locations, where underground provision is not practical or feasible, an exception will be permitted for the provision of overhead lines and poles, subject to compliance with the requirements of this policy. In all cases when bringing forward proposals, applicants will be expected to provide information about the purpose and need for the particular apparatus or equipment.

[16] The public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 (Reference: 1999/519/EC) on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)

The impact of all telecommunication proposals will be considered against this planning policy and the guidance contained in the Department's Development Control Advice Note (DCAN) 14, Siting and Design of Radio Telecommunications Equipment (Published by the former Department of the Environment, April 2008).

Applications for masts within 3 kilometres of the perimeter of an aerodrome or aircraft landing site within the Council area, will be required to include evidence that the Civil Aviation Authority, the Ministry of Defence or the aerodrome operator, as appropriate, has been notified of the proposal. The Council will take into account any relevant views expressed.

The planning system is not the place for determining health safeguards from electromagnetic emissions from telecommunications equipment. The Department of Health considers that the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) for public exposure to electromagnetic fields, as accepted by the World Health Organisation[37], are based on the best evidence available to date. Accordingly where concern is raised about the health effects of exposure to electromagnetic fields, it is the view of the Department of Health that if the proposed mobile telecommunications development meets the ICNIRP guidelines in all respects it should not be necessary for the Council to consider this aspect further.

All mobile phone base stations in the UK are expected to meet the ICNIRP public exposure guidelines. Applications for mobile telecommunications base stations must be accompanied by a declaration that the apparatus when operational will meet the guidelines. Similarly where it is intended to place additional antennas onto an existing mast or site, the operator must confirm in a declaration that the cumulative exposure will not exceed the ICNIRP guidelines.

In any development, significant and irremediable interference with other electrical equipment of any kind will be a material planning consideration. Only if there is clear evidence that significant electromagnetic interference will arise, or will probably arise as a result of a telecommunications development, and that no practicable remedy is available, will there generally be any justification for the Council to take it into account in determining a planning application.

Amateur Radio, Taxi Firms and Private Users

Proposals to install masts used by amateur radio operators, radio taxi firms and other private and commercial users will be subject to the provisions of Policy TEL1. These masts usually present few potential planning problems in terms of size and visual impact over a wide area. They will not normally be of such a scale as to have a serious impact on local amenity. Such applicants will generally have less scope for using alternative sites or for sharing sites, and masts will often need to be located high enough on the premises for technical efficiency and located as far as possible from other antennas, in order to minimise the possibility of interference.

[37] WHO Fact Sheet No. 193 – Electromagnetic Fields and Public Health: Mobile Phones and Their Base Stations (www.who.int/inf-fs/en/fact193.html)

14.UTILITIES

UT1 Utilities

To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services, such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable.

Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following:

a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion

b) avoidance of areas of nature conservation, the historic environment or archaeological interest, where possible, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects

c) wirescape should be kept to a minimum

d) associated infrastructure works should be visually integrated, making use of existing and proposed landscaping

Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP).

Regional transmission network pylons and overhead lines will be considered against this policy.

Justification and Amplification

This policy does not apply to any development proposal that complies with the requirements of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or as amended) and Part 14 of its accompanying Schedule.

Utility services are laid underground with the exception, in older urban developments, of electricity lines. Overhead electricity transmission remains a feature of development proposals in rural areas, due to the existing infrastructure and the implications, often cost, of providing underground connections to an individual property.

Regional transmission networks supply electricity from power stations to local distribution networks through larger scale pylons, carrying higher voltage lines, and electricity substations.

The siting of all electricity infrastructure will be controlled in terms of the visual impact on the environment with particular reference being given to designated areas of landscape or townscape value.

The presence of pylons and poles carrying overhead wires can be visually obtrusive particularly where the wires and poles figure above the skyline or where they dominate the streetscape in a built-up area. In this context it is the intention of this policy to minimise the visual intrusion of above ground utilities development.

The potential of overhead lines to disrupt the flight paths of birds, including site selection features of Lough Neagh and Lough Beg Special Protection Area and Ramsar Site is also a consideration.

The amount of information required to demonstrate compliance with this policy will depend upon the scale and location of a proposal, including where necessary a formal Environmental Impact Assessment as set out in the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.

15.WASTE MANAGEMENT

WM1 Waste Management Facilities

Proposals for waste management facilities will only be permitted where it can be demonstrated there is additional need for the facility and it is located at:

a) an existing or former waste management facility

b) an existing or worked out hard quarry

c) an industrial area appropriate to the development proposed; in the case of civic amenity sites it is conveniently located in terms of access to service a settlement

d) previously developed, derelict or contaminated land and which makes use of existing or redundant buildings and is grouped with those buildings

e) at a site in the countryside where it involves the reuse of existing buildings or is grouped with those buildings and where there is no permanent loss of the best and most versatile agricultural land.

In addition proposals will be subject to the following criteria:

- the facility will not cause demonstrable harm to human health and unacceptable adverse visual or environmental impacts, including surface or groundwater
- the facility is designed to be compatible with the character of the surrounding area and adjacent land usesthe visual impact, including the final landform of landfilling or land raising operations, is acceptable in the landscape
- the facility will not have an unacceptable adverse impact on nature conservation or archaeological/historic environment interests
- the waste disposed or treated will not pose a risk to air, water or soil resources that cannot be prevented or appropriately controlled by mitigating measures
- the site is not at risk from flooding and the proposal will not cause or exacerbate flooding elsewhere
- in the case of landfilling the proposal includes suitable, detailed and practical restoration and aftercare proposals for the site
- in the case of a regional scale facility its location benefits from easy access to key transport corridors
- at recycling sites the sorting and processing of waste must be carried out within a purpose built, or appropriately modified existing building, unless it is demonstrated the operations can only be carried out in the open
- the built development associated with the handling, storage treatment and processing of waste is appropriate to the nature and hazards of the waste(s) concerned
- where incineration or thermal processing of waste occurs it shall maximise energy recovery in the form of heat or electricity
- adequate access, circulation and parking is available without detriment to the amenity of nearby residents or road users.

Justification and Amplification

For the purposes of this policy waste management facilities include, but are not limited to landfill sites, Council household civic amenity sites and recycling centres. Such facilities are subject to the EU Waste Framework Directive (WFD), the Waste Management Strategy (WMS)[38] and the Council's relevant Waste Management Plan (WMP).[39] A need for the facility is established through the WMS and the relevant WMP.

A key aim of the WMS is to achieve fully sustainable waste management. A waste hierarchy seeks to reduce the amount of waste materials produced and to recover maximum value from waste by encouraging reuse and recycling. Waste disposal to landfill should only occur when no other option within the waste hierarchy is possible.

As the Council continues to promote recovery, reuse and recycling the need for landfill sites decreases. Any proposals associated with the existing landfill sites, Council household recycling centres or privately operated waste recycling facilities will be assessed against the criteria of this policy to ensure they are developed to the highest standards.

The amount of information required will depend upon the nature, scale and location of the proposal. In general the bigger, or the more technically complex, the scheme the more information that will be required, including where necessary a formal Environmental Impact Assessment as set out in Regulations.[40] Where appropriate the Council will use its powers contained in the Planning (General Development Procedure) Order (Northern Ireland) 2015 to request applicants to supply such additional information as is considered necessary to allow proper determination of planning applications.

Many waste management facilities by reason of their size, nature or location have the potential to cause significant damage to the environment in terms of visual intrusion, habitat or heritage destruction and pollution. Therefore in assessing all proposals for waste management facilities the Council will be guided by the proximity principle[41] which emphasises the need to treat and/or dispose of wastes in reasonable proximity to their point of generation. In assessing all proposals the Council will be guided by the precautionary principle in accordance with paragraph 6.322 of the SPPS.

In considering proposals for new, or extensions to existing waste management facilities there are a large number of matters which require to be considered. These include the following;

Health Considerations

In assessing public health impacts the Council will be guided by advice from its Environmental Health Department and any other relevant consultee, including NIEA Water Management Unit for any detrimental impact on surface or groundwater.

Compatibility with Adjacent Development

Some waste management facilities can cause significant amenity problems. Other facilities, especially those that are small scale, can be accommodated if it is demonstrated they will not impact upon the amenity of neighbouring properties. In such cases the Council will not restrict proposals just because the use differs to that of neighbouring land.

Pollution

Given the nature of waste management facilities there is an increased potential for problems associated with pollution, particularly in terms of noise, airborne or water pollution, litter and vermin or birds. Good practice

[38] The Northern Ireland Waste Management Strategy – Delivering Resource Efficiency (DAERA, published April 2015)
[39] Arc 21 Waste Management Plan (September 2015)
[40] The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017
[41] The Strategic Planning Policy Statement (Published September 2015), Page 111, Paragraph 6.308

requirements are normally incorporated into the terms of waste licences issued by pollution control authorities, however in determining planning applications for waste management facilities the Council will consult with its Environmental Health Department and any other relevant consultee on these matters. Development proposals should also demonstrate incorporation of measures to control pollutant risks, including earth bunds and landscaping to suppress noise, the use of modern, well maintained equipment and methods to contain airborne or water contaminants, and methods to restrict litter and vermin or birds.

Other Matters

The visual impact and any compensatory landscaping, as well as risks to the natural or historic environment, flooding and safety of the public road network are further considerations. These matters will be assessed against those other applicable policies contained within this Plan Strategy.

Incineration is an established method of reducing volumes of waste prior to landfilling or for the treatment of hazardous waste. The process of incineration and other thermal treatment facilities such as pyrolysis and gasification should maximise energy recovery in the form of heat or electricity. In such cases the facilities associated with these processes, particularly incineration, are a material consideration as they often have significant environmental impacts requiring suitable mitigation, including traffic arrangements and landscaping schemes to aid integration.

Permission granted for a waste management facility will be subject to the imposition of necessary planning conditions. Such conditions can, for example, restrict operational hours in order to protect the amenity of nearby residential properties. Other conditions may require the phasing of landfill operations or restrict the lifetime of a facility.

Permission granted for landfill sites will be subject to a suitable scheme of reinstatement which creates a beneficial use after operations have ceased. As such developers should ensure that the landfill materials and the operations are not a cause of land instability during or after its permitted use.

WM2 Treatment of Waste Water

Development proposals to provide mains sewage Wastewater Treatment Works (WwTWs) will be permitted where it is demonstrated to the Council there is a need for new or extended capacity requirements and the new facilities comply with the requirements of Policy WM1. Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk.

Justification and Amplification

Wastewater Treatment Facilities

Due to their nature and scale many WwTWs have the potential to cause a significant impact on the environment and on the amenity of local communities. As a result they are often located in the countryside away from residential development. Odours, quality of discharge and visual impact are important considerations in determining new development proposals.

Non-Mains Sewage Provision

Where connection to mains sewage is not possible, either because of the location of development or the capacity of existing WwTWs, sufficient information on the means of sewage treatment must be submitted for consideration.

In areas where a pollution risk is identified development relying on non mains sewage disposal will only be permitted in exceptional circumstances.

The method of non-mains sewage disposal must be to the satisfaction of the Council's Environmental Health Department and the Northern Ireland Environment Agency. A consent to discharge under the Water (Northern Ireland) Order 1999 will also be required from the Department for Agriculture, Environment and Rural Affairs (DAERA) and the onus is on the developer/householder to ensure such consent is, or can be agreed for the development proposed.

The provision of a package treatment plant is preferred to the use of a septic tank in the treatment and dispersal of non-mains sewage.

WM3 Waste Disposal

Development of landfill or land raising facilities for the disposal of waste will be permitted where:

a) a need for the facility is established through the WMS and Council's relevant WMP

b) the proposal complies with the requirements of Policy WM1.

Justification and Amplification

Landfilling is the disposal of waste into void spaces in the land often left as a result of mineral extraction. Land raising is the disposal of waste by depositing on land thereby raising its level.

This planning policy applies to all proposals for the disposal of household, industrial and commercial waste with the exception of the deposition of inert waste which is suitable for the purposes of land improvement (Policy WM4).

Operations for landfilling and land raising of municipal waste are at the bottom of the waste management hierarchy and the least sustainable waste management option. The WMS envisages a progressive reduction and consolidation of landfill capacity and overall number of landfill sites. As such new development proposals must demonstrate they meet a need that cannot be met by other facilities, however the Council will also take account of any associated planning gain such as the remediation of contaminated land.

Whilst waste disposal sites may be suitably located within a hard rock quarry it is important that they do not sterilise mineral reserves considered to be of particular value to the economy.

Land raising has the potential to significantly impact on the landscape. As such careful consideration will be given to the scale of activity proposed. Careful restoration and aftercare will be necessary to prepare landfill and land raising sites for a use that is compatible with the surrounding area. All applications for such operations must be accompanied by drawings to illustrate proposed depth of fill, capping details, final restoration contours, landscaping and other relevant details.

WM4 Land Improvement

The disposal of inert waste by its deposition on land will only be permitted where it is demonstrated that it will result in land improvement and the following criteria are met:

a) it is demonstrated that there is no alternative to deposition of the type of inert waste and that it cannot be reused or recycled

b) it is demonstrated the type of inert waste to be deposited is exempt under the Waste Management Licensing Regulations (Northern Ireland) 2003 (as amended)

c) it will not result in an unacceptable adverse environmental impact

d) only the minimum quantity of fill necessary to achieve the demonstrated land improvement shall be deposited

e) measures are included to demonstrate appropriate restoration and aftercare of sites that will enhance biodiversity.

Justification and Amplification

For the purpose of this policy inert waste is defined as material that does not undergo any significant physical, chemical or biological transformations when deposited. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm human health. The total leachability and pollutant content of the waste and the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater.

The main purpose of a proposal under this policy should clearly be to improve land quality rather than the disposal of waste. In this regard the quantity of waste to be deposited should be the minimum required to achieve the proposed improvement. Care needs to be taken to ensure that such schemes do not adversely affect nature conservation and heritage interests, nor have an unacceptable impact on the visual amenity of the landscape.

Supplementary Planning Guidance, Part F: Agricultural Permitted Development, sets out the circumstances when agricultural land improvement does not require express planning permission.

WM5 Development in the Vicinity of Waste Management Facilities or Wastewater Treatment Works

Development proposals in the vicinity of existing or approved waste management facilities and wastewater treatment works (WwTWs) will only be permitted where all the following criteria are met:

a) it will not prejudice or unduly restrict activities permitted to be carried out within the waste management facility

b) it will not give rise to unacceptable adverse impacts in terms of people, transportation systems or the environment.

Justification and Amplification

The potential adverse impact of existing or approved waste management facilities will be a material consideration in the determination of planning applications for new development in their vicinity. Consideration will therefore need to be given to the sensitivity of development proposed, particularly for residential development or areas of public use.

Consideration of applications will depend on the circumstances prevailing at particular locations. Relevant considerations will include the nature and capacity of the waste management facility or waste water treatment works, local topography, prevailing wind direction, screening and disposition of existing development, the nature of the proposed development, the precise position of actual odour sources within the boundaries of the works and advice on relevant environmental health matters. In all cases, specific advice will be sought from the Council's Environmental Health Department.

Where development is to be located in close proximity to an existing or approved NI Water WwTW facility, developers should discuss their proposals with NI Water and may be required to undertake a development Encroachment/ Odour Assessment. Further details are available at www.niwater.com

16.FLOODING

FLD1 Development in Fluvial (River) Flood Plains

New development will not be permitted within the 1 in 100 year fluvial flood plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases:

Exceptions in Defended Areas

On previously developed land protected by flood defences (confirmed by DfI Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event.

Proposals that fall into any of the following categories will not be permitted by this exception:

a) essential infrastructure such as power supply and emergency services

b) development for the storage of hazardous substances

c) bespoke development for vulnerable groups, such as schools, residential/nursing homes, sheltered housing

d) any development located close to flood defences.

Proposals involving significant intensification of use will be considered on their individual merits and will be informed by a Flood Risk Assessment.

Exceptions in Undefended Areas

The following categories of development will be permitted by exception:

a) replacement of an existing building

b) development for agricultural use, transport and utilities infrastructure, which for operational reasons has to be located within the flood plain

c) water compatible development, such as for boating purposes, navigation and water based recreational use, which for operational reasons has to be located in the flood plain

d) the use of land for sport or outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings. This exception does not include playgrounds for children

e) the extraction of mineral deposits and necessary ancillary development.

Proposals that fall into any of the following categories will not be permitted by this exception:

a) bespoke development for vulnerable groups, such as schools, residential/nursing homes, sheltered housing

b) essential infrastructure

c) development for the storage of hazardous substances.

Development Proposals of Overriding Regional or Sub-Regional Economic Importance

A development proposal within the flood plain that does not constitute an exception to the policy may be permitted where it is deemed to be of overriding regional or sub-regional economic importance and meets both of the following criteria:

a) demonstration of exceptional benefit to the regional or sub-regional economy

b) demonstration that the proposal requires a location within the flood plain and justification of why possible alternative sites outside the flood plain are unsuitable.

Where the principle of development is established through meeting the above criteria, the Council will steer the development to those sites at lowest flood risk.

Minor Development

Minor development will be acceptable within defended and undefended flood plains subject to a satisfactory flood risk assessment.[42]

Where the principle of development is accepted by the Council through meeting any of the above 'Exceptions Tests', the applicant is required to submit a Flood Risk Assessment (FRA) to demonstrate that all sources of flood risk to and from the proposed development have been identified; and there are adequate measures to manage and mitigate any increase in flood risk arising from the development.

Flood Protection/Management Measures

In flood plains the following flood protection and management measures proposed as part of a planning application, unless carried out by DfI Rivers or other statutory body, will not be acceptable:

a) new hard engineered or earthen bank flood defences

b) flood compensation storage works

c) land raising (infilling) to elevate a site above the flood level within the undefended fluvial flood plain.

Justification and Amplification

A fluvial flood plain is a generally flat area adjacent to a river or shoreline of inland waterbodies where water flows in time of flooding or would flow but for the presence of flood defences. New development within a flood plain will not only be at risk of flooding itself but it will add to the risk of flooding elsewhere. Accordingly, to minimise flood risk and maintain their natural function it is necessary to avoid development in flood plains wherever possible.

For planning purposes, taking into account climate change predictions based on available scientific evidence, a fluvial flood plain is defined as the extent of a 1 in 100 year flood event (or 1% annual exceedance probability (AEP)) of exceeding the peak floodwater level, taking into account climate change allowance as represented on DfI Flood Maps NI.

DfI Rivers advises on the extent of river flood plains. Information on present day flood plains and those which take account of climate change predictions, is available on DfI Flood Maps NI at www.infrastructure-ni.gov.uk This information is regularly updated and the extent of flood plains may therefore change over time.

For the purposes of this policy minor development is comprised of the following:

- non-residential extensions (Industrial/ Commercial/Leisure etc) with a footprint less than 150 square metres
- alterations: development that does not increase the size of buildings, eg alterations to external finishes
- 'Householder' development: eg sheds, garages, games rooms etc within the curtilage of the existing dwelling in addition to extensions to the existing dwelling. This

[42] The need for a flood risk assessment for extensions and alterations to existing residential properties will be determined on a case by case basis

excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg subdivision of a dwelling house into flats.

Defended Areas

A 'Defended Area' is that part of the flood plain where flooding would normally occur except for the presence of flood defences. Previously developed land protected by existing flood defences, either cored earthen flood banks or hard engineered walls, constructed to an appropriate standard and height, will generally be considered acceptable for development. However, the flood risk within a defended area cannot be entirely eliminated due to overtopping, potential structural collapse and breeching of defences and when drainage systems become overwhelmed. Because of these flood risks this policy places restrictions on the location of development relative to flood defences as such land will often be low lying and therefore the most susceptible to flooding.

The policy restricts certain types of development for which the consequences of a flood event could be serious, such as a direct threat to vulnerable groups, such as the young, old or infirm. Therefore the policy operates a presumption against new developments such as children's nurseries, schools, residential care/ nursing homes, sheltered housing and hospitals. This list is not exhaustive.

Secondary impacts on the general population can arise through flood damage or disruption to essential infrastructure or pollution. Therefore proposals for emergency services/ emergency depots, power-supply and telecommunications will be resisted because access and uninterrupted operation cannot be guaranteed in locations where there is a residual flood risk.

Proposals for development associated with the storage of hazardous substances, fuel storage depots, sewage treatment works or other development likely to give rise to environmental pollution in the event of flooding will only be granted planning permission where it is demonstrated that an alternative lower risk location is not available and that adequate provision is made for containment to prevent a pollution incident in the event of flooding.

Development involving a significant intensification of use, such as the conversion of a single dwelling unit to a number of apartments is not desirable in the context of flood risk. This factor must be balanced against other material considerations, including the provisions of other policy within this Plan Strategy that may tend to favour higher density development in urban areas. Accordingly, the Council will determine each application on its individual merits taking account of the scope for mitigation of the residual flood risk.

Undefended Areas

The vast majority of fluvial flood plains are 'Undefended Areas' not protected by flood defences and are at much higher flood risk than defended areas.

Any built development will cause piecemeal reduction of valuable flood storage area, which may cause or exacerbate flooding elsewhere and impair the conveyance function of the flood plain. For these reasons, and also the need to limit exposure of people and property to flood risk, built development and infrastructure works, particularly on greenfield sites, will normally not be permitted.

However, it is recognised that in certain cases, development or infrastructure has to be in such locations and exceptions to the policy are therefore set out for a range of development types, including for example, agricultural development, minerals development and transport or utilities infrastructure. In regard to agricultural and minerals development, this exception will only apply where this is located wholly in the flood plain or where the use of

other land outside the flood plain would not be feasible and available.

Replacement of an existing building should not normally result in any material increase in the flood risk to the development or elsewhere. The adoption of suitable flood proofing measures through resistance and resilience construction (Supplementary Planning Guidance, Part F: Flooding) will normally be expected. However the replacement of a building to provide bespoke accommodation for vulnerable groups in the flood risk area is unacceptable. Similarly, replacement of a building to accommodate essential infrastructure will be unacceptable as continual access and egress for operational activities will no longer be possible when the area has been cut off during a flood event. Finally, a replacement proposal which involves significant intensification of use, for example through increasing the existing footprint or change of use, will be resisted if this would have the effect of introducing more people to a high flood risk area.

The policy allows areas for amenity open space, sports, outdoor recreation and nature conservation purposes on the basis that such areas are not generally occupied and are unlikely to incur major damage as a result of flood inundation. Children's playgrounds are not included in this exception as such proposals would expose a vulnerable group to flood risk. Ancillary development such as changing facilities and job-related accommodation for caretakers and staff may be acceptable where justified by the flood risk assessment.

Even though these areas are intermittently occupied, proposals will be required to demonstrate mitigation providing for adequate flood warning procedures and safe means of evacuation from the site. Open space areas in the undefended flood plain should be suitably contoured to avoid ponding and to allow for the quick recession of flood water. The use of synthetic sports surfaces will not be permitted where this would increase the flood risk to the site or elsewhere.

Where a proposal for residential development includes land adjacent to or partially within a flood plain, it may be acceptable to utilise the flood plain land for public open space. This will only be acceptable where there is no infilling of the open space and suitable mitigation measures such as signage are in place to facilitate safe access and egress.

Development Proposals of Overriding Regional or Sub-Regional Economic Importance

Most economic development is best located outside of flood plains, however it is accepted that certain projects because of their nature, size or site specific requirements, may require a site that falls within a flood plain. In such circumstances the policy allows for development that is demonstrated to be of significant regional or sub-regional economic importance.

Proposals must justify the need for a location within the flood plain and demonstrate that a thorough search for sites outside the flood plain has been undertaken and why these are considered unsuitable. Subject to the principle of development in the flood plain being accepted the developer will be prompted to identify a suitable site in the least vulnerable parts of the flood plain.

Flood Management and Mitigation Measures

Where the principle of development within the flood plain is accepted by the Council, the applicant is required to submit a Flood Risk Assessment (FRA). Planning permission will only be granted if the FRA demonstrates that all sources of flood risk to and from the proposed development have been identified and that there are adequate measures to manage and mitigate any increase in flood risk arising from the development. A FRA may also be required when a site is close to the margins of the flood plain as depicted on the Strategic Flood Map and a more accurate definition of the extent of potential flooding is needed.

Infilling or land raising within the undefended fluvial flood plain is not considered acceptable because the loss of flood storage area may well cause or exacerbate flooding elsewhere. Flood compensation storage involves the replacement of flood plain land lost through infilling for development, this is provided through excavation. Flood compensatory storage in itself is not considered as justification for development in a flood plain. However, in exceptional circumstances where infilling may be permitted to facilitate the provision of key infrastructure, such as a road embankment, flood compensatory storage may be acceptable as a flood mitigation measure.

New hard engineered or cored earthen bank flood defences, publically funded and constructed, are seen as a necessary and acceptable flood mitigation method to protect existing property that is already in the flood plain and is liable to repeated flooding and resulting damage. However such flood defences, proposed by the applicant, will not be justification to allow new development in the flood plain because they remove valuable flood storage from the flood plain; may put other locations at increased flood risk; and introduce people to an area where the threat of residual flooding by overtopping or collapse will always remain.

FLD2 Protection of Flood Defence and Drainage Infrastructure

Development will not be permitted that impedes the operational effectiveness of flood defence and drainage infrastructure or hinder access for maintenance, including building over the line of a culvert.

Justification and Amplification

Flood defence and drainage infrastructure are critical in providing a level of flood protection to people and property and adequate land drainage.

Where a development proposal is located beside a flood defence, control structure or watercourse it is essential that an adjacent working strip is retained to facilitate future maintenance. The working strip should have a minimum width of 5 metres, but up to 10 metres where considered necessary, and be provided with clear access and egress at all times.

There is a general presumption against the erection of buildings or other structures over the line of a culverted watercourse in order to facilitate replacement, maintenance or other necessary operations.

FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains

A Drainage Assessment (DA) will be required for development proposals that exceed any of the following thresholds:

a) a residential development of 10 or more units

b) a development site in excess of 1 hectare

c) a change of use involving new buildings and/or hardsurfacing exceeding 1,000 square metres in area.

A DA will also be required for any development proposal, except for minor development[43] where:

- it is located in an area where there is evidence of historical flooding
- surface water run-off from the development may adversely impact on other development or features of importance to nature conservation, archaeology or historic environment features.

A development requiring a DA will be permitted where it is demonstrated through the DA that adequate measures will be put in

[43] As defined in Supplementary Planning Guidance, Part F: Flooding, Glossary

place so as to effectively mitigate the flood risk to the proposed development and from the development elsewhere. If a DA is not required, but there is potential for surface water flooding as shown on the surface water layout of DfI Flood Maps NI, it remains the responsibility of the developer to mitigate the effects of flooding and drainage as a result of the development.

Where the proposed development is also located within a fluvial flood plain, then Policy FLD1 will take precedence.

Justification and Amplification

Pluvial or surface water flooding occurs as a result of high intensity rainfall which overwhelms natural or man-made drainage systems resulting in water flowing overland and ponding in depressions in the ground. It is a particular problem in urban areas which are often dominated by non-permeable surfaces (eg roofs, roads and car parks). Such development inhibits the natural run-off process, often by removing opportunities for surface water storage and restricting infiltration of water into the ground. Surface water run-off and flooding has increased steadily with the expansion of urban areas, the infilling of green spaces and the cumulative effects of minor development such as house extensions and the paving of gardens to provide for patios and car parking.

All of these factors have combined to intensify surface water runoff and place additional pressures on the drainage network. Modern urban drainage systems are designed only to cope with a 1 in 30 year rainfall event while older parts of the network will invariably be operating to a much lower standard.

When carrying out a drainage assessment consideration should be given to the use of sustainable drainage systems (SuDS) as the preferred drainage solution.

The Council will consult DfI Rivers, and any other public body as necessary, for advice on development proposals affecting flood defences and drainage infrastructure where relevant.

FLD4 Artificial Modification of Watercourses

Artificial modification of a watercourse, including culverting or canalisation, will only be permitted in the following exceptional circumstances:

a) a short length of culverting necessary to provide access to a development site, or part thereof

b) where it can be demonstrated to the satisfaction of DfI Rivers that a specific length of watercourse needs to be culverted for engineering reasons and that there are no reasonable or practicable alternative courses of action.

Justification and Amplification

If part of a watercourse is already culverted prior to the commencement of any development, this does not necessarily mean that it can automatically be lengthened or upgraded to meet the site discharge requirements. Each application will be assessed on its own merits.

While culverting may in some instances alleviate local flood risk, it cannot eliminate it and often increases the flood risk downstream by the accumulation of higher flows. The artificial modification of watercourses through culverting or canalisation is also widely considered to be environmentally unsustainable as such operations can adversely impact upon landscape quality, ecological integrity and biodiversity of watercourses. Culverting creates barriers to the passage of fish, while the higher flow velocities generated cause the unnatural movement of sediment, increased erosion downstream and hinder the future recovery of the watercourse.

Protective grilles at inlets may reduce blockages within the culvert, but can often become blocked themselves causing local flooding during high intensity rainfall event or due to a lack of maintenance.

Good layout and design in new development should promote the retention of open watercourses as a central amenity feature. In new residential developments incorporating watercourses into the open space requirements will be preferred to locating them to the rear of properties where they are difficult to maintain or can become dumping grounds contributing to flood risk.

SuDS for the disposal of stormwater may be more sustainable than culverting or artificial modification of watercourses. SuDS such as ponds and swales and their integration into new development schemes as amenity features is encouraged. In some circumstances, culverting may be unavoidable. This may apply where there are insurmountable inherent structural problems. However, even in such circumstances other solutions should be considered first, as they will usually have lesser long term environmental/ecological impacts. Where there are health and safety concerns arising from open access to watercourses or hazardous riverbanks, solid barriers such as fencing, or planting of 'soft' landscape barriers, should be considered as alternatives to culverting.

Culverting of short lengths of the watercourse (usually less than 10m) is acceptable to enable access to and from the development as required. The site design should aim to keep the number of crossings to a minimum.

FLD5 Development in Proximity to Reservoirs[44]

New development will only be permitted within the potential flood inundation area of a 'controlled reservoir'[45] as shown on DfI Flood Maps NI if:

a) it can be demonstrated that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable the development to proceed; or

b) where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed.

There will be a presumption against development within the potential flood inundation area for proposals that include:

- **Essential infrastructure;**
- **Storage of hazardous substances; and**
- **Bespoke accommodation for vulnerable groups.**

Replacement Building(s): where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere.

[44] This policy applies to Reservoirs, Dams and other impounding structures as defined by the Reservoirs Act (Northern Ireland) 2015

[45] A structure defined in Section 1 of the Reservoirs Act (Northern Ireland) 2015 holding 10,000 cubic metres or more of water above the natural level of any part of the surrounding land

Justification and Amplification

Reservoirs or dams constitute a potential source of flood risk that can have serious consequences. Flooding of downstream areas within what is known as the area of inundation may ensue if the structure fails or is overtopped. Downstream flooding may also arise from the controlled release of water, for example via spillways during periods of high flows due to weather conditions. This is normal practice to avoid capacity exceedance and overtopping.

In any of these circumstances there is potential for rapid inundation of downstream areas and response times to flooding are likely to be short.

Development within a flood inundation area can only be justified where the condition, management and maintenance regime of the reservoir are appropriate to provide assurance regarding reservoir safety. Accordingly, planning permission for new development can only be granted subject to such assurance and therefore a planning application must be accompanied by certification from a person with demonstrable experience in flood risk management, which will then be appraised by DfI Rivers.

In circumstances where an impounding structure does not fall within the policy it remains the responsibility of the applicant to consider and assess the flood risk and drainage impact of the proposed development and to mitigate the risk to the development and that beyond the site.

Applicants for development proposals affected by Policy FLD5 should note the information contained in DfI Rivers Technical Advice Note 25 - The Practical Application of Strategic Planning Policy for 'Development in Proximity to Reservoirs' revised June 2020.

17.ADVERTISEMENTS

AD1 Amenity and Public Safety

Consent[46] will be granted for the display of an advertisement where:

a) it respects amenity, when assessed in the context of the general characteristics of the locality

b) it does not prejudice public safety.

Justification and Amplification

The display of advertisements is a feature of our main streets and commercial centres, often adding colour and interest. Care, however, must be taken to ensure that an advertisement will not detract from where it is to be displayed or its surroundings and that it will not prejudice public safety. In particular it is important to prevent clutter, adequately control digital signs and signs involving illumination and to protect features such as listed buildings and conservation areas from the potential adverse effects of advertising.

Care is also necessary to ensure that advertisements do not detract from the qualities and amenity of our countryside nor diminish our archaeology and built heritage.

In assessing the impact of an advertisement or sign on amenity the Council will take into account all of the following matters:

- the effect the advertisement will have on the general characteristics of the area, including the presence of any features of historic, archaeological, architectural, landscape, cultural or other special interest
- the position of the advertisement on the host building and its scale and size in relation to that building
- the cumulative effect of the proposal when read with other advertisements on the building or in the surrounding area and whether the proposal will result in clutter
- the size, scale, dominance and siting of the advertisement in relation to the scale and characteristics of the surrounding area
- the design and materials of the advertisement, or the structure containing the advertisement, and its impact on the appearance of the building on which it is to be attached
- in the case of a freestanding sign, the design and materials of the structure and its impact on the appearance and character of the area where it is to be located
- the impact of the advertisement, including its size, scale and levels of illumination, on the amenities of people living nearby and the potential for light pollution.

The amenity of the countryside is particularly important and there is a need to protect its unique qualities from the negative effects of advertising. The only advertisements likely to be acceptable in the countryside are those proposed on the site of and which relate to an existing or approved commercial enterprise. Such advertisements should be small in scale and not detract from the quality and character of the local landscape.

Advertisements by their very nature are designed to attract the attention of passers-by and therefore have the potential to impact on public safety. When assessing the impact of an advertisement on public safety the Council will have regard to its effect upon the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians), on or over water or in the air.

[46] The Planning (Control of Advertisement) Regulations (Northern Ireland) 2015

The main types of advertisements which are likely to pose a threat to public safety are:

- those which obstruct or impair sight lines at corners, bends or at a junction or at any point of access to a road
- those which, by virtue of their size or siting, would obstruct or confuse a road user's view or reduce the clarity or effectiveness of a traffic sign or traffic signal, or those which would be likely to distract road users because of their unusual design
- signs which leave insufficient clearance on or above any part of the road or footpath, or insufficient lateral clearance for vehicles on the carriageway
- those which are located so as to impair the safety of any person looking at them because there is no protection from moving vehicles or where the footpath is narrow at the point where the public stop to look at them
- illuminated signs:
    1. where the means of illumination is directly visible from any part of the road
    2. which, because of their colour, could be mistaken for, or confused with, traffic lights or any other authorised signals
    3. which, because of their size or brightness, could reduce the effectiveness of traffic lights/signs or result in glare or dazzle, or otherwise distract road users especially in wet or misty weather
- signs which incorporate moving or apparently moving elements in their display, especially where the whole message is not displayed at one time therefore increasing the time taken to read the whole message
- those which resemble traffic signs because of their colour or content or those which embody directional or other traffic elements and which could therefore cause confusion with traffic signs
- signs sited or designed primarily to be visible from a motorway or other special road
- those which cause possible interference with a navigational light or an aerial beacon.

Illumination

Thoughtful siting and illumination can overcome many of the potential hazards listed above. Public safety issues are less likely to occur where an advertisement is proposed within an existing industrial or commercial centre, and when the level of illumination proposed is appropriate to the location. The luminance of digital screens should be automatically controlled to adjust screen brightness for ambient light levels in order to avoid glare at night and facilitate legibility during daytime.

In assessing the brightness of signs, these will be expected to accord with the guidance contained in the Institution of Lighting Professionals Guidance PLG05, The Brightness of Illuminated Advertisements (2015).

Listed Buildings, Conservation Areas and Areas of Townscape/Village Character

Policies and guidance for the control of advertisements affecting Listed Buildings, Conservation Areas and Areas of Townscape/ Village Character are set out in Operational Policies HE7 and HE11.

Supplementary Planning Guidance, Part F: Guidance for Outdoor Advertisements sets out the different categories of outdoor advertisement considered by this policy.

GLOSSARY

Affordable Housing – affordable housing is:
a) Social rented housing; or
b) Intermediate housing for sale; or
c) Intermediate housing for rent,
that is provided outside of the general market, for those whose needs are not met by the market.

Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.

Areas of High Scenic Value (AoHSV) – designated to protect the setting of Urban Areas and other areas of particular landscape merit.

Areas of Mineral Constraint – sensitive areas because of their natural heritage, built heritage or scenic value, protected from further mineral extraction.

Areas of Outstanding Natural Beauty (AONB) – areas designated in recognition of their national importance as landscapes of distinctive character and special scenic value.

Areas of Significant Archaeological Interest (ASAIs) – areas of the historic landscape that are likely to include a number of archaeological sites and monuments.

Areas of Special Scientific Interest (ASSIs) – areas that represent the best wildlife and geological sites that make a considerable contribution to the conservation of our most valuable natural places.

Areas of Townscape Character – areas of our city and towns which exhibit a distinct character, normally based on their historic built form or layout.

Areas of Village Character – areas of our villages which exhibit a distinct character, normally based on their historic built form or layout.

Belfast Metropolitan Area Plan (BMAP) – draft Local Development Plan published in November 2004.

Biodiversity – the variety of animal and plant life found in one area.

Blue Infrastructure – canals, rivers, streams, ponds and lakes

Brownfield Land – This is sometimes referred to as previously developed land being land that is, or was occupied by a permanent structure within a defined settlement limit. The term may encompass vacant or derelict lands, infill sites, land occupied by redundant or underused buildings, a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated. The following are excluded from the definition of previously developed land:

- open space of public value as defined in Supplementary Planning Guidance, Part D: Definition of Open Space
- the gardens of dwellings and apartments (broadly defined as those areas within the curtilage of a dwelling not containing buildings).

Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside – Department for Infrastructure guidance published in May 2012 that provides assistance to all those involved with sustainable development in the Northern Ireland countryside. The guide promotes quality and sustainable building design for proposals in the countryside.

Community Greenways – enhance existing open space provision by linking urban green space areas and the countryside. They can serve recreational, ecological, environmental and visual amenity roles. They offer pedestrians and cyclists the opportunity to travel from one green area to another via pleasant green surroundings; and provide an ecological haven and green linkage along river corridors, pathways and disused railway lines.

Community Facilities – are those uses as defined in Part D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended).

Community Need – resources, services and solutions that build communities in support of its children, youth, and families.

Conservation Areas – places of special architectural or historic interest where it is desirable to preserve and enhance the character and appearance of such areas.

Comparison Goods – Clothing, shoes and fashion; Furniture, floorcoverings & furnishings; Large domestic appliances; DIY and hardware; and Personal goods.

Convenience Goods – include Food and Non-Alcoholic drinks; Alcoholic drinks; Tobacco; Most non-durable household goods (90%) and Newspapers and magazines.

Creating Places – Achieving Quality in Residential Developments – Department for Infrastructure guidance published in 2000 that describes the contributions to quality and sustainability that developers in Northern Ireland will be expected to make through the design of new residential developments.

Design and Access Statement – A Design & Access Statement (D&AS) is a single document that explains the design thinking behind a planning application. It provides a framework for applicants to explain and to justify how a proposed development is a suitable response to the site and its setting.

District Centre – perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres.

Environmental Impact Assessment (EIA) – the process by which information about the environmental effects of a project is collected, assessed and taken into account in determining whether a proposed development should be approved.

Equality Impact Assessment (EQIA) – to ensure public authorities comply with their responsibilities under Section 75 of the Northern Ireland Act 1998 to take into account the needs and effects of policy development on people within the Section 75 equality groups.

Executive – the Northern Ireland Executive.

Gasification – a process that uses a feedstock, often municipal or industrial waste, for a thermo chemical conversion of waste in high heat.

Geological Survey of Northern Ireland (GSNI) – part of the Department for the Economy NI, provides geoscience information and services to inform decision making.

Green Infrastructure – parks, green spaces and street trees.

Greenfield – Land (or a defined site) usually farmland, that has not previously been developed.

Habitats Regulations Assessment – Regulation 43 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), requires an appropriate assessment of a land use plan on International habitats in view of their conservation objectives.

Heritage Asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Historic Parks, Gardens and Demesnes – An identified site of international or regional importance within Northern Ireland, included in the Register of Parks, Gardens and Demenses of special historic interest, maintained by the Department for Communities.

Housing Growth Indicators (HGI) – an estimate of future housing need in Northern Ireland. HGIs are used in the preparation of the Local Development Plan as a guide to where development should be directed.

Lagan Navigation – a Trust formed in 2009, funded by Central Government Departments and the three local councils along the 27 mile route; Belfast City Council, Lisburn & Castlereagh City Council and Armagh City, Banbridge and Craigavon Council. The Trust is a registered Charity with the primary objective of reopening the Lagan Navigation from Belfast Harbour to Lough Neagh.

Lagan Valley Regional Park – designated in 1967 it is Northern Ireland's only Regional Park lying within Lisburn & Castlereagh City Council and Belfast City Council. The aim is to protect and conserve its unique landscape character, enhance the Park's biodiversity, cultural heritage and promote its benefit to visitors and the community.

Landscape Character Assessment – an overview of the landscape of the area, subdivided into 15 Landscape Character Areas based upon local patterns of geology, landform, land use, cultural and ecological features which makes each area unique.

Landscape Wedges – are designated in both Urban and Rural areas to provide visual separation in built up areas, or between settlements.

Lifetime Homes – homes designed to incorporate the changing needs of individuals and families at different stages of life.

Listed Buildings – A listed building is a structure which the Department for Communities has included in a statutory list of buildings of special architectural and/or historic interest.

Living Over the Shop – the utilisation of existing retail premises with conversion of floors above shops in town centres into homes. Such conversion repopulates urban areas that have become places only to work or shop and during evenings and at weekends are often empty and desolate.

Living Places Urban Stewardship and Design Guide – Department for Infrastructure guidance published in September 2014, that aims to establish the key principles behind good urban place making.

Local Centre – small groups of shops and offices providing commerce and community services to a local population.

Local Landscape Policy Areas (LLPAs) – features and areas within and adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and worthy of protection from undesirable or damaging development.

Mixed Use – development proposals comprised of a more than one land use such as residential and commercial, retail or cultural uses.

Northern Ireland Housing Executive (NIHE) – as the overall housing authority it seeks to ensure that everyone has access to a good affordable home in a safe and healthy community.

Northern Ireland Statistics and Research Agency (NISRA) – is the principal source of official statistics and social research on Northern Ireland. These statistics and research inform public policy.

Passive Solar Gain – the use of the sun's energy for the heating and cooling of living spaces.

Ramsar Site – designated for wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. Stems from the Convention on Wetlands, called the Ramsar Convention that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

Regional Development Strategy 2035 (RDS) - the spatial strategy of the Executive's Programme for Government. It informs the spatial aspects of the strategies of all government departments.

Retail Impact Assessment – undertaken for an application for retail use to assess its impact on the vitality and viability of existing retailing centres within the catchment area of the proposed development.

Rural Proofing – consideration of the needs of people living in rural areas when developing, revising or implementing strategies, policies or plans.

Scheduled Monuments – statutory designations of archaeological sites or other heritage assets of national importance protecting them from damage or disturbance.

Sites of Local Conservation Interest (SLNCIs) – designated for their characteristic habitats, species or earth science features. As well as making a contribution to local natural heritage, they contribute to National and European biodiversity.

Special Areas of Conservation (SAC) – are those which have been given greater protection under the European legislation of The Habitat's Directive. They have been designated because of a possible threat to the special habitats or species which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale.

Special Protection Area (SPA) – designated internationally important area for breeding, over-wintering and migrating birds.

Strategic Greenways – connect towns and cities to the villages and countryside across all eleven councils. Greenways aim to bring back into use much of the disused railway network and give people ready access to a safe traffic-free environment for health, active travel and leisure.

Strategic Planning Policy Statement for Northern Ireland (SPPS) – regional planning policies for securing the orderly and consistent development of land in Northern Ireland under the reformed two-tier planning system.

Strategic Settlement Evaluation – evaluation of all existing settlements in the area and identification of their role within the settlement hierarchy of the Local Development Plan.

Supplementary Planning Guidance (SPG) – guidance to be used in conjunction with the operational policies of this Plan Strategy.

Sustainability Assessment – to promote sustainable development through the integration of social, environmental and economic considerations of policies and proposals.

Sustainable Drainage Systems (SuDS) – alternatives to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SuDS mimic natural drainage regimes by lowering flow rates and increasing water storage capacity to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

Sustrans – leading UK charity enabling people to travel by foot, bike or public transport for more of the journeys made every day. Sustrans works with communities, policy-makers and partner organisations so that people are able to choose healthier, cleaner and cheaper journeys, with better spaces to move through and live in. Sustrans supports development of the National Cycle Network.

Technical Supplements – specialist studies forming the evidence base for this Plan Strategy.

Urban Capacity Studies – for the purpose of the Local Development Plan an urban capacity study identifies potential sites for future housing growth within urban footprints and the capacity for different types and densities of housing.

Local Development Plan 2032

Supplementary Planning Guidance (SPG)

October 2023

Lisburn & Castlereagh City Council

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A: A Quality Place - Enabling Sustainable Communities and Delivery of New Homes

Established Residential Areas

The Plan Strategy, whilst seeking to achieve higher densities in urban areas, does not support overdeveloped and unsympathetic housing schemes in established residential areas. The overriding objective in such areas should be to avoid unacceptable damage to the environmental quality, density and privacy enjoyed by existing residents.

Proposals for the redevelopment of existing dwellings and infill development in residential areas will be assessed in the context of Council's Operational Policies (HOU1-HOU12) and in particular Policy HOU8 – Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas.

Residential development should be brought forward in line with the following density bands:

- City Centre Boundary 120-160 dwellings per hectare
- Settlement Development Limits of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare
- Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare.
- Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities.

Definition of an Established Residential Area

For the purposes of the Council's Operational Policies, established residential areas are normally taken to mean residential neighbourhoods dominated by medium to low density single family housing with associated private amenity space or gardens. These areas may include buildings in commercial, retail or leisure services use, usually clustered together and proportionate in scale to the size of the neighbourhood being served.

Within our city and towns established residential areas often display a clear spatial structure. Building forms, plot sizes and shapes are sometimes similar with a well-defined pattern of local development. Properties may exhibit comparable design styles including common architectural detailing and treatments. Areas of public amenity space together with the private gardens of properties are frequently defined with mature trees, shrubs and hedgerow planting. The overall spatial structure is often delineated by a clear network of streets and roads. However, it is recognised that there are also settled housing areas where there is a greater range and mix of dwelling styles and where the overall pattern of development is less uniform. These areas too have an established residential character worthy of protection against redevelopment or infill at a significantly higher density than that found in the locality.

In our villages and small settlements, established residential areas generally display a more intimate character and spatial scale. There is often more local variety in architectural styles and treatments, with building lines, property sizes, plot ratios, and road layouts being much more changeable. Residential developments in these locations may have a close spatial relationship with land used for other purposes such as for employment, local schools, and other local services.

Exceptions

In recognition of the desirability of promoting increased density housing in appropriate locations, the term established residential areas will not apply to:

- the designated city centre, and designated town centres (including previously developed land/brownfield land);
- higher density inner city areas (including previously developed land/brownfield land)
- along key and link transport corridors (including designated arterial routes) within the city and on sites adjacent to main public transportation corridors and arterial routes nodes within the city and towns.

Space Standards for Dwellings

The following table must be used to calculate minimum dwelling sizes in new developments. The space standards represent the required area of internal floor space.

Space Standards			
Type	**Single Storey / Flat (m^2)**	**Two Storey (m^2)**	**Three Storey (m^2)**
1-Person / Bedsit	30/35	-	-
1-Person / 1-Bedroom	35/40	-	-
2-Person / 1-Bedroom	50/55	-	-
3-Person / 2-Bedroom	60/65	70/75	-
4-Person / 2-Bedroom	70/75	75/80	-
4-Person / 3-Bedroom	75/80	80/85	-
5-Person / 3-Bedroom	80/85	90/95	95/100
6-Person / 3-Bedroom	85/90	95/100	100/105
6-Person / 4-Bedroom	90/95	100/105	105/110
7-Person / 4-Bedroom	105/110	115/120	115/120

Guidance for Residential Extensions and Alterations

This guidance seeks to provide a consistent basis against which to consider an extension and/or alteration to a dwelling house or flat, including those in multiple occupancy and any proposal for a domestic garage or an outbuilding.

The guidance is intended to expand on the requirements of Operational Policy HOU7 to advise home owners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

Although the guidance may not cover all the site specific issues that can arise it covers the main considerations that will be taken into account when determining a planning application. If it is followed, an extension or alteration is more likely to be granted planning permission.

Context and Design

An extension or alteration to a residential property should be designed to become an integral part of the property both functionally and visually. Such works should not be designed in isolation solely to fit in a required amount of accommodation. Proposals that are badly sited or designed, or that are incompatible with their surroundings, can lead to an undesirable change in the character of the existing property and the area in which they are located. Success depends upon striking the right balance between adaptation and sensitivity to the original design.

The overall aim is to encourage high quality design solutions irrespective of whether the approach followed seeks to mirror the style of the existing property or adopts a contemporary modern design approach. To ensure good design any extension or alteration will need to complement the host building and respect its location and wider setting.

An extension or alteration should not be so large or so prominent as to dominate the host property or its wider surroundings, rather development proposals should be in scale with existing and adjoining buildings. All such works should have proportion and balance, fitting in with the shape of the existing property. The height, width and general size of an extension should generally be smaller than the existing house and subordinate or integrated so as not to dominate the character of the existing property, although it is accepted that on occasion a larger extension may be required - for example to facilitate the renovation and upgrading of a small rural dwelling to meet modern amenity standards. It will not usually be appropriate to allow an extension to project above the

ridge line of the existing dwelling and this will be especially important where uniform building height is part of the street scene.

Proposals in an urban context should not overdevelop the site in terms of massing, plot size and proximity to boundaries thereby, for example, creating a visual 'terrace' effect. This is one of a number of problems associated with side extensions, where they can alter the character of the area by filling the visual gaps between residential properties. The need for adequate space alongside boundaries is also important to provide ease of access to the rear of the property and to allow for maintenance. This will also serve to eliminate the possibility of any part of the extension, including rainwater goods, overhanging neighbouring property.

A further concern may arise where a side extension to a semi-detached dwelling is proposed at the same height and follows the same building line as the block comprising an original pair of dwellings. This will often compromise the appearance and architectural integrity of the block, and if repeated throughout a neighbourhood is likely to have an adverse impact upon the character of the wider area. To address this particular problem, proposals of this nature should be 'set back' from the building line or front of the house and also 'set down' from the ridge line.

Extensions or alterations to the front of a property require great care as the front elevation is often the most visible to public view. Poor design can upset the architectural integrity of the existing property and have an intrusive effect on the street scene. It is important, therefore, to ensure that extensions and alterations to the front of property do not detract from the street scene, especially where there is a clear and visually obvious 'building line' or architectural features. In such cases they should appear to be part of the existing property and not an obvious addition. This can be achieved by ensuring any such works are in proportion with the property, its fenestration and detailing, with matching materials, roof design and pitch.

Alterations or an extension to a dwelling should not infringe upon a neighbour's property. For example, it is an infringement of a neighbour's property rights should foundations or guttering encroach onto their land or if an extension overhangs or attaches to their property. Where an extension abuts or runs close to a property boundary, permission to enter neighbouring land will also be required to enable approved works to be carried out or for future maintenance purposes. Consequently, it is advisable to discuss proposals with neighbours before submitting a planning application. Infringement of property rights is primarily a legal matter between the relevant parties.

Garages and other associated outbuildings

Buildings within the residential curtilage, such as, garages, sheds and greenhouses can often require as much care in siting and design as works to the existing residential property. They should be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. The use of false pitches should be avoided as these often detract from the appearance of these buildings, particularly when viewed from the side.

Garages or outbuildings wholly located in front gardens or those that extend in front the established building line can over-dominate the front of the property and detract from the street scene and will therefore generally be resisted.

In the countryside, ancillary buildings should be designed as part of the overall layout to result in an integrated rural group of buildings.

Roof Extensions

An extension or alteration which copies the roof type and angle of pitch of the original residential property will be more successful than those proposals that introduce a completely different type of roof. The roofing material of any pitched roof extension should seek to match that of the original. Flat or mansard roofed extensions to traditional buildings are

seldom harmonious. However, they may be acceptable where they are not open to public views.

The use of loft space to provide bedrooms or other living space can often provide additional accommodation. However, alterations to the roof profile of any building can be particularly sensitive as roofs play an important part in contributing to a building's appearance and the overall character of the area. An extension to the rear of a property should ensure that the roof of the extension does not project above the ridge of the existing dwelling as this can give an unsightly view along the streetscape. Roof lights, which lie parallel with the plane of the roof, are a particularly sympathetic way of providing light to a room within a roof space. They may often constitute permitted development but care should be taken to ensure compliance with Building Regulations where such windows are intended to provide a means of escape.

The regular repeated rhythm and uniformity of roof forms and chimneys may be a particular feature of a group of similar buildings or the wider townscape and should therefore be retained. If elements, which are not part of the original property are proposed, for example, a dormer roof extension, these should be designed in a manner that complements the period and style of the original property, or to reflect the best examples of such features on properties of a similar period in the area.

Where a dormer is open to public view, it can interfere with both the original design of the existing building and cause a visual intrusion into the street scene or rural setting. Dormer windows to the front or side of a property will be resisted in areas where they are uncharacteristic, particularly large box dormers that are over-dominant often extending the full width of the roof. The size and number of dormers should therefore be kept to a minimum to avoid dominating the appearance of the roof and should be located below the ridge line of the existing roof. Positioning dormer windows vertically in line with the windows below and ensuring that they are smaller in size will usually avoid a top-heavy or unbalanced appearance.

Detailing

Attention should be paid to design details such as the position, shape, proportion and style of windows, doors and other features to complement the existing property and respect the character and appearance of the area. To facilitate the integration of an extension or alteration with the existing property, new windows should be aligned to the existing fenestration and match the symmetry of the existing dwelling. The relationship between solids and voids is an essential component of any new proposal, but particularly when extending or altering an existing property where window size and height diminish on upper floors.

Older residential properties in particular often have interesting arches, brick detailing and other special features or ornamentation which add character. Continuing or reflecting such ornamentation around doors, windows and at the eaves in the design approach followed can be an effective way of integrating any extension or alteration work with the existing property.

External Finishes

The external finish of a proposal should aim to complement the type of materials, colour and finish of both the existing building and those of neighbouring properties, particularly where certain materials strongly predominate. Using similar or complementary materials to those of the existing property is more likely to produce a successful extension or alteration. The re-use and recycling of building materials is encouraged and will be especially important when carrying out work to a listed building, or buildings within a conservation area or an area of townscape character.

Sustainable Design

A sustainable approach to development is encouraged. The extension or alteration to a residential property can provide the opportunity to improve its sustainability in terms of incorporating energy efficiency

measures, renewable energy technologies and the re-use of existing materials.

Where existing walls are being demolished or roofs altered, existing materials can often be salvaged and re-used, which will benefit the visual appearance of the new work and its integration with the existing property. Solar thermal panels that produce hot water and photovoltaic (PV) panels that produce electricity can be installed in roofs. PV tiles are now available that look like traditional tile and slate roofs, allowing the installation of these systems to be sensitive to the character, colour and style of the existing roof. Green or 'living' roofs can further benefit the environment by enhancing biodiversity and providing high standards of insulation. Extensions also provide the opportunity to consider the provision of additional landscaping to soften the impact of such works.

Walls and Fences

Walls and fences, particularly in front gardens, can have a significant effect on the appearance of the property and streetscape. When erected beside driveways or on corner sites they can have an impact on sightlines and traffic safety. Both the visual and road safety aspects of a wall or fence will be assessed when proposals are being considered. Materials should always complement the character of the property and the neighbourhood. Expanses of close-board fencing bordering public areas are visually unacceptable. It should be noted that some walls or fences may be permitted development.

The Countryside

The impact of an extension or alteration on the visual amenity of the countryside and, in particular, Areas of Outstanding Natural Beauty needs to be considered. Proposals should be in keeping with the character of the existing property and its countryside setting. Through poor design the individual and cumulative effect of extensions and alterations which are disproportionate in size to the existing property, or which require the use of land outside the established curtilage of the property, will result in a detrimental change to rural character.

Many rural dwellings occupy larger plots than their urban counterparts. Whilst there may be sufficient room on the plot to accommodate an extension in physical terms, great sensitivity is required to ensure the proposal integrates with the existing dwelling and surrounding landscape. In assessing the potential impact of development in the countryside, particular regard will be paid to the quality and nature of the landscape in the locality and at the particular site.

The suburban boundary treatment of walls or fences and the introduction of ornate pillars are inappropriate in the rural landscape and will be resisted.

Residential Amenity

It is important that the amenity of all residents is protected from 'unneighbourly' extensions as these can cause problems through overshadowing/loss of light, dominance and loss of privacy. The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass and location of an extension and window positions. Single-storey extensions to the rear of a semidetached or terraced dwelling will generally be acceptable where the depth does not exceed 3.5 metres from the back wall of the original building, at the boundary with an adjoining dwelling. Larger extensions will be assessed in light of the following guidance, although it is acknowledged that flexibility may be needed in respect of older properties with small plot areas or where the proposal seeks to meet the specific needs of a person with a disability.

Privacy

Except in the most isolated rural location, few households can claim not to be overlooked to some degree. The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration

where an extension or alteration is proposed adjacent to existing properties. Balconies, roof terraces, decking, dormer windows, windows in side elevations and conservatories all have the potential to cause overlooking problems, due to their position and orientation, particularly from upper windows. The use of obscure glass, velux windows and high-level windows in appropriate circumstances can often minimise this potential, for example, the use of obscure glass for bathroom and landing windows. However, this is not considered an acceptable solution for windows serving main rooms such as bedrooms, living rooms, dining rooms or kitchens.

Proposals should seek to provide reasonable space between buildings in order to minimise overlooking. This will also assist in providing acceptable levels of daylight to properties. In the case of dormer windows, restricting the size of the window and setting it back from the eaves is usually an adequate solution that can protect neighbouring privacy.

Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property, of your neighbours' house. As a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.

Dominance

Dominance is the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property. Neighbouring occupiers should not be adversely affected by a sense of being 'hemmed in' by an extension. This can often result from the construction of a large blank wall. Dominance can be increased when the neighbouring property is at a lower ground level to the development site. Loss of light is usually a consequence of dominance. Two storey rear extensions to semi-detached and terraced dwellings are usually very prominent when viewed from adjoining dwellings and can dominate outward views from adjoining ground floor windows, appearing excessively large and overbearing. It is appropriate, however, to take account of the prevailing local environment.

Overshadowing/Loss of Light

Sunlight and daylight are valued elements in a good quality living environment. Effective daylighting can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of our homes through passive solar heating. In designing a new extension or alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties.

Where an extension is poorly sited or badly designed it can cast a shadow that may reduce a neighbour's daylight and adversely affect their amenity to an unacceptable level. It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension. Overshadowing to a garden area on its own will rarely constitute sufficient grounds to justify a refusal of permission.

In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.

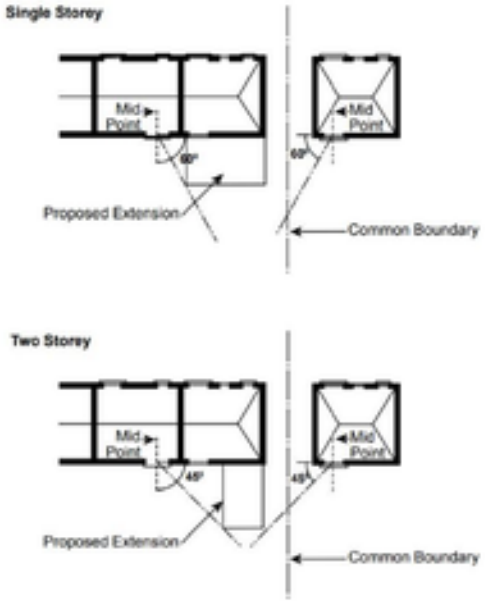
Significant problems of sunlight or daylight loss are most likely to occur in terraced or semi-detached housing situations and it is here that most care needs to be taken. An extension should be kept as far as possible from neighbouring windows and boundaries to minimise impact.

To help assess the loss of light as a result of a proposed development to the front or rear of a residential property, the 60 degree and 45 degree lines, as shown in Figure 1 for single storey and two storey extensions respectively, will be employed. These lines will be taken from the centre of the closest neighbouring window. It should be noted that where the

closest window is located at first floor level it may be more appropriate to consider this against the 60 degree line. The elevations and outline plans of adjoining properties must be shown on drawings, accurately scaled (in metric measurement) to allow proper consideration of this matter.

Figure 1

House Extensions



Adjoining development should be shown on plan for the proper assessment of the proposal

The guidance in Figure 1 is not however a rigid standard which must be met in every case. Rather it is an assessment tool which will be used in conjunction with other relevant factors in order to gauge the acceptability of proposals in terms of the overshadowing / loss of light impact upon neighbouring properties. Other relevant factors which will be considered in this assessment are set out below:

- The existing form and type of extension prevalent in the area. For example, where the majority of dwellings in a terrace have already been extended in a similar way to the application proposal this matter will be balanced against any adverse impact on neighbouring properties.
- The proposed design of the extension or alteration. For example, where a proposed extension incorporates significant glazing in the design, the impact on neighbouring properties may be acceptable in circumstances where alternatives might result in unacceptable overshadowing.
- The particular characteristics of the site and its context. For example, where daylighting to an adjacent dwelling is already impeded by an existing building or boundary wall and the proposal would not significantly exacerbate the existing situation.
- The orientation and position of a neighbour's window in relation to the proposed extension, the room it serves and whether the window affected is the primary source of light for that room. For example, account will be taken as to whether a room affected by a proposed extension benefits from an alternative natural source of light.
- The potential size and form of an extension allowable under permitted development. For example, where a proposal would not have an impact significantly greater than that of an extension allowable under permitted development rights.
- Provision of an extension or alterations to meet the particular needs of a person with a disability. For example, a modest single storey extension required to meet the particular needs of the person in question will be a material consideration to be balanced against any adverse impacts on the neighbouring property. This may result in the criteria relating to daylighting and overshadowing being relaxed.

Noise and General Disturbance

Residential areas can be sensitive to noise and general disturbance, particularly in the late evening when there is an expectation that surrounding background noise will remain low. An extension or alteration such as a balcony, roof-terrace or high level decking can all increase the level of noise and general disturbance experienced by residents of adjacent properties and will be subject to particular scrutiny.

Landscape

Landscaping is a vital consideration for all development and should form an integral part of any proposal. Landscaping can create a high quality setting, help integrate new development into its surroundings and assist the promotion of biodiversity of native species or other species characteristic of a particular area.

Proposals for landscaping should therefore always be considered as part of any application for an extension. The retention of existing trees, hedges and other significant landscape features will often be an important element in this and will usually help to reduce the impact of an extension on the character of the surrounding area more readily than walls or fences. Where important trees and landscape features exist within a site, care should be taken that extensions are not sited too close to them. Best practice in relation to this matter can be found in the publication 'Trees and Development' co-sponsored by the former Planning Service (DoE), the Forest of Belfast and the Construction Employers' Federation.

To ensure that full account is taken of existing trees and landscape features within the residential curtilage, such features should, as part of a planning application, be accurately detailed on a site survey map in accordance with British Standards BS 5837 (2012) 'Trees in Relation to Construction'. Where it is proposed that existing trees or significant landscape features are to be removed, the layout plan should indicate proposals for compensatory planting.

Private Amenity Space

Amenity space is an essential part of the character and quality of the environment of residential properties. It is important therefore to ensure, when bringing forward a proposal to extend, that adequate amenity space - particularly private space, is left. Garden space around a residential property is an integral part of its character and appearance and should not be reduced to a point where it is out of scale or fails to meet the present and future occupiers need for adequate useable private amenity space.

All residential properties require some in-curtilage private open space, usually to the rear, compatible with the overall size of the plot, for normal domestic activities, such as, bin storage, clothes drying, sitting out and play space. This space should enjoy a high degree of privacy from the public street and from any other public places.

Residents now have several bins per household to facilitate recycling. It is not appropriate for these to be stored in front gardens, which are rarely private, as they provide a public aspect and can adversely affect the character and appearance of the area.

Care should be taken to ensure that proposals to extend do not decrease the amount of private open space to a level that cannot accommodate the normal domestic activities identified above.

The level of private open space for new residential property is detailed in the 'Creating Places' design guide. In considering the effect of an extension on private amenity space the Council will take these guidelines and the prevailing standard of private amenity space in the local environment into account.

Extensions, particularly to the side of a residential property, whereby refuse and garden equipment will need to be carried through the house or stored in the front garden, will not normally be permitted. An exception may be made where a route can be maintained through the extension via a garage or utility room on the ground floor.

Access and Car Parking

An extension or alteration to a residential property that involves the conversion of an attached or integral garage to create additional living space can result in the loss of in-curtilage car parking provision. In such cases, care should be taken to ensure that any car parking space lost due to the proposed development is capable of being accommodated elsewhere within the curtilage of the site or can be accommodated on street.

Proposed works that would result in the significant loss of car parking spaces or a turning area, with no reasonable alternative being available, will not be acceptable. Similarly the use of an entire garden area to provide car parking or a turning area will be resisted.

Garages should be positioned where they can be accessed safely. To ensure the highway is not blocked while the door is being opened, a new garage which gives access to the public highway should retain a minimum of 6.0m driveway within the residential curtilage. Further detailed guidance in relation to in-curtilage driveways, hard standings and vehicle turning facilities is set out in the 'Creating Places' design guide.

Extensions and Alterations to provide for Ancillary Uses

An extension or alteration to a residential property to provide an ancillary use, such as additional living accommodation for elderly or dependent relatives, should be designed to demonstrate dependency on the existing residential property. Proposals of this nature should be designed in such a manner as to easily enable the extension to be later used as an integral part of the main residential property. Ancillary uses should provide limited accommodation and shared facilities, for example kitchens and be physically linked internally to the host property. Ancillary uses that could practically and viably operate on their own will not be acceptable.

Security and Designing out Crime

When undertaking any building work in the home, it is important to consider how this could affect security. Indeed planning for such works provides an ideal opportunity for householders to review security measures for their entire property and this can help promote a more secure residential environment.

Incorporating sensible security measures during the extension or refurbishment of buildings has been shown to reduce levels of crime and the fear of crime. By bringing the crime prevention experience of the police more fully into the planning and design process, a balance can be achieved between safety and security. The Police Service of Northern Ireland have specially trained officers who, free of charge, can advise on Crime Prevention and how to design out crime. Contact your local Crime Prevention Officer or visit the police web-site www.psni.police.uk for more information.

Permitted Development

In some cases it is possible to carry out an extension or make an alteration to a dwelling house (for the purposes of permitted development a dwelling house does not include a building containing one or more flats, or a flat contained within such as building. It also excludes any house or flat in multiple occupation) without the need to obtain planning permission, provided you meet specific requirements. This is known as 'permitted development' and detailed information on this matter is contained in the Planning (General Permitted Development) Order (Northern Ireland) 2015.

Permitted development rights are complex and sometimes more restrictive in designated areas, such as, conservation areas and areas of outstanding natural beauty; and for certain properties, such as listed buildings (Any works of alteration or extension to a listed building which would affect its character as a building of special architectural or historic interest require Listed Building Consent). It may also be the case that in

some instances permitted development rights have been removed from a property by condition or have already been used and you should clarify this with the Council's Planning Department before proceeding with any proposal.

If you consider the works you propose to carry out are permitted development you are advised to apply formally to the Planning Department for a Certificate of Lawful Use or Development before proceeding with the development.

Residential and Nursing Homes

The following is intended to provide general guidance on the planning criteria to be applied when an applications for residential and nursing homes are being considered. It is not a specific statement of Council policy but rather one of advice and guidance. Each application is treated on its merits and the guidance given to a particular case is always a matter calling for planning judgement.

"Residential and nursing homes" fall within Class C3(a) of the Planning (Use Classes) Order 2015 which covers the following:

'Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C1 (Dwellinghouses)".

Although this advice concentrates on residential and nursing homes, the advice given can also be applied to hospitals in appropriate circumstances.

Types of Planning Application

Applications for residential and nursing homes fall into the following categories:

(1) New development. This covers situations where a new home is to be built on an undeveloped site or a site which is due for redevelopment.

(2) Change of use of a building to a residential or nursing home. Detached dwellings are likely to be the most acceptable for this type of use, particularly if they are substantial villas or mansions set in reasonably large grounds with mature landscaping.

(3) Extension to an existing residential or nursing home.

Within Settlements (Cities, Towns and Villages)

It is to be expected that, other than in exceptional circumstances, residential and nursing homes will be located in cities, towns and villages where services are readily and conveniently available. Assessment of such proposals will be made against Operational Policy HOU11, Specialist Accommodation, and any other applicable operational policy having regard to the following planning considerations:

Siting: Attention will be paid to the size of site, its configuration and any physical characteristics and constraints attaching thereto, including the position of the buildings.

Locality: The Council will consider the existing (and anticipated) character of the area in which the proposal is to be located and the compatibility of the use in such an area. The existence or otherwise of similar establishments will be considered from the point of view of precedent, noting that Operational Policy HOU11 requires a demonstration of community need for the proposal, as well as from the point of view of the effect of an additional establishment or establishments on the character of the area.

Traffic Aspects: Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration. The Council will have to be satisfied on the following points:

(a) That access requirements can be met.

(b) That the existing road network can satisfactorily accommodate any additional traffic from the proposal.

(c) On and off street parking and servicing requirements can be met taking into account provision for staff, (full-time and part-time) visitors, doctors, ambulances, service vehicles, taxis etc and bearing in mind the capacity of the site/area to accept them. Service vehicles, particularly doctors and ambulances should be able to manoeuvre unimpeded within the site.

Amenity: Due regard will be given to the effect of nursing and residential homes on the amenity of the area in question, both visually and with regard to noise, nuisance and general disturbance.

Design and Layout: In cases other than changes of use it is important to ensure that the design and layout of buildings on site are satisfactory in themselves and in relation to adjoining properties. The Council will have regard to the height, scale, massing, space around buildings, distances from boundaries etc and to the provision of garden amenity space for use by residents.

Landscaping: The impact of any proposals on existing landscaping will be considered together with the need for the provision of new or additional landscape treatment on any proposed site.

Within the Countryside

Proposals for residential and nursing homes in rural areas, having regard to the requirement for a demonstration of community need as set out in Operational Policy HOU11, will be considered in the context of the Council's rural planning policies, particularly Operational Policies COU15 and COU16 and the satisfaction of all traffic aspects of the proposal.

Planning permission is only likely to be granted for nursing or residential homes in the countryside in exceptional circumstances. In considering what might be exceptional it is necessary to weigh the relevant considerations. These fall into 2 categories:

(1) The need to locate in the countryside.
(2) Impact on the countryside.

The Need to Locate in the Countryside

Residential and nursing homes should not normally be located in the countryside where such locations can be a disadvantage due to the absence of service facilities near at hand. Convenient public transport is desirable for visitors and relatives. Exceptionally there may be circumstances where the peace and quiet of the countryside might be particularly appropriate eg for the nursing of the terminally ill or convalescent cases.

Impact on the Countryside

Planning considerations such as location, siting, traffic aspects, amenity, design, layout and landscaping referred to above are important. In addition in rural areas it is important to ascertain that satisfactory drainage and sewerage arrangements can be provided.

The nature of the proposal will also be important. Whilst a change of use and limited alterations or extension of a large rural house in extensive grounds may be acceptable in particular circumstances, new building or extensive additions to modest buildings would normally not be permitted.

Crèches, day nurseries and pre-school play-groups

This advice deals with the planning issues that arise concerning applications to establish crèches, day nurseries and pre-school play-groups and sets out the criteria which the Council will take into account when determining such proposals.

Early Years Teams are specialist teams of social workers within Health and Social Care (HSC) Trust. They are responsible for the registration, inspection, monitoring and support of childminders and day care providers.

Persons who wish to use their own homes for child minding will not normally require planning permission for such a use where the number of children is restricted to 6 or less. Other factors such as hours of operation,

size of premises, potential traffic hazards, etc, may however have important implications in particular situations and in such cases a planning application may be necessary.

New development or a change of use of an existing building will require planning permission for the operation of crèches, day nurseries and pre-school play-groups. There is no specific definition given in planning legislation of the term "crèche", "day nursery" or "pre-school playgroup" however the following is a broad description which would cover the uses.

"A place where a number of children under 5 years of age are brought together for part or all of a working day on a regular basis and where provision is made for their care, recreation and in some cases meals".

A crèche or pre-school playgroup normal caters for children of 3 to 5 years and for part of a day only. Day nurseries often cover the complete age range under 5 years old and normally operate on a full day basis. Also, a number of such facilities provide care for older children, i.e., over 5 years old, after school hours.

"Crèches, day nurseries, after school facility or day centres" fall within Class D1 of the Planning (Use Classes) Order (Northern Ireland) 2015.

In order to allow the Council to make a full assessment of the impact of the proposed development on the amenity of the immediate area, applicants will be required to provide information on the following:-

the proposed number and age range of children to be catered for;

the proposed number of staff, the ratio of staff to children and the maximum number of staff on the premises at any given time;

hours and days of opening;

plans indicating the internal floorspace arrangements and for external playspace provision (both soft and hard surfaces);

a block layout plan indicating proposed car parking provision, landscaping and screening proposals, the means of access and internal vehicle manoeuvring space.

Settlements

Within those settlement limits defined in the Council's Local Development Plan, proposals for the development of crèches, day nurseries and pre-school play-groups will be considered against the provision of Operational Policy CF01:

Non-Residential Areas – city or town centres, villages and smaller settlements; previously developed land (brownfield sites)

In areas of predominantly commercial land uses or areas of mixed commercial and residential uses, the provision of a crèche, day nursery or pre-school playgroup would normally be acceptable subject to the consideration that such a use would not be allowed to break up an otherwise continuous shopping frontage. In some instances, it may be possible for the use to locate on the upper floors of a building thus overcoming this objection. In areas of mixed land use, the effects of the proposal on any residential properties will be considered in the same way as proposals in wholly residential areas.

Residential Areas

To a limited extent, crèches, day nurseries and pre-school playgroups have operated for some time as part of the overall activities within existing community buildings such as church complexes and community centres. However, such day care facilities have becoming increasingly specialised in nature and operated on a commercial basis with a tendency for such operations to be carried on within residential areas.

Such proposals are unlikely to be acceptable in terraced or semi-detached properties in residential areas where the predominant form of occupation is by single families. Detached dwellings may be more acceptable for this type of use, particularly if they are substantial villas set in reasonably

large grounds with mature landscaping. In determining the suitability of premises for such purposes, the Council will consider the impact of any proposed development on the existing character and amenity of the area and the implications for road safety. In residential areas, the Council will not normally grant permission for the change of use of an entire dwelling but may give favourable consideration to proposals for the joint use of a property as a residence and crèche, day nursery playgroup.

Settlements – Conservation Areas, Areas of Townscape Character and Areas of Village Character

Proposed conversion to a crèche, day nursery or pre-school playgroup will be considered in light of Operational Policy HE10 for such areas. Where the proposal is considered acceptable in principle the detail of the proposed development must have special regard to the special architectural and historic character of the area.

The change of use of a building listed for its special architectural or historic interest to a crèche, day nursery or pre-school playgroup may be acceptable especially if such a use would help prolong its viable use or enhance its appearance. Proposals for the alteration or extension of such buildings will be considered against the criteria of Operational Policy HE6. Such proposals to listed buildings will be strictly controlled and schemes which are unsympathetic to the character, structure or appearance of listed buildings will not be permitted.

Rural Areas

Beyond those settlement limits defined in the Council's Local Development Plan, proposals for the development of crèches, day nurseries and pre-school play-groups will be considered against the following operational policies:

New Build – where a new building is sought to cater for a crèche, day nursery or pre-school play-group, Operational Policy COU13 will apply. Permission will be granted for such a community facility at an existing cluster of development where it is demonstrated, with sufficient evidence, that the proposal is necessary to serve the local rural population. The proposal must also satisfy the requirements of Operational Policy COU2.

Change of Use – proposals for the change of use of non-listed vernacular buildings or a suitable locally important building to a crèche, day nursery or pre-school play-group will be considered in accordance with Operational Policy COU14. In all other cases proposals will be considered on a case by case basis and in accordance with operational policy applicable to rural areas.

In all cases proposals must satisfy Operational Policies COU15 and COU16.

In considering the impact of the proposal on the adjacent and immediate surrounding area, the Council will have particular regard to the following in all cases:

(1) Scale of Operation

One of the main determinants of the acceptability of a proposal will be its scale. Whilst a proposal involving a small number of children might be acceptable in a residential area, one catering for 30 children could have a serious detrimental effect on residential amenity. The Council will therefore wish to be satisfied that the scale of operation is appropriate both in relation to the specific site and the general neighbourhood.

(2) Potential Nuisance and Disturbance

The main source of disturbance is noise generated either by additional traffic attracted to the site, or by the outdoor playing of the children. In considering a proposal the Council will wish to be satisfied that traffic arrangements are satisfactory and adequate outdoor playspace is available. Such playspace should not be located in close proximity to habitable rooms of any adjacent residential properties. The Council will consider the impact that the proposed hours of operation may have on residential amenity.

(3) Visual Impact

Regard will be taken to the effect of the proposal on the visual amenity and character of the area. The impact on existing landscaping will be considered together with the need for the provision of new or additional landscape treatment on any proposed site. Proposals to provide car parking space in front gardens in residential areas are unlikely to be acceptable. Parking provision and outdoor play areas should normally be screened from the public road and from adjoining property. Careful consideration should be given to materials used on surfaces. As a general rule the hardsurfacing of gardens will be discouraged. Applications which involve the use of temporary structures such as portacabins will be considered only in the most exceptional circumstances, and if approved the permission will be for a strictly limited period of time. Again screening from the public road and adjacent properties would be important. Extensions to existing buildings will only be permitted where it is clear that the extension would not result in a significant impact on residential amenity.

(4) Access and Car Parking Arrangements

Proposals must demonstrate suitable access and car parking arrangements that are in accordance with Operational Policy and comply with the requirements of the Department's Parking and Vehicle Access Standard publications. Whilst these set standards will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration.

(5) Proliferation of Use

The Council is of the opinion that while in many areas the introduction of one or two specialist uses of this nature may be acceptable, a proliferation of such uses can collectively lead to a change in the overall character of an area. In determining each individual application therefore, the Council will take into consideration the number and location of other non-residential and specialist residential uses and the cumulative effect of these uses on the immediate neighbourhood.

B: A Thriving Place – Driving Sustainable Economic Growth

Development incompatible with Existing Economic Uses

This guidance provides clarification in regard to the circumstances referred to in Policy ED8 where certain types of economic development use would be incompatible with existing or approved industrial undertakings requiring a particularly contaminant free environment, referred to in this guidance as "sensitive industrial enterprises".

There are background levels of contaminants in the air as a result of natural processes and normal human activity. However some industries, because of the nature of the product or processes, may be particularly sensitive to the presence of contaminants in the air. Examples of such industries include pharmaceuticals (drugs manufacture, research and development), medical products (e.g. medical equipment and sterile packaging), food processing, electronics, information and communication technology (ICT) and general research and development. Many of these sectors tend to represent the "higher value" end of the economic development spectrum offering employment in specialised jobs and significant sales in markets outside Northern Ireland. Often, an individual enterprise engaged in one of these sectors will be important to the local economy and may be significant to the regional economy. It is in the public interest to ensure that their operations are not unduly compromised through new development, including the expansion of existing enterprises, likely to result in harmful air contamination.

Economic development activities that by their nature emit dust, odour, or other contaminants may have the potential to impact upon 'sensitive industrial enterprises'. Some sources of these emissions include the following:

- Dust – quarrying, manufacture of cement / concrete products, landfill.
- Odour – some agri-food business (e.g. intensive farms, dairies, slaughterhouses and rendering plants) and waste management activities (e.g. landfills, waste transfer stations, composting, land spreading, mechanical biological treatment facilities, hazardous waste treatment facilities, sludge treatment facilities).
- Microbial contamination (micro-organisms and particles) – some agri-food business (e.g. slaughter houses and rendering plants), clinical or municipal waste treatment facilities.
- Viral contamination – contamination from viruses emanating from food and other sources that are present in municipal waste.

This list is not exhaustive.

Additionally activities that generate significant levels of noise and vibration or which have indirect effects, for example, attracting pests such as flies to the area, may have potential to impact upon 'sensitive industrial enterprises'.

In assessing development proposals likely to give rise to such emissions and contaminants, the Council and applicants should consider the requirements of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 at an early stage in the planning process.

Non-planning legislation, particularly in relation to public health and the regulation of environmental pollution and the proper exercise of such controls, may to some extent limit the exposure of 'sensitive industrial enterprises' to contaminants in the air. However, this may not be a sufficient safeguard for two reasons. Firstly, such enterprises often require particularly high standards of air quality. Secondly, in assessing the impact of new economic development proposals or the expansion of existing facilities, the focus of the regulating authorities may not be on the contaminant of concern.

Policy ED8 provides protection for existing 'sensitive industrial enterprises' through the land use planning system.

The policy requires 3 tests to be met, as follows:

1) **The proposal is in the vicinity of an existing or approved economic development use.**
2) **The proposal is incompatible with the existing or approved use.**
3) **The proposal would prejudice the future operation of the existing or approved use.**

In applying the policy there are a number of process issues that flow from the above tests which the Council will consider and apply.

Policy Test 1 – The Proposal is in the vicinity of an Existing or Approved Sensitive Economic Development Use

The determination of planning applications for new industrial development will involve consideration of any potentially adverse impact(s) upon existing or approved sensitive economic development uses. Such proposals might give rise, for example, to emissions or other environmental effects harmful to sensitive processes. It should not be assumed therefore that industrial estates are suitable locations for all forms of economic development use, even those which *prima facie* might be acceptable for such development as the possibility of incompatibility between different uses is a material consideration which will be taken into account.

In liaison with relevant stakeholders the local Council will:

- compile and maintain a list of sensitive industrial enterprises located in the plan area and within industrial estates. Applicants are advised therefore to discuss development proposals with the Council's Planning Department;
- seek to minimise the potential for conflict between economic development uses for example by taking account of this issue when zoning land in development plans.

Policy Test 2 – The Proposal is incompatible with the Existing or Approved Use

The second policy test requires an assessment of the compatibility of the proposed use with 'sensitive industrial enterprises' in the vicinity. This may trigger the following actions:

- Consider the proposal in relation to the types of emissions that might arise.
- Consider the proposal in relation to its proximity to the sensitive industrial enterprise and in particular to the specific parts of the plant that require a clean or sterile environment.
- Consider the potential for pollution associated with the transport of materials to or from the proposed development taking account of such factors as the volume of such traffic and the proximity of the road to the sensitive industrial enterprise / specific areas requiring a clean or sterile environment.
- Ensure that adequate information, particularly with regard to environmental outputs or emissions, transport arrangements and intended working practices is available at the outset. This requirement should be flagged to the developer in any pre application discussion.
- Consult NIEA (IPRI[1] or LRM[2]) as appropriate to ascertain the actual or potential environmental impact of emissions from activities that it regulates. NIEA can advise on the actual or potential environmental impact of emissions from activities that it regulates where comparative information on various air quality standards is available. They may also be able to advise on whether emissions are likely to

[1] Industrial Pollution & Radiochemical Inspectorate

[2] Land and Resources Management

give rise to loss of amenity due to noise, dust, odour etc. While this may not address the specific impact on individual industrial enterprises, the information and advice may nevertheless help to inform decision making or highlight the need to seek specialist advice.

- Consult with the Council's Environmental Health Department in relation to potential impact on public health. In cases where the sensitive industry is one that is engaged in activities closely linked with human health; for example food processing, medical products or pharmaceuticals, it will be important to take account of any issues raised by the Council's Environmental Health Department. It may also be appropriate to consult with the relevant industry regulator for example the Medicines and Healthcare Products Regulatory Agency (MHRA) or the Foods Standards Agency (FSA) as necessary.

Policy Test 3 – The Proposal would prejudice the future Operation of the Established Use

This is an assessment of whether the proposal, if seemingly incompatible with an existing / approved sensitive industrial enterprise in the area, would be likely to prejudice its future operation.

This may trigger the following actions:

- Consider representations from the affected enterprise taking account of the precise nature of the adverse impacts that are anticipated should the proposal be approved. Likely impacts that the affected enterprise will be required to address in order to maintain regulatory standards should be specially noted.
- Assess the potential for diverting the proposed development to an alternative site.
- Consider the scope for mitigation on behalf of both the established enterprise and the proposed new development. This will be informed by consultation responses and by taking account of information sought from both parties. The aim being to identify the remedial or mitigating measures that could be adopted by one or both parties in order to render the proposal acceptable. Such measures could include the installation or upgrading of equipment (e.g. air purification / filtration systems or sealed units), internal re-siting of vulnerable areas in the established enterprise or pollution sources in the proposed development so as to increase separation distances, changes in working practices that could be adopted by one or both parties and changes to the transport systems and practices of the proposed development where this is relevant. The additional costs likely to be incurred by both parties should be quantified insofar as possible.
- Assess whether remedial measures that might be open to the established enterprise are sufficiently reasonable so as to avoid prejudice to its future operation. All evidence should be considered in the round and specialist advice sought if necessary. Relevant considerations will include the expense likely to be incurred by the established enterprise and whether there is likely to be a significant increase in the regulatory burden.
- Assess whether appropriate remedial / mitigation measures on the part of the proposed development can be properly delivered through conditions attached to planning permission. Such conditions need to meet the normal legal tests of validity and therefore, for example, must be for a planning purpose, reasonable and fairly and reasonably related to the permitted development.

The final decision rests with the Council and will require all relevant information and advice to be carefully considered. Having applied the various policy tests referred to above, it is envisaged that there will be very few cases where a new economic development proposal is demonstrably incompatible with an existing sensitive industrial enterprise, where reasonable measures of mitigation cannot be applied. However, in the event of such a case, the overall economic and employment benefit arising from the new proposal relative to the retention of the existing enterprise will be an important material

consideration in the assessment of the application. The employment potential arising from any firm proposal for expansion of the established enterprise will also need to be taken into account. In carrying out this assessment of the economic / employment implications, the Council may seek expert advice from the Department for the Economy and/or an independent consultant.

Should the proposed site be unacceptable, the Council will endeavour to work with the applicant to consider potential alternative sites that could be explored either at the pre application stage or later in the process when it may become clearer that the proposal is untenable.

The clarification provided in this supplementary guidance does not amend Policy ED8. Rather, it provides guidance on particular aspects of the policy in order to provide additional clarity for developers and the public on the main planning considerations. This guidance also seeks to assist Council planning officials in their processing and assessment of such cases.

Homeworking

Many small businesses are started by people working in their own homes, and technological innovations are likely to increase the incidence of homeworking. This will be particularly important in rural areas where modern communications permit businesses to be located without any major disadvantage.

Homeworking does not necessarily require planning permission. Permission is not normally required where the use of part of a dwelling house for business purposes does not change the overall character of the property's use as a single dwelling, for example, the use by a householder of a room as an office or the provision of a child-minding service.

With regard to this latter example, the Council considers that persons who wish to use their homes for child-minding will not normally require planning permission where the number of children does not exceed six.

This is based on the maximum number of children between the ages of 0-12 years (including their own children) that child-minders registered by the Health & Social Care Trust can care for. This advice now takes precedence over the provisions of Development Control Advice Note 13 'Crèches, Day Nurseries and Pre-School Playgroups' (1993) insofar as it relates to childminding.

Those considering working from home are advised to seek the advice of the Council's Planning Department at an early stage. Homeworking is likely to be ancillary to the residential use if:

- work is carried out primarily by persons living in the residential unit;
- the business use is clearly secondary to the main use of the property as a dwelling house;
- the use is carried out totally within the building;
- there will be no loss of amenity for neighbouring residents, for example, from noise, advertising, impact on visual amenity or traffic generation; and
- the use is not one which by its nature would attract more than occasional visitors.

Where the business activity increases and the non-residential use of the property ceases to be ancillary to its use as a single dwelling, a material change of use for which planning permission is required is likely to have taken place. The likelihood of there having been such a material change of use may be indicated where the following have occurred:

- a significant alteration to the appearance of the dwelling;
- a significant increase in the volume of visitors or traffic;
- a significant increase in noise, fumes or smell;
- the installation of special machinery or equipment not normally found in a dwelling; and,
- the laying out of rooms in such a way that they could not easily revert to residential use at the end of the working day.

C: A Vibrant Place – Growing our City, Town Centres, Retailing and Other Uses

Amusement Centres

The following is intended to provide general guidance on the planning criteria to be applied when an application for proposals to establish amusement centres, however described, whether or not they comprise coffee bars, bingo halls and other amusements as well as pin tables and video games; casinos or premises used for gaming is being considered. It is not a specific statement of Council policy but rather one of advice and guidance. Each application is treated on its merits and the guidance given to a particular case is always a matter calling for planning judgement.

The development of an amusement centre, whether by new construction or by the material change of use of existing premises, requires planning permission. In addition centres may also require licences to operate legally and to not have an affect on the amenity of an area; as such considerations on a planning application for an amusement centre are its effects on the amenity and character of its surroundings, and its effects on road safety and traffic flow.

The effects on amenity and the character of the surroundings usually depend on the location of the proposed amusement centre in relation to other development, its appearance, the kind of amusement to be provided, the noise likely to be produced and the hours of operation. As regards the location, amusement centres are not normally acceptable near residential property nor are they good neighbours for schools, churches, hospitals, or hotels. They are out of place in conservation areas or other places of special architectural or historic interest. In areas where one amusement centre may not be out of place, it would be permissible to take into account the effect of larger numbers on the character of a neighbourhood.

In towns where there is no provision for areas for amusement or entertainment, amusement centres are usually best sited in districts of mixed commercial development. In areas where shopping is the predominant use, the likely effect of the development on the character of the shopping centre is relevant. An important consideration will be whether an amusement centre would break up an otherwise continuous shopping frontage; and although this can be mitigated by attention to the design of the facade and entrances, it may nevertheless be a serious objection in some shopping streets.

The kinds of amusement offered will determine the number of people visiting the centre at any one time and the likelihood of crowding and disturbance. Sessional events such as bingo cause greater concentrations of people at certain times than casual forms of amusement.

Hours of opening are important in some cases. An amusement centre may be disturbing to occupants of nearby property if it stays open late in the evenings and at weekends. One which is only open during the day may, in certain areas, be more acceptable than one which stays open late at night. These matters are, however, relevant only insofar as they affect proper planning considerations, e.g., amenity.

Noise: Amusement centres are often noisy. Although it may be possible to minimise noise by sound proofing and by limiting the area open to the street, the amount of noise likely to be caused directly or indirectly and its effects on nearby development should always be taken into account in considering the siting of an amusement centre. This may, however, be of less consequence in an area where there is already considerable noise from other sources, including amusement and sporting activities. Some activities, such as shooting galleries, are particularly noisy.

Conditional Permissions: It is sometimes reasonable to give permission for an amusement centre subject to conditions regulating the form of construction or the use of the premises. Examples of conditions which may be imposed for the reasons given above - in addition to any others

that may be necessary - are a prohibition of shooting galleries or the playing of games of a sessional character; a restriction on the times during which the premises may be open to the public; or a requirement that certain works should be carried out to control the emission of noise, such as sound proofing walls or ceilings and requiring external doors to be self-closing.

Bookmaking Offices

This advice deals with the planning issues that arise concerning applications to establish bookmaking offices, however described, and sets out the criteria which the Council will take into account when determining such proposals.

A proposal to develop a bookmaking office, whether by new construction or by the material change of use of existing premises, requires planning permission. Bookmaking offices are expressly excluded from the definitions of both "shop" and "office" given in the Planning (Use Classes) Order (Northern Ireland) 2015 so that a change in the use of either type of premises will require the consent of the Council.

Additionally, to operate within the law, bookmaking offices require to be licensed under the Betting, Gaming, Lotteries and Amusements (Northern Ireland) Order 1985. It is a matter for an applicant to decide in what order he will seek a licence and apply for planning permission. Normally, however, planning permission is sought first. Planning permission cannot be withheld solely on the grounds that the premises have not been licensed.

The two forms of control, planning control and licensing are quite distinct and should not be confused. The Council, as planning authority, in determining a proposal will deal only with those aspects of the proposal which are relevant to planning.

In considering applications for bookmaking offices the Council will consider their proper location, their effect on adjoining property, the question of noise, litter and disturbance, car parking, and design, especially where the proposal lies within an existing or proposed Conservation Area.

Proposals for bookmaking offices are unlikely to receive favourable consideration from the Council if located in a predominantly residential area. In such locations noise, litter, general disturbance and the generation of additional traffic both vehicular and pedestrian would be likely to give rise to conditions which would have an adverse effect on amenity and cause inconvenience to neighbours.

Bookmaking offices may be acceptable in a town centre or in areas of mixed (commercial and residential) land uses where there are concentrations of other leisure facilities, e.g. public houses. Such areas are often to be found on the periphery of a town or city centre or in secondary shopping streets. In villages or small towns or in a Conservation Area amenity value may be higher, here the major consideration will be the effect of the proposal upon the general character of the area.

The loss of retail floor space and the fact that the proximity of bookmaking offices may discourage of certain types of retail outlet will be considered when appropriate. In some instances it may be possible for bookmaking offices to locate on the upper floors of a building thus avoiding the problems associated with breaks in the continuity of shopping frontage.

Bookmaking offices by the nature of the activities carried on generate a certain amount of noise, litter and disturbance which may be detrimental to the amenities of an area. These factors are valid planning considerations. In dealing with proposals to establish such premises the Council's Planning Department will consult with the Environmental Health Department. Its advice will be considered when deciding whether or not to give permission and also when formulating any conditions to be attached to a planning permission.

The amount of car parking provision required for bookmaking offices is dependent upon their location and size. Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration.

In considering proposals for bookmaking offices, and particularly in Conservation Areas, the Council will pay particular attention to design to ensure that it does not mar the street frontage and that the nature and colour of the external finishes are compatible with the surrounding properties. This can be achieved by the provision of shop-window type display and a fascia and lettering that is compatible with surrounding retail outlets. Designs which are fundamentally alien to the existing character of an area or building are not acceptable, e.g. blank frontages with high level windows.

Public Houses

This advice deals with the planning issues that arise concerning applications to establish public houses and sets out the criteria which the Council will take into account when determining such proposals. Public houses do not fall within any particular Use Class and require planning permission whether it is a proposed new building or a change of use from another form of development.

Public houses are defined in Section 5 of the Licensing (Northern Ireland) Order 1996 as premises in which the business carried on under the licence is the business of selling intoxicating liquor by retail for consumption either in or off the premises. Public houses may also be subject to additionally licensing requirements, for example, public entertainment or for the sale of food. In addition the Council's Environmental Health Department is responsible for the control of excessive noise emissions.

The effects of noise and disturbance and traffic safety are the main planning considerations in relation to public houses. There may be a number of suitable locations provided that problems of noise can be minimised and other amenity and traffic considerations are met. For example, a suitable location for a public house may be on the edge of a residential estate, in an area of mixed land uses or within a neighbourhood shopping centre. A public house may also be suitable in a town centre area or a rural area, although the proposal would be subject to the Council's policies for the control of development in countryside areas. However, a public house will not generally be acceptable within a wholly residential area. This is because of loss of amenity, including the problems of noise and disturbance which may arise, and also the possible traffic hazards associated with heavy lorries delivering supplies, and customers arriving and leaving by car in the latter part of the evening.

The amount of car parking provision required for public houses is dependent upon their location and size. Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration. It should be noted that since heavy lorries are likely to be delivering supplies to a public house, rear servicing of the establishment is preferable to on-street delivery.

Public houses can be a source of annoyance to the occupants of neighbouring properties due to problems of noise and disturbance and this is a valid planning consideration in terms of loss of amenity. However, it is possible to reduce the likelihood of excess noise emanating from a public house by the use of such measures as sound proofing and self-closing doors on entrance and exits. Where the proposed public house involves a change of use of an existing building, modifications to meet acceptable noise levels may not be possible, or if possible, may not be economic. In such circumstances the applicant may be asked to indicate

what feasible measures he proposes to take to reduce noise and the Council will consider these measures in consultation with its Environmental Health Department.

Noise from live entertainment and discos in public houses can also be a source of annoyance to neighbours. The control of such forms of entertainment is the responsibility of the Council's Environmental Health Department. However, noise from such a source is also a valid planning consideration when determining whether or not to grant permission. The Council will be particularly concerned about such noise where the proposed public house would be in the vicinity of residential property.

Any possible loss of amenity due to external noise is also a valid planning consideration, and the problems of noise and disturbance likely to be caused by customers, and the arrival and departure of delivery lorries are more difficult to resolve. For this reason a public house will only in exceptional circumstances be allowed to locate in an area which is 'noise sensitive', for example, opposite or adjacent to residential property.

A proposed extension to a public house requires planning permission regardless of the size of that extension. When considering such extensions account will be taken of the likely effects of the intensification of the existing use on the surrounding area. In particular, the suitability of any existing access and parking facilities will be carefully considered as well as any loss of amenity due to an increase in noise and disturbance.

Restaurants, Cafés and Fast Food Outlets

This advice deals with the planning issues that arise concerning applications to establish restaurants, cafés and fast food outlets and sets out the criteria which the Council will take into account when determining such proposals.

Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises is excluded from any class specified in the Planning (Use Classes) Order (Northern Ireland) 2015 and use for the retail sale of hot food is explicitly excluded from Class 1 (Shops) of the Schedule to the Order. Therefore the construction of, or conversion of an existing building to a restaurant, café or fast food outlet is a material change of use that requires express planning permission.

Although many of the planning considerations applicable to a fast food outlet apply equally to a café or restaurant, a change of use of part of either of these premises to incorporate a 'carry-out' facility also requires planning permission. However, if the 'carry-out' facility is only of a very minor nature and obviously ancillary to the main use of the premises, planning permission will not normally be required.

Any test of whether a use is ancillary to another is a matter of fact and degree, and each case has to be determined on its particular merits. However, in practice two principal criteria have emerged in terms of assessing if an activity is ancillary. Firstly, a severability test, i.e. can the ancillary use practically and viably operate on its own were the primary use of the premises to cease, if it could then the use is very unlikely to be ancillary as there is no clear linkage or dependency. Secondly, an environmental impact test can be used to examine the outward effects of the use, in terms of the appearance of the premises, the amenity of the surrounding area or neighbourhood traffic conditions. If it could be shown that there would be a significantly greater impact following from the introduction of the alleged ancillary activity, then it is unlikely it could be described as ancillary.

Hot food sales from shops

Hot food sales from shops will require planning permission only if excluded by a planning condition or if beyond an ancillary level. Primary uses of land often embrace one or more ancillary activities i.e. uses which are closely linked and subservient to them. Any test for whether a use is ancillary to another is a matter of fact and degree, and each case has to be determined on its particular merits.

Mobile hot food vehicles

The casual or temporary parking of a mobile hot food vehicle is not likely to be development i.e. a material change of use, and is therefore not likely to need planning permission. However, the regular parking of such a vehicle for long periods may create a material change in the land on which it is stationed. Permitted development rights granted by the Planning (General Permitted Development) Order 2015, Part 5 – Temporary Buildings and Uses, Class B, relates to 'the use of any land for any purpose for not more than 28 days in total in any calendar year… and the provision on the land of any moveable structure for the purposes of the permitted use'. Therefore, if a mobile food vehicle is parked for more than 28 days it ceases to be regarded as temporary, and planning permission may be required.

Delivery services

Delivery services per se may not require planning permission unless at a level where they dominate the existing restaurant or café use.

'Alfresco' eating

Planning permission is not likely to be required where it is proposed to place tables and chairs on the forecourt or any open land within the curtilage of a restaurant, where that land forms part of a planning unit. It may, however, be necessary to obtain licences from other authorities.

Other consents

Other planning consents that may be required include; Listed Building Consent; Conservation Area Consent; and, Advertisement Consent.

Other approvals may also be necessary, for example, Council's Building Regulation approval and compliance with Environmental Health regulations.

Locational Considerations

In its broadest sense, retailing refers to the sale of goods to consumers, and this includes the sale of food for consumption on the premises, or hot food for consumption off the premises. Retailing will generally be directed to existing settlements and the development of inappropriate retail facilities in the open countryside will be resisted.

Preferable locations for restaurants, cafés and fast food outlets include:

- city or town centres; and
- district centres and local centres.

Any planning application for a restaurant, café or fast food outlet, which is not in any of the above locations, will be determined on its particular merits, in accordance with the council's Local Development Plan, Operational Policies and any other material considerations.

Town centres

Restaurants, cafés and fast food outlets complement the primary shopping function of city and town centres. In accordance with operational policy TC2 the council will control non-retail uses at ground floor level within the primary retail frontage. Applications in the primary retail frontage for change of use from shops to local services, including restaurants, cafés or hot-food take-away premises may be acceptable where:

- no more than 25% of the frontage of the street is in non-retail use; and,
- no more than 3 adjacent units are in non-retail use.

Within town centres, but outside the primary retail core, proposals will be determined on their merits and in accordance with operational policy TC3.

Assessment of proposals in Town Centres

Taking into account the locational guidance set out above, the assessment of proposals for new restaurants, cafés or fast food outlets, or for the change of use of the ground floor of established shops to such uses, in primary retail core areas, will involve consideration of a number of factors including:

- The impact of the proposal (including any extension to an existing use), by itself or cumulatively, with other non-retail uses, on the role, character, vitality and viability of the town centre. While, restaurants, cafés and fast food outlets contribute to the variety and attraction of town centres, the intrusion, proliferation and/or clustering of new or additional uses of this nature can also be seriously detrimental to the character and vitality of the primary retail core. In the Lisburn City Centre primary retail frontage restaurants, cafés, or fast food outlets are unlikely to be permitted where it is considered that the integrity and continuity of the existing retail frontage would be eroded. Proposals for such uses in frontages where there are concentrations of existing and/or approved similar uses are unlikely to be acceptable.
- The impact in terms of the size of the premises and whether they can be absorbed without dominating the prime retail frontages in visual terms.
- The quality and attractiveness of the proposed development, as the design and appearance of town centre shop fronts and signage are matters to which the Council attaches considerable importance. Proposals should avoid giving the appearance of a 'dead' frontage and should therefore pay particular attention to:

  -the scale of the proposal;

  -the materials, colours and lettering to be used;

  -the design and appearance of security shutters and grilles;

  -the design and appearance of signage and means of illumination;

  -the design and appearance of the ground floor in terms of its relationship to upper floors;

  -the implications for access to upper floors; -the relationship to adjoining buildings; and -the character of the surrounding area.

  -the likely effects on the amenity of the shopping area and residents within it. This will involve consideration of the potential of the proposal to adversely affect the ambience of the shopping area for other reasons, for example, unsightly litter or excessive late night noise. Concern over such issues may be of particular significance in sensitive areas such as conservation areas where litter and smells could spoil the enjoyment of visitors or discourage residential occupation within the conservation area, thereby harming its character.

  -the possibility of the proposal causing parking and/or traffic difficulties with associated congestion and inconvenience, thereby jeopardising the safety of road users.

  -the period for which the premises have been vacant, and the general level of vacancy in the area. This will be dependent on the merits of each individual case.

If a proposed restaurant, café or fast food outlet, can be shown to cause demonstrable harm to interests of acknowledged importance, particularly in relation to the issues outlined above, the application is likely to be refused.

District and Local Centres

District and Local Centres provide a focus for local shopping and offer an important complementary role to the city and town centres by providing local communities the opportunity to shop close to where they live.

Within settlements commercialised radial routes have many similarities with district and local centres, in terms of scale and function and in the variety of shops and local services. Therefore, proposals for restaurants,

cafés and fast food outlets on such routes will be subject to the same considerations as those applicable to district and local centres.

Assessment of proposals in District and Local Centres

Applications relating to new buildings, or the change of use of retail/non-retail premises to restaurants, cafés and fast food outlets in district or local centres will be considered in accordance with operational policy TC4. A number of factors need to be considered:

- The impact of the development on the vitality and viability of the centre, and the need to retain local retailing. The proposal should not by itself or cumulatively with other non-retail uses, undermine the primary role of the 'centre' in providing for local convenience shopping needs. In this respect, the following will be regarded as particularly relevant:

  -the level and nature of existing non-retail uses; and

  -the number of unimplemented valid planning permissions for change of use to restaurants, cafés and fast food outlets.

  -the impact in terms of the size of the premises and whether they can be absorbed without dominating the district or local centre in the visual sense.

- The quality and attractiveness of the proposed development. In order to avoid giving the appearance of a 'dead' frontage, attention should be paid to:

  -the scale of the proposal;

  -the materials, colours and lettering to be used;

  -the design and appearance of security shutters and grilles;

  -the design and appearance of signage and means of illumination;

  -the design and appearance of the ground floor in terms of its relationship to upper floors;

  -the implications for access to upper floors;

  -the relationship to adjoining buildings; and

  -the character of the surrounding area.

- Adverse impact on the amenity of any adjoining residential areas in terms of noise disturbance, smell, fumes or litter. Unlike town centres, where there may be a residential component, district centres are often entirely commercial in nature, purpose-built and self-contained. However, they may be located in close proximity to established residential areas and so their potential impact on amenity is likely to be a consideration in determining their overall acceptability. In addition, along the commercialised radial routes, many retail and non-retail premises will often have dwellings nearby or flats directly above. If it is not possible to reduce amenity impacts, for example, from late night activity, smells and fumes to a level acceptable in such locations, this could render the premises unsuitable for restaurants, cafés and fast food outlets.
- Likely impact on the amenity of the centre itself. This will involve consideration not only of the matters referred to above but also the potential of the proposal to adversely affect the ambience of the centre for other reasons, for example, problems with litter or excessive late night noise.
- The possibility of the proposal causing parking and/or traffic difficulties with associated congestion and inconvenience, thereby jeopardising the safety of road users.
- The period for which the premises have been vacant and the general level of vacancy in the area. This will be dependent on the merits of each individual case.

If a proposed restaurant, café or fast food outlet can be shown to cause demonstrable harm to interests of acknowledged importance, particularly in relation to the issues outlined above, the application is likely to be refused.

Other considerations

Applications for restaurants, cafés or fast food outlets generally give rise to a number of issues and objections which are specific to these particular categories of land use. As a result, the likely impact of such proposals on the character and amenity of the adjoining or surrounding area will be an important concern when determining applications. In assessing this impact, a number of factors need to be taken into account i.e.

-noise disturbance;

-smells and fumes;

-refuse and litter;

-traffic considerations and car parking; and

-provision for people with disabilities.

The use of planning conditions is often paramount to the control of restaurants, cafés and fast food outlets, particularly in relation to the above considerations. The impact of many proposals which would otherwise be rejected, may be mitigated by the imposition of such conditions. Preventative measures can be taken through the development management process by, for example restricting opening hours and dealing with the technical aspects of noise and fume attenuation. The Council's Environmental Health Department will be consulted as appropriate during the processing of planning applications and in the formulation of any conditions considered necessary for the approval of the development. Environmental Health also has an important role to play and has extensive regulatory control of restaurants, cafés and fast food outlets, especially in relation to food and hygiene aspects.

Noise Disturbance

Whilst residential areas are likely to be sensitive to noise disturbance, it can also be a serious problem in town centres and in areas where commercial activities dominate but where there may be residential accommodation beside or over the proposed use.

Noise associated with restaurants, cafés and fast food outlets emanates from a variety of sources, the main ones being:

-vehicles - starting, revving of engines, screeching of tyres, sounding of horns, radios playing, opening and closing of doors, manoeuvring;

-people - the comings and goings of customers and staff (talking, shouting);

-use of equipment associated with catering establishments.

These sources of noise are especially noticeable in the late evening when local residents have a legitimate expectation that surrounding background noise levels will remain low. In that respect, take-away uses, which often generate frequent vehicle and pedestrian movements, can be particularly annoying and unacceptable. The weight that the Council will attach to noise disturbance will be greater where there is an increased likelihood that customers will seek to park close to the premises, or in nearby residential streets.

Objections to planning proposals, based on the harmful effects of noise, may, however, be overcome by means of planning conditions attached to a grant of permission in appropriate cases. If the Council is not satisfied that such objections can be overcome by the imposition of conditions, the application will be refused.

Conditions designed to prevent noise disturbance will generally involve or require some, or all of the following:

-Restrictions on hours of opening (in predominantly residential areas).

-Restrictions on the use of land within the curtilage of the premises e.g. open areas at the front or rear of the premises. -Sound-proofing of the premises i.e. walls and ceilings. -Double-glazing of windows and installation of self-closing external doors.

-The prevention or restriction of live or amplified music.

-The installation and maintenance of any necessary equipment.

-Restriction on customer numbers/floorspace. -Restrictions on servicing.

Smells and Fumes

Objections based on the likely impact on amenity of smells and fumes, particularly in relation to nearby residential property, are among the most common objections to which proposed restaurants, cafés and fast food outlets give rise.

Although nuisance caused by the unpleasant effects of smells and fumes emanating from food preparation areas can be considerably reduced by modern filtering and extraction equipment, residual odour often proves detrimental to residential amenity, particularly if there are a number of such uses in close proximity to one another. The problem can be exacerbated if ducting cannot be installed to a height sufficient to ensure efficient dispersal of smells or if topographical and atmospheric conditions combine to impair such dispersal. Where high levels of odours or inadequate odour dispersal are anticipated, an active odour abatement system may be required e.g. activated carbon or the use of electrostatic precipitation combined with odour neutralisation after the main grease filters in the canopy. The adoption of such a system coupled with atmospheric dispersion and dilution represents the best practicable means of mitigating odour nuisance.

If unacceptable smells and fumes cannot be prevented by means of effective low or high level ducting, or if ducting cannot be installed without significant detriment to visual amenity, planning permission will be refused.

Generally, conditions to prevent smell nuisance will involve or require the following:

-Approval by the Council of a scheme for the extraction of cooking odours.

-Installation of equipment before commencement of the use and maintenance thereafter.

- Appropriate siting and design of ducting and other external equipment.

Refuse and litter

Litter is inherently unsightly and causes considerable annoyance to residents and adjoining businesses. It can also be prejudicial to regeneration efforts, particularly within town centres. The fact that litter will be a consequence of a proposed use of land, particularly a take-away premise use, is therefore a material planning consideration.

Inadequacy of storage facilities for refuse can result in harm to visual amenity as well as serious risk to public health, and it is important to ensure that there is sufficient physical space for its accommodation. Proposals for restaurants, cafés and fast food outlets should therefore include adequate facilities on the premises for the storage/disposal of refuse generated by the business. Refuse should not be left outside the premises, for example, on forecourts or on the public road (except for collection purposes) but should be stored in containers within an enclosed area of the premises. Suitable access must also be provided for the collection of refuse.

Typically, conditions to prevent nuisance arising from refuse and/or litter will involve or require:

- Provision of space within the premises for the storage of refuse in containers.

- Prohibition on the use of public footpaths and/or roads for the storage of refuse (except for collection purposes).

- Provision of litterbins both inside and outside the premises.

Traffic considerations and car parking

Restaurants, cafés and fast food outlets often give rise to concerns about their effect in terms of traffic flow, road safety and car parking, and the

following matters will be taken into account by the Council on applications for restaurants, cafés and fast food outlets.

-The planning history of the site.

-The existing use of the site.

-Existing traffic conditions.

-The availability of public transport.

-The availability of public parking provision.

-The implications for the amenity of the surrounding area (particularly if predominantly residential).

-The availability of private parking provision, where required.

Fast food outlets are often located on busy urban or suburban main roads, and experience has shown that a significant proportion of their trade is car borne and short-stay. Where there is limited or no parking, either outside or in the immediate vicinity of the premises, customers may be tempted to indulge in short stay parking of an opportunistic and possibly dangerous nature, for example, near to junctions and traffic lights or within the approaches to pedestrian crossings. Combined with the manoeuvring of vehicles (in order to park in a confined space, for example) and the additional movements of vehicles stopping at and leaving the premises, the free flow of traffic on the main roads can be obstructed, causing congestion and inconvenience and jeopardising the safety of other road users.

In such circumstances, the Department may have to refuse planning permission or to impose conditions on a restaurant use, for example, to prevent its use as a take-away (this will be inappropriate where the use is ancillary). Applicants may therefore wish to consider other options such as locating on secondary roads or a location not directly fronting onto a highway, which would satisfy traffic/car parking considerations.

Inadequate car parking provision may also lead to an increase in parking in adjacent streets where parking problems may already exist, causing inconvenience to residents. Restaurants, cafés and fast food outlets cause most parking problems in the evenings and at weekends when the demand for on-street parking spaces by residents is heaviest. The Department will have regard to the availability of kerbside spaces and any off-street parking provision. Planning permission may be refused if customer and staff car parking would prevent local residents from parking their cars near to their homes.

Adequate arrangements must also be made for the servicing of the premises, both by delivery vehicles and for refuse collection. Ideally this should occur away from the main road.

It is important that each case is decided on its own specific merits and that advice from DfI Roads is fully considered.

Taxi Offices

The following is intended to provide general guidance on the planning criteria to be applied when an application for proposals to establish taxi offices are being considered. It is not a specific statement of Council policy but rather one of advice and guidance. Each application is treated on its merits and the guidance given to a particular case is always a matter calling for planning judgement.

In dealing with planning applications for a private hire taxi service office the Council is mainly concerned with the functions of the office, where staff are employed to take and relay messages to taxi drivers and for any other administrative purposes. Consideration will be given to their proper location, their effect on adjoining property including the effect of noise and disturbance, and also car parking requirements.

Proposals for taxi offices in wholly residential areas are unlikely to be favourably considered by the Council. This is primarily because of the noise and disturbance which is likely to be incurred by taxi-cabs arriving

late at night to collect customers who have called at the offices. It should be noted that taxi services tend to have their peak hours in the evening, from approximately 6.30 pm to 2.00 am.

Within an area which is predominantly residential but perhaps with some commercial land uses, the Department will carefully consider the effect of the proposed development on adjoining residential properties.

The fringe of the central area of a city/town, within an area of mixed land uses but primarily of a commercial nature, can be an ideal location for a taxi office. A secondary shopping area within a town centre may also be a suitable location. However, a prime shopping area will generally not be regarded as acceptable because of the loss of a potential retail outlet.

The amount of car parking provision required for taxi offices is dependent upon their location and size. Proposals should be in compliance with the requirements of the Department's Parking Standards publication. Whilst this set standard will be used as a guide each application will be considered on its merits and consultation with DfI Roads will be carried out as part of the planning consideration. For taxi depots, where the taxi-cabs are stored on the premises, the Department's Parking Standards additional car parking provision may be required.

Radio masts are often associated with taxi offices. These are not permitted development under the Planning (General Permitted Development) Order (Northern Ireland) 2015, and require a separate planning application. Planning applications for radio masts associated with taxi offices will be considered against Operational Policy TEL1.

D: An Attractive Place – Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation

Tourism

Glossary of Terms

Tourism – The activities of persons travelling to and staying in places outside their usual environment for not more than one consecutive year for leisure, business and other purposes (World Tourism Organisation).

Tourism Asset – Any feature associated with the historic or natural environment which is of intrinsic interest to tourists.

Tourist – Includes both overnight visitors and same day visitors.

Tourist Accommodation – Overnight sleeping accommodation for tourists provided by way of trade or business (Article 2 Tourism (Northern Ireland) Order 1992).

Tourist Amenity – An amenity, facility or service provided primarily for tourists, but does not include tourist accommodation (Article 2 Tourism (Northern Ireland) Order 1992).

Hotel – As defined in Schedule 1 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a hotel shall provide overnight sleeping accommodation for visitors in separate rooms comprising not less than 15 double bedrooms, of which 100% shall have an ensuite bathroom*

Guest House – As defined in Schedule 2 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a guest house shall provide overnight sleeping accommodation for visitors in separate rooms comprising not less than 3 double bedrooms

Hostel – As defined in Schedule 1 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a Hostel is a form of tourist accommodation for the letting of single beds in bedrooms or dormitory rooms with mostly shared facilities

Bed and Breakfast Establishment – As defined in Schedule 3 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a Bed and Breakfast establishment shall provide comfortable overnight sleeping accommodation for visitors in separate bedrooms and be capable of providing a cooked breakfast.

Self-Catering Establishment – As defined in Schedule 4 of the Categories of Tourist Establishment (Statutory Criteria) (NI) Regulations 1992, a self-catering establishment shall comprise one or more self-contained units providing furnished accommodation (including sleeping accommodation and catering facilities) for visitors. The Tourism (NI) Order 1992 defines a self-catering unit as including "houses, cottages, apartments or rooms, bungalows, chalets, cabins and caravans".

Holiday Park – A holiday park is defined as a caravan site licensed under the Caravans Act (NI) 1963, which in addition to static caravans, may also contain holiday chalets or cabins, pitches for touring caravans, motor homes and tenting.

Touring Caravan Site – A touring caravan site is defined as a caravan site licensed under the Caravans Act (NI) 1963, which provides pitches for touring caravans and may in addition also provide pitches for motor homes and tenting.

Tourism Proposals Information Requirements

This guidance is intended to provide detail on the information that may be expected to accompany proposals for certain tourism development.

Environmental Impact Assessment (EIA)

Some tourism developments, depending on their nature, scale or location may require Environmental Impact Assessment (EIA) under the provisions of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. Schedule 2 of the Regulations lists a number of

categories of development, including defined tourism and leisure related projects[3] which will be likely to require an EIA if they meet or exceed the thresholds specified in the Schedule.

In addition, where such development is located within a "sensitive area"[4], an EIA will be required if it is likely to have a significant effect on the environment. Development Control Advice Note 10 Environmental Impact Assessment provides general guidance for prospective developers on this matter.

Transport Assessment

Under Policy TRA6 development projects likely to generate significant volumes of traffic may require a transport assessment to be submitted with the planning application. The Department's guidelines on Transport Assessment in Northern Ireland (2006) provides detailed information on this process.

Tourism Related Information

Information may be sought for any tourism development proposal, as considered necessary by the Council, to determine an application. The following information to facilitate assessment of applications for various forms of tourism development in the countryside, as detailed in Policies TOU1 to TOU8, may be required.

Tourism Benefit Statement

Proposals for tourist amenities or major tourism development in the countryside will be assessed against Operational Policies TOU2 and TOU6. Where such proposals are of regional significance, or significant in terms of new build or the scale of engineering operations, a planning application must be accompanied by a tourism benefit statement and a sustainable benefit statement to demonstrate the benefit of the proposal to the locality.

Sustainable Benefit Statement

A sustainable benefit statement should detail the following:

Economic Sustainability

- the proposed development will result in locally significant employment and / or training opportunities;
- a significant level of spend expected to flow into the local economy;
- the proposal will enhance the range and quality of tourism attractions and facilities in the local area;
- the proposed development will extend the tourist season in the local area;
- Significant utilisation of local goods and services, including trades and crafts;
- the proposal is an important element in farm or broader rural diversification.

Community/Social Sustainability

- the proposed development will, in addition to meeting tourist needs, provide facilities (recreational / cultural / social) that can be accessed by the local community;
- the proposal will contribute to a local community regeneration scheme.

Environmental Sustainability

- the proposed development will help to protect or improve an environmental asset associated with either the natural or built heritage;

[3] *Ski-runs, ski lifts and cable cars and associated developments; Marinas; Holiday villages and hotel complexes outside urban areas and associated developments; permanent camp sites and caravan sites, theme parks*

[4] *The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 defines a sensitive area as: an Area of Special Scientific Interest (ASSI); an Area of -Outstanding Natural Beauty (AONB); a National Park; a property appearing on the World Heritage List; a scheduled Monument ; or European Sites as defined in regulation 9 of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995*

- the proposed development will enhance biodiversity, for example through the creation or improvement of wetland or woodland habitat;
- utilisation of 'green' technology, for example recycling waste, utilisation of renewable energy, reduction of CO2 emissions;
- utilisation of sustainable drainage systems where appropriate (SUDS);
- sustainable design in line with BREEAM standards for the environmental performance of buildings;
- development of 'green' transport initiatives, for example dedicated rail or bus links between the amenity and a nearby settlement or linking several tourist amenities in the locality;
- use of a visitor management programme for larger scale proposals or to mitigate against damage to fragile sites;

Locational Sustainability

- the proposal is accessible by public transport, walking or cycling;
- large scale proposals are conveniently accessible from the regional strategic transport network;
- the proposed development is conveniently located with respect to existing tourism development in the local area

Landscape Design Considerations for Holiday Parks

In accordance with Operational Policy TOU5 the following matters should be addressed in preparing a layout / landscaping plan:

- The creation of an appropriate link with the surrounding landscape (e.g. a dense tree belt may be appropriate in a heavily treed part of the countryside, but in an open landscape may draw attention to the development rather than allowing it to blend into the surrounding countryside).
- Appropriate boundary treatment, taking account of point 1 above and reflecting needs for shelter, screening and privacy. Buffer zones of at least 3 metres in width should be retained and kept free of development on the inside of all boundaries.
- Informal layout of caravan units / motor homes / chalets characterised by the use of small informal clusters separated by appropriate landscaping and the avoidance of 'regimented' rows of units that typically results in a detrimental visual impact (a 'sea' of caravans effect).
- The avoidance of long straight lines for roads and paths with due regard to the protection of key views from the holiday park. An exception to this may arise where an avenue is an appropriate design element.
- Integration of ancillary buildings, hard landscaping and facilities such as car parks and water points by reflecting local design characteristics, the use of local materials and appropriate planting. The use of muted colours (usually green tones) for caravan units / chalets may be appropriate particularly for those close to site boundaries.
- The use of permeable surfaces for caravan pitches, hard landscaped areas and car parking in order to safeguard against flood risk through surface water runoff.
- Appropriate planning and selection of planting taking account of function, suitability for prevailing soil and climatic conditions (e.g. coastal environments), durability, seasonal changes and ease of maintenance. Planting will be required for a variety of functions including:
  - linking the holiday park into its wider landscape setting,
  - enhancing the visual character of the development and promoting a distinctive sense of place,
  - boundary treatment and screening,
  - creating visual diversity in the layout,
  - integrating public and private open spaces into the design of the holiday park,
  - softening the visual impact of accommodation units and ancillary buildings and facilities,
  - adding definition and interest to accesses, particularly footpaths and cycle tracks.

- Retention and enhancement of existing natural features such as ponds, copses of trees and hedgerows. This may also apply in some instances to archaeology and features of the built heritage.
- The provision of communal open space should be considered as an integral part of the design in order to :
  - meet formal and informal recreation and amenity open space needs,
  - contribute to the attractiveness of the development,
  - create a safe, convenient and accessible space for all holiday park users, particularly children, the elderly and people with disabilities,
  - reduce the need for people to seek open space outside the park,
  - enhance security through providing opportunity for onsite activity.

Reliance on the use of residual areas of unused land for open space provision will not be acceptable.

Definition of Open Space

For the purposes of Operational Policies OS1 to OS6, open space is taken to mean all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.

The following typology illustrates the broad range of open spaces that are of public value:

- parks and gardens – including urban parks, country parks, forest parks and formal gardens;
- outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sport pitches, golf courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;
- amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens;
- provision for children and teenagers – including play areas, kickabout areas, skateboard parks and outdoor basketball hoops;
- green corridors – including river and canal banks, amenity footpaths and cycleways;
- natural and semi-natural urban green spaces – including woodlands, urban forestry, grasslands (e.g. meadows), wetlands, open and running water, and rock areas (e.g. cliffs);
- allotments and community gardens:
- cemeteries and churchyards; and
- Civic spaces, including civic and market squares and other hard surface areas designed for pedestrians.

The Council recognises that most areas of open space can perform multiple functions. These will be taken account of when applying Open Space Policies. These include:

- strategic functions - defining and separating urban areas; providing community greenways, 'green lungs' or landscape buffers within urban areas; better linking of town and country; and serving recreational needs over a wide area;
- urban quality - helping to support regeneration and improving quality of life for communities by providing visually attractive green spaces close to where people live;
- promoting health and well-being - providing opportunities to people of all ages for informal recreation, or to walk, cycle or ride within parks and open space or along paths, bridleways and canal banks. Allotments may provide physical exercise and other health benefits;
- havens and habitats for flora and fauna – sites may also have potential to be corridors or stepping stones from one habitat to another and may contribute towards achieving objectives set out in the Northern Ireland Biodiversity Strategy;

- as a community resource – a place for congregating and for holding community events; and
- as a visual amenity – even without public access, people enjoy having open space near to them to provide an outlook, variety in the urban scene, or as a positive element in the landscape.

Fields in Trust is an independent charity, formerly the National Playing Fields Association (NPFA) that champions the value of parks and green spaces and to achieve better protection for their future.

The NPFA recommends a minimum standard for 'outdoor playing space' of 2.4 hectares per 1,000 population. This is commonly referred to as the '6 Acre Standard'. The NPFA does not regard 'outdoor playing space' to be the same as public open space, rather it is space that is safely accessible and available to the general public, and of a suitable size and nature, for sport, active recreation or children's play. Accordingly it is a significant component, but not the only form, of open space.

'Outdoor playing space' is made up of two main components. The first of these is land provided for outdoor sport, principally for adults and youths. The second is playing space for children.

The NPFA maintains that its recommended levels for the allocation of 'outdoor playing space' are justified. Furthermore it confirms that these are minimum standards and advises that they should be exceeded whenever possible. The NPFA commends these standards to all local authorities throughout the United Kingdom.

The following facilities are excluded from the definition of 'outdoor playing space', although the NPFA recognises that there are circumstances where some of them can make a valuable contribution to the total recreational provision of communities. They are not however regarded as substitutes for elements of the NPFA standard:

- outdoor sports facilities which are not as a matter of policy and practice available for public use, such as professional sports stadia;
- grounds of Her Majesty's Services, unless as a matter of policy and practice and by formal agreement they are made available for public use;
- verges, woodlands, commons, the seashore, nature conservation areas, allotments, ornamental gardens and parks (except for clearly defined areas within them for sports, games, practice and play);
- golf facilities;
- water used for recreation, except where it forms an interactive feature of an outdoor play area;
- sports halls or leisure centres;
- commercial entertainment complexes and theme parks; and
- car parks for non-recreational use.

The total NPFA standard should be met by ensuring land is available for outdoor sport and children's play in the manner set out below.

(A) Outdoor Sport: 1.6 hectares

(i) Facilities such as pitches, greens, courts, athletic tracks and miscellaneous sites such as training areas in the ownership of councils;

(ii) Facilities as described in (i) above within the educational sector which are available for public use by written agreement; and

(iii) Facilities as described in (i) above within the voluntary, private, industrial and commercial sectors, which serve the leisure time needs for outdoor recreation of their members, or the public.

Note: - Included within the standard for outdoor sport is a specific allocation of 1.2 hectares per 1000 people for pitch sports.

(B) Children's Playing Space: 0.8 hectares

(i) Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focussed opportunities for outdoor play; and

(ii) Casual or informal playing space within housing areas.

Further information and guidance is available at www.fieldsintrust.org

E: A Green Place – Protecting and Enhancing the Historic and Natural Environment

Alteration, Extension and Maintenance of Listed Buildings

These guidelines are primarily for the consideration of owners and their agents in the preparation of applications for listed building consent and planning applications for change of use, extensions or alterations to listed buildings. In view of the considerable variety in the character and type of listed buildings these guidelines cannot be comprehensive. Nevertheless they do summarise the characteristics and features which make up the special interest of most listed buildings and will therefore be given full weight in the process of judging listed building consent applications alongside other considerations and in assessing grant applications. Every listed building has its own characteristics which are usually related to an original or subsequent function and these should as far as possible be respected when proposals for alteration are put forward. It must also be remembered that marks of special interest appropriate to a particular type of building are not restricted to external elements.

General Considerations

It is always important to differentiate between statutory requirements, recommendations and the corporate policies of owners, insurers and others as the boundaries are often confused. Listed buildings are bound by the same statutory rules as is any other building unless the particular statute provides for an exemption or a waiver. For example, the Council has the power to relax certain requirements of the Building Regulations where their strict application would be unreasonable in a particular case. The Council would similarly encourage the Fire Authority for Northern Ireland to adopt a sympathetic approach when exercising their responsibilities under fire safety legislation in respect of listed buildings. While British Standards are not statutory the Council would commend the advice and guidance set out in BS 7913:2013 "The Principles of the Conservation of Historic Buildings". It will often be possible therefore for proposals to meet the requirements of statutory regulations and other standards in a way which does little or no damage to the character of listed buildings and the Council will expect applicants for listed building consent to have fully investigated these matters.

The Guiding Principles for Conserving Historic Buildings

There are three main guiding principles that will ensure that the character of the listed building is safeguarded when changes to its fabric are being proposed:

The first principle is that of minimum interference and every scheme should therefore aim to conserve a maximum of the original fabric of the listed building, whether or not it will be seen. An historic building is like a coded book and every inch of it speaks to us about its past, its owners, its builders, fashions, customs, times of plenty and times of scarcity. Each piece of its fabric lost is like tearing a page out of this history book. A certain amount of replacement is inevitable, but the practicalities of repair must always be weighed in the balance before that decision is finally made.

The second principle is that the listed building in its original form should remain the dominant feature in relation to any additions or extensions proposed to it. There are certain historic buildings where any extension would be damaging and such works will therefore not normally be acceptable.

The third principle relates to architectural styles when altering or adding to the listed building. Sometimes it will be essential for new work to match the existing architectural style. This would certainly be true where a relatively minor alteration, for example making a window into a door, was to be made to a building of one definite architectural style. However when more extensive changes are being considered, for example the addition of a substantial wing, then it may be acceptable for the new work to make its own architectural statement which could contrast, but must never compete, with the original building. Where an extension

wishes to copy the original building it is critical that it does so accurately. A poor copy will always be unsatisfactory and can never exist in harmony with the original building. Whichever stylistic path is chosen, if the new work will finally form part of the architectural perception of the listed building then the most important factor in the design is that the quality of the new work is a match for the old.

Building Elements

The following paragraphs will look at each building element in turn and examine the general criteria that will be applied in assessing proposals for works to listed buildings. It is impossible to describe every situation and problem that can arise and the guidance does not purport to be a manual of good conservation practice and should not be used as such. Those seeking more detailed information about any aspect of conservation work referred to briefly in this guidance should contact the Department's Historic Environment Division where further advice will be available.

Roofs

The roof is nearly always a dominant feature of a building and the retention of its original structure, shape, pitch, cladding and ornament is important. Natural slate and lead are the most common materials to be found on the roofs of listed buildings in Northern Ireland. Other roofing materials include thatch, tiles and copper. These traditional roof coverings should be retained wherever possible and their replacement with modern substitute materials will not normally be acceptable. The relationship of the roof to the supporting walls at verges, eaves and parapets are also important features and part of the historic character of most listed buildings. Such details should not be altered during renovations. Where original timber or metal framing remains in a roof this too can contribute greatly to the historic interest of the building as a whole.

The provision of roof ventilation will normally require listed building consent as it is likely to alter the appearance of the building. Where such work is proposed it should be undertaken without disfigurement to the roof, so thought will be required before deciding on a suitable method. There is a wide range of manufactured items to choose from. If it is the intention to use a standard item then it will be helpful if a section of trade literature is submitted with the listed building consent application in order that the precise item type, material, colour etc. can be established. An alternative is to copy the design of traditional ventilators.

Dormers and Rooflights

Original dormer windows should be retained and carefully repaired. If beyond repair they should be reconstructed with all details reproduced. Enlargement of existing dormers on principal elevations should normally be avoided. Any decision as to whether new dormers or roof lights can be added to a roof must be approached carefully. Historic roof structures must not be damaged by their insertion. This can be difficult to achieve as original ties and braces can get in the way and where alterations would result in large scale loss of original fabric they will not be acceptable. New dormers should not upset a symmetrical design of an historic building, while in terraces their introduction may be inappropriate in townscape terms. New roof lights may provide an alternative in such cases, although they should be in flush fittings and not located on prominent roof slopes.

Chimneys

These are essential elements for most listed buildings and are important to their silhouette and three dimensional character. In some instances they will be part of the formal architectural composition. In terraces and groups the exact form and detailing can be critical to the overall architectural concept. In many cases chimneys also perform a vital structural function and they should generally be kept whether or not they continue to have a functional use. When it is necessary to build a new chimney it must be considered as a positive part of the listed building. A stainless steel tube bracketed to the wall can only detract from the character and quality of the parent building. Chimney pots, especially in groups and terraces, are often an important architectural element in their

own right and a traditional roofscape may be damaged if they are removed.

Rainwater Goods

Rainwater goods should not interfere with any mouldings or decorative features. The profile of guttering and the positioning of downpipes are often part of the formal architecture of a listed building and are to be respected in any scheme of work. Where the contribution of the guttering is less formal it will still be important to keep to original profiles and to use traditional materials.

External Wall Finishes

Most listed buildings are stone, brick or rendered, a few are faced in faience or terracotta or are half timbered. Of these finishes, render is the one most prone to inappropriate changes. The character of an historic building can be considerably altered by choosing a render that has not been based on a proper study of historic mixes. To render over stone and brick finishes will not normally be acceptable because of the resulting change to the building's character. Equally it will be wrong to strip render to expose stonework if it is clear that the building was historically rendered. When considering a new render particular attention should be given to the choice of sand and aggregate in the mix, as this choice will affect both colouring and texture. Modern rendering techniques such as dry dashing are rarely appropriate.

Inscriptions and Other Features

Inscriptions, date stones, coats of arms etc. are all an important part of the history of a building and such features should be retained in situ wherever possible. Signs and advertisements will require listed building consent. Where considered acceptable in principle they should be carefully designed and positioned with appropriate fixings that will not damage the building.

Windows

As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced "like for like". In considering listed building consent applications for additional windows it is important that their design, scale and proportion should be sympathetic to the character of the building. The fact that owners so often wish to alter windows demonstrates that windows attract the attention of practically anyone who objectively looks at a building. They are the eyes of the building and they catch the eye. The finish, the material from which they are made, the method of opening, the subdivisions of the glass, the characteristics of the glass, the interplay of panes, the profiles of each component, the relation of sills, architraves, encasements, shutters etc. all play their part in the overall character of the window. The window plays a vital role in the overall appearance and character of the building internally as well as externally.

Old windows were generally made of sturdy materials, they may look shabby and rundown and they may fit badly and admit drafts but nevertheless it is possible, more often than not, to repair and restore the original units. Repair rather than replacement should be the first aim in any scheme for a listed building. Original timber sliding box sash windows and casement windows can be fitted with seals, gaskets and improved ironmongery to provide a performance that will match any modern window type.

Within the broad window types such as sash or casement there is a wide variation of detail according to date, function and region. Standardisation to one pattern should be avoided. The thickness and moulding of glazing bars, the size and arrangement of panes and other details should be appropriate to the date of the building or to the date when the aperture was made.

Replacement Windows

The insertion of factory made standard windows of all kinds, whether in timber, aluminium, galvanised steel or plastic is almost always damaging to the character and appearance of historic buildings. In particular, for

reasons of strength the thickness of frame members tends to be greater in plastic or aluminium windows than in traditional timber ones. Modern casements with top-opening or louvered lights or asymmetrically spaced lights are generally unsuitable as replacements for windows in historic buildings. Such alterations will not therefore be permitted be allowed. Architects' drawings and specifications should make clear the manner in which new windows are intended to open.

It is usually impossible to install double-glazed units in existing frames without altering the character or appearance of a listed building. Listed building consent is quite likely to be refused for such an alteration because the form and detailing of windows is so often a key architectural element of historic buildings. The more complicated the glazing pattern the more difficult it will be to double glaze and for the installation to meet acceptable conservation standards. Conversely, where there is a simple undivided single sheet of glass in each frame double glazing can usually be fitted without any appreciable change to the appearance and character of the window.

Where there are difficulties, the first step is to discover, by calculation, whether or not double glazing would provide a material benefit in controlling heat loss. Traditional internal timber shutters and good quality curtains will give an equal performance during the hours of darkness. However, heat may be lost through other routes. Commonly this is via the air gaps around badly fitting frames. The installation of draft strips and weather seals is a simple and very effective procedure. Reglazing with thicker single sheet glass or the installation of secondary glazing are other options that will not normally require listed building consent. Plastic strips simulating glazing bars and sandwiched into the cavity of the double glazed unit are not an acceptable conservation option.

In certain circumstances trickle ventilation will be a statutory requirement. There are a variety of ways to modify the designs of traditional windows to make this provision and there are ventilators available that have been specially designed to meet conservation criteria. Where difficulties arise it is as well to remember that the purpose of the ventilator is simply to ventilate the room; it is not a requirement that it be provided through the window. Other locations should therefore be assessed in difficult circumstances.

Doors

Original doors, both external and internal, and their encasements are important elements in listed buildings and wherever possible they should be retained. Their replacement or defacement is often entirely unnecessary. The main features that characterise doors are their size, shape, proportions, the method of construction and individual details such as fanlights or knockers. Timber doors may be sheeted or panelled. The panels may be flush, recessed, fielded and may be decorated with mouldings. Finishes are important as are ironmongery and fittings. Replacement doors should copy the original in the materials, the detail of design and the paint finish. Modern off-the-peg doors are not generally acceptable for use in listed buildings, nor are doors with incongruous design features such as integral fanlights, or furniture such as knockers, letter boxes or moulded details should not be removed or mutilated but retained even if the doorway is redundant.

A modern threat to original doors is protection against fire. Consideration should always be given to ways of retaining original doors. These may include fitting a second door to create a lobby, providing additional escape routes, or investigating a fire engineering approach. Sometimes work to original doors cannot be avoided, but there are techniques that provide the required fire ratings with only minor loss of character. It should also be noted that it is now possible to obtain a waiver for listed buildings from the requirement under fire safety legislation to raise door heights to modern standard heights.

Changing Openings

Door and window openings establish the character of an elevation and should not generally be altered in their proportion or details. Alterations

will only be considered where all reasonable alternatives for continued use have been carefully examined. Sometimes such alteration is unavoidable, but it should be noted in load bearing masonry walls this will almost always create a structural weakness for all time. Where it is proposed to close existing openings it will be important that evidence of that opening is featured in the new work. Sometimes this will entail the retention of the window or door and blocking in behind. This is particularly important in terraces for the sake of the overall design of the terrace. On other occasions it may be acceptable to simply recess the blocking to maintain the outline of the old opening or to conserve a sill or an architrave as evidence of the change. In this way the pattern of change can add to the historic interest of the building.

Shop Fronts

Old shop fronts are already very rare. Wherever shop fronts of merit survive they should be retained and any alterations will require the greatest care and attention. Features of value such as blinds in blind boxes, shutters in shutter boxes against an upright and stall-risers should be retained. Often such features are concealed behind later alterations and premises where works to shop fronts are proposed should be checked for the possible survival of such features. The major threats to old shop fronts are security, fashion, advertising and the corporate image. However, there are almost always ways to meet reasonable working needs without resorting to wholesale change and increasingly, in the commercial world, it is now being recognised that individualism, when it is of good quality, is often better for business than thoughtless standardisation.

Shop Blinds and Security Grilles

Retractable apron blinds covered in canvas are often characteristic features of historic shopfronts and should be retained. Modern plastic canopies are not acceptable. External steel roller shutters are not suitable for historic shopfronts. Acceptable alternatives include laminated glass and internal shutters.

New Shop Fronts

New shop fronts should be designed in sympathy with the rest of the elevation and incorporate any ground floor details of interest. Large inserted plate-glass shop fronts without any visual support for the upper part of the premises can have an unfortunate effect, and shop fronts should not extend into the storey above or alter the proportion of first floor windows. Modern materials such as plastics are to be avoided as facings. The fascia board should not be out of scale with the building as a whole and should usually be finished at the top with console brackets and a cornice or other capping. Not only is this the traditional treatment for shop fronts but the cornice provides an architectural division between the modern shop front and the old upper floors.

Depending on the nature of a proposed commercial or office use, it is very often unnecessary to provide display windows and thus alter an intact ground floor. Existing openings should be retained wherever possible, and if alteration is necessary it should only be to the minimum extent required. Standard corporate shop fronts are seldom appropriate for historic buildings, nor are internally illuminated fascia boxes or signs. The prestige value of listed building premises and their distinctive detailing can be emphasised instead.

Ironwork

Where original ironwork exists it is often an important feature sometimes giving unity to a group or terrace of historic buildings. Local foundries and blacksmiths developed individualism in their work and this local flavour can give a particular character to an area or locality. Broken cast iron can be repaired and damage should not be regarded as an excuse for removal. In some areas there is pressure to convert gardens and yards to parking but if this means loss of ironwork or other important features or if the proposal intrudes into a unified landscape, proposals are likely to be refused.

Conservatories

A new conservatory is a new extension and the same criteria for a successful listed building consent application pertain as for any other extension. The first consideration is the relationship of the proposed new structure to existing architectural features. The second is the intrinsic quality of the new design and the third is the sympathetic choice of materials and finishes. The design can be thoroughly traditional or thoroughly up to date. Whichever is chosen it must have a quality that will equal the qualities of the parent building.

Parapets and Other Features

Parapets (solid or balustrade), pediments, parapeted or coped gables and saddlestones, eaves, cornices and moulded cappings are essential terminal features in the articulation of an elevation of an historic building. If they have to be replaced, it should be in facsimile and in the same materials.

Porches

Porches are sometimes the dominant feature of an elevation; their detailing should always be respected. Open columned porches of the classical type should not normally be enclosed (e.g. with glazed sides and doors to the front), but should be left open. In those instances where new porches are considered acceptable, their design should be undemonstrative and should not challenge the integrity of the facade.

Balconies and Verandas

Balconies and verandas are very often formal components in the design of an elevation. They should be maintained and repaired wherever possible; and if they have to be replaced, facsimiles should be erected using matching materials. As with porches they should not normally be enclosed with glazing.

Interiors

Doors have been discussed separately at E19 above. Equally important to the special interest of many historic buildings are other internal features such as original floorboards, stairways, dadoes, balustrades, panelling, skirting, chimneypieces, chimneybreasts, decorative plasterwork and in some of the more important interiors the paintwork, gilding, gesso etc. Very often important early features may be brought to light during refurbishment works. Fittings too are often of considerable historic and/or architectural importance; for example curtain fittings, early light fittings, sanitary and kitchen fittings, mirrors and built in paintings. While it is more difficult to generalise about interiors than the external elements of an historic building, all internal features and fittings of interest should be respected and left unaltered as far as possible.

Minor Additions to Listed Buildings

There are also some external fixtures that require listed building consent when they affect the character of a listed building. These include satellite dishes and aerials, burglar alarms, sensors, exit signs, security and other floodlighting. Only non-damaging and visually unobtrusive positions for such fixtures will normally be permitted. The principle when proposing such fixtures will be to put the building first and maximum use should be made of existing cavities and clearways such as disused flues, roof spaces and cellars. Where it is unavoidable that such features will be seen, they should be designed to integrate with the older features of the building by the careful choice of fitting, location and colour. Acceptable alternative locations for satellite dishes include outbuildings, yard and garden walls and separate and detached purpose built low level mounting cradles.

Escape Stairs in Case of Fire

The requirement for escape stairs may originate in a change of use or the need for a fire certificate. If additional stairs have to be provided then listed building consent will be required. The preferred option will always be to provide escape stairs in a new extension to the building where this is acceptable in principle. The next best option will be to locate them discretely inside the envelope of the listed building while the least

satisfactory solution will be to provide a staircase externally. Any external staircase comprises an extension to a listed building and a location and design that is sympathetic to the character of the listed building will be required. The use of appropriate materials and finishes as well as a positive relationship to existing architectural features will be critical considerations. A well designed staircase can be a positive enhancement, but a cheap, basic steel ladder will never be appropriate.

Ramps and Access for People with Disabilities

It is often essential for the continuing use of historic buildings that people have access to them. In many cases provision of access for people with disabilities is mandatory. Alterations to a listed building to provide such access will normally require listed building consent.

Many listed buildings have been designed to have elevated processional entrances. Often these are the most impressive elements of the entire architectural composition. In these instances the greatest care must be taken in the design of the new works. Where there is symmetry it is essential that this is maintained. Where there is a natural slope across a site it may be possible to take advantage of this in the design process. In some cases permanent ramps to optimal standards are just not practically or aesthetically acceptable and in these instances alternatives will have to be investigated. Such alternatives include, the use of a temporary ramp, a hydraulic platform lift, a chairlift, assisted access or access by way of another entrance.

Cable Services

If the installer holds a licence granted under the Telecommunications Act 1984 then the installer is bound to notify the Department's Historic Environment Division in advance of any proposed works that may alter the appearance of a listed building. If the installer does not hold such a licence then listed building consent will normally be required. The design for such an installation should be formulated with the aim that it will have a minimal impact on the appearance of the listed building. There will however be the occasional instance when the prospective impact will be so great that the installation cannot be approved.

External Cleaning

Cleaning a building normally requires listed building consent. This is not only because cleaning can have a marked effect on the character of buildings, but also because cleaning processes can affect the historic fabric. The cleaning of a building within a homogeneous terrace would obviously affect the appearance of the terrace as a whole. Certain efforts to clean historic buildings have created long term problems of discoloration and decay. It is equally true that some historic buildings have been enhanced by good quality cleaning. The pros and cons for cleaning buildings are therefore the basis for an ongoing debate. The keyword is care; care in assessing the work at the start, care in specifying methods and materials and care in execution and supervision.

Protection of Listed Buildings during Building Works

Protection is always necessary to a greater or lesser extent when work to a listed building is underway. This may be as little as providing a few dust sheets and sealing communicating doors to prevent dust and dirt from invading the whole building. Especially vulnerable features will need greater protection. Stairs are one element commonly damaged and abused during building work. If work is so extensive that the user has to leave the building empty then security measures against vandalism and theft must be considered; this may entail the removal of important and valuable fittings to safe storage elsewhere. Due consideration should always be given to the wording of the Building Contract to protect fittings and features during the works.

Development in Designated Conservation Areas, Areas of Townscape Character (ATC) or Areas of Village Character (AVC)

General Criteria

General issues to be taken into account in assessing development proposals in designated areas include the appropriateness of the overall massing of the development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complementary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It should also, as far as possible, fit into the "grain" of the area, for example, by respecting historic layout, street patterns or existing land form. It is also important where new uses are proposed that these respect the unique character and general ambience of an area, for example certain developments may adversely affect the character of a designated area through noise, nuisance and general disturbance.

New Buildings

The development of new buildings in a designated area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore while development of a gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area in other cases modern designs sympathetic and complementary to the existing character of the area may be acceptable.

Alterations and Extensions

Proposals for the alteration or extension of properties in a designated area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and will not prejudice the amenities of adjacent properties. Extensions should be subsidiary to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions affecting the roof of a property as these may be particularly detrimental to the character and appearance of the area.

Change of Use

In assessing applications for the change of use of a property within a designated area consideration will be given to both the general land use policies of the Council and the impact of the proposed use on the character and appearance of the area. New uses will normally only be acceptable where any associated external alterations, for example new shopfronts, are sympathetic to their setting and relate in scale, proportions and materials to the remainder of the building and the local street scene.

Trees

Trees often make an important contribution to the appearance and character of designated areas. In assessing development proposals affecting a designated area the Council will therefore take into account their potential impact on existing trees. Where such trees make an important visual, historic or amenity contribution to the area and should be retained the Council will seek appropriate protection measures through the imposition of planning conditions or may consider making a tree preservation order. In some instances development may be acceptable subject to conditions requiring new tree planting or re-planting.

Natural Heritage Statutory Framework

International

The United Kingdom has transposed into UK law the terms of the European Commission (EC) Birds and Habitats Directives13, and both the Water Framework and Marine Strategy Framework Directives. It is also a signatory to the Ramsar Convention in relation to the protection of wetlands.

Special Protection Areas: The Birds Directive provides for the selection of sites for their importance as areas for breeding, over wintering and migrating birds known as Special Protection Areas (SPAs). The Directive also requires Member States to strive to avoid the deterioration of habitats for wild birds outside designated sites.

Special Areas of Conservation: The Habitats Directive requires the protection of certain natural habitats through the designation of Special Areas of Conservation (SACs). It also requires the establishment of a system of strict protection for a list of species (other than birds) whose resting and breeding places and whose habitats must be protected to secure their survival, wherever they occur in the member state's territory.

The protection and management of these European sites and their habitats and species (known collectively as 'Natura 2000' sites) is transposed under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) ['the Habitats Regulations'].

Regulation 3(3) of the Habitats Regulations requires all competent authorities (including Planning Authorities), in the exercise of functions generally, to have regard to the requirements of the Habitats and Birds Directive.

Ramsar sites are wetlands listed under the Ramsar Convention to protect those of international importance. It requires signatories to formulate and implement their planning for the conservation and wise use of wetlands and their resources. As a matter of policy, the UK Government has chosen to apply the procedures under the Habitats Regulations in respect of Ramsar sites. This position is the stated policy within this Plan Strategy.

The Water Framework Directive is transposed into law through the Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2003 (Statutory Rule 2003 No. 544). The aim of the Water Framework Directive is to establish a framework for the protection of all surface waters and groundwater with the aim to reach good ecological and chemical status in all waters as a rule by 2015. Both the Habitats and Birds Directives and the Water Framework Directive aim at ensuring healthy aquatic ecosystems while at the same time ensuring a balance between water/nature protection and the sustainable use of nature's natural resources.

In addition, the measures implemented under the Marine Strategy Framework Directive through the Marine Policy Statement (MPS)16 adopted in March 2011 (under the Marine and Coastal Access Act 2009) can make an important contribution to achieving the wider objectives of the Habitats and Birds Directives.

The European Landscape Convention17 (ELC) promotes the protection, management and planning of landscapes and organises European co-operation on landscape issues. The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. One of the major innovations of the ELC is the definition of "landscape quality objectives", meaning, for a specific landscape, the formulation by the competent authorities of the aspirations of the public with regard to the landscape features of their surroundings.

National

The Wildlife (Northern Ireland) Order 1985 (as amended) ['the Wildlife Order'] prohibits the intentional and reckless killing, taking, injuring or disturbance of all wild birds and of certain animals and any person who

knowingly causes or permits this to be done shall be guilty of an offence. It also prohibits the intentional and reckless destruction, uprooting or picking of certain wild plants.

The Wildlife and Natural Environment (NI) Act 2011 in addition places a statutory duty on all public bodies to further the conservation of biodiversity when exercising any functions.

Nature conservation sites selected as European sites under the Birds and Habitats Directives may also be underpinned, either wholly or in part, by sites selected at national level.

Areas of Special Scientific Interest are given legal protection under the Environment (Northern Ireland) Order 2002 (as amended) which provides powers to designate, protect and manage them. These sites are of special interest by reason of their flora, fauna, geological and/or physiographical features and are designated under part IV of the Order.

Under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985, other statutory designations include:

- Nature Reserves and National Nature Reserves – nature reserves can be of national (and sometimes international) importance. They are usually managed by the Department18 or by agreement with another Department, a District Council or a voluntary conservation body;
- Marine Nature Reserves – inter-tidal or sub-littoral areas designated by the Secretary of State. They are established for the conservation or study of areas of marine flora, fauna, geological or physiographical features of special interest;
- Areas of Outstanding Natural Beauty – designated by the Department primarily for their high landscape quality, wildlife importance and rich cultural and architectural heritage. The Department can also designate a National Park under this legislation.

Local

Local Nature Reserves and Wildlife Refuges – Local Nature Reserves can be provided by District Councils for nature conservation under powers conferred to them under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985. They are particularly appropriate for educational, recreational or public information services. The Department can also provide a Wildlife Refuge under the Wildlife Order.

Trees and Woodland – Trees can be protected through Tree Preservation Orders (TPO) under the Planning (Trees) Regulations (Northern Ireland) 2003 and the Planning (Amendment) (Northern Ireland) Order 2003. A TPO provides protection for trees considered to be of special value in terms of amenity, history or rarity. It makes it an offence to cut down, top, lop, uproot or wilfully damage or destroy a protected tree, or to permit these actions, without first seeking the Council's consent to do so.

Sustainable forest management, as set out by the Forestry Standard, is a fundamental part of forest policy in the north of Ireland. One of the purposes of the Forestry Act (NI) 2010 is to manage forests to help protect the environment and biodiversity. Unless otherwise exempt, the Forestry Act and associated subordinate legislation, regulates the felling of trees in private woodland.

Other Key Legislation

Environmental Impact Assessment (EIA): Many projects which are likely to affect designated sites will be covered by the EIA Directive, which is transposed into domestic law in Northern Ireland through the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. These regulations ensure that the likely effects of new development on the environment are fully understood and taken into account before planning permission is given for a proposed development to proceed. As such its purpose is to improve the quality of decision making by identifying potential environmental issues early in the project process.

Strategic Environmental Assessment (SEA): European Directive 2001/42/EC, on the assessment of the effects of certain plans and programmes on the environment, commonly referred to as the Strategic Environmental Assessment (SEA) Directive, is transposed into Northern Ireland law by the Environmental Assessment of Plans and Programmes Regulations (NI) 2004. The objective of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental consideration into the preparation and adoption of plans and programmes with a view to promoting sustainable development.

The common principle of both directives (EIA and SEA) is to ensure that plans, programmes and projects likely to have significant effects on the environment are made subject to an environmental assessment, prior to their approval or authorisation. Consultation with the public is a key feature of environmental assessment procedures.

The Environmental Liability Directive and Regulations20 establish a framework for environmental liability based on the 'polluter pays' principle, with a view to preventing and remedying environmental damage.

Tree Preservation Orders

This advice is intended to provide advice for tree owners, conservation groups and the general public on protected trees. It has been prepared for guidance only and should not be taken as an authoritative statement of the law. If you have any concerns regarding legal issues relating to trees you should contact a solicitor.

What is a Tree Preservation Order (TPO)?

A TPO is a statutory protection afforded to trees under the Planning Act (Northern Ireland) 2011. More detailed information on the relevant legislation and associated regulations can be found at www.lisburncastlereagh.gov.uk/resident/planning/trees-in-the-council-area

What is a tree?

For the purposes of TPOs the Council uses the following definition "A tree may be defined as a woody, perennial plant which can attain a stature of 6m or more on a single stem. The stem may divide low down, but it must do so above ground level". (Collins Field Guide, Trees of Britain and Europe by Alan Mitchell).

Why Protect Trees?

Trees can have a high amenity value and can make an important contribution to the environment, creating a varied, interesting and attractive landscape. They can help define the character of an area and create a sense of place. Trees can help to screen and integrate development. Trees provide wildlife habitat and contribute to the health and well-being of humans. TPOs are imposed in order to protect selected trees or woodland if their removal is likely to have a significant impact on the local environment and its enjoyment by the public.

The Council has specific duty in relation to trees under Part 4, Chapter 3 of the Planning Act (Northern Ireland) 2011.

What type of trees can be covered by a TPO?

All types of tree can be protected. The Order can cover anything from a single tree to woodlands. Normally, unless a Woodland TPO is proposed, only trees over 3.5m in height are considered for a TPO. Hedges, bushes and shrubs will not be protected.

What is a Woodland TPO?

A Woodland TPO protects all trees within the defined area, including natural regeneration – seedlings and saplings ie. trees less than 3.5m in height are not excluded.

How are TPOs initiated?

All requests for a TPO, from an elected representative, a member of the public or an interest group, should be sent to the Council's Planning

Department for consideration. Additionally the Department for Infrastructure, after consultation with the Council, may initiate TPOs.

How does the Council decide which trees to protect?

The Council may make Tree Preservation Orders for the purpose of:

- Protecting trees considered to be of special value in terms of amenity, history or rarity, which may or may not be under threat.
- Ensuring the continuance of a woodland area which may be felled with Departmental consent, by securing the replanting of trees, where this is considered necessary.

To be considered for a TPO trees must be of high amenity value and in reasonable condition. The following criteria will be used when assessing the merits of a potential TPO;

Potential Threat: Priority will be given to the protection of those trees deemed to be at immediate risk from active felling or damage from development on site. All other requests will be assessed and prioritised accordingly.

Visibility: The extent to which the trees or woodlands can be seen by the general public will inform the assessment of whether the impact on the local environment is significant.

Individual Impact: The mere fact that a tree is publicly visible will not itself be sufficient to warrant a TPO. The tree's particular importance will be assessed by reference to its size and form, its future potential as an amenity should also be assessed taking into account any special factors such as its screening value or contribution to the character or appearance of an area. In relation to a group of trees or woodland, an assessment will be made of the collective impact.

Wider Impact: The significance of the trees in their local surroundings will also be assessed, taking into account how suitable they area to their particular setting, as well as the presence of other trees in the vicinity.

Historical Importance: Certain trees because of their age, association with the setting of listed buildings or the contribution they make to the special character of a conservation area may require consideration for TPO protection.

Rarity: There may be occasions where a tree(s) may be considered for TPO protection solely on the grounds of its rarity. The priority of the consideration will reflect the rarity of the species.

How are TPOs processed?

In most cases the Council will impose a Provisional TPO, which takes effect immediately on the date specified in the notice sent to the owner, and provides protection for the trees for a period of six months. During this six month period a detailed assessment of the trees is carried out by the Council's arboriculturists and a decision is made as to which trees, if any, should be protected. The Provisional Tree Preservation Order will then be confirmed on those trees which are deemed worthy within the six months or allowed to lapse if it is considered, as a result of the detailed assessment, that they are not worthy of protection.

Alternatively a Full TPO may be served in circumstances where the Council considers it unlikely that there is any significant risk to the trees. The Council may give notice to the owner and occupiers of the land that it proposes to make a TPO within a 28 day notice and representation period. Within this period a detailed assessment of the trees is carried out by the Council's arboriculturists and a decision is made as to which trees, if any, should be protected. The Full Tree Preservation Order will then be imposed on those trees which are deemed worthy, within the 28 day period, or not proceeded with if it is considered, as a result of the detailed assessment, that they are not worthy of protection.

At the time a TPO is served on the owner a copy of the order will be attached to a protected tree in an obvious location and neighbours will also be notified by letter.

Are trees in a Conservation Area protected?

Trees in a Conservation Area are also subject to protection as if a TPO is in place. In a Conservation Area anyone proposing to carry out works to trees must apply to the Council which has 6 weeks to consider the proposal and respond. Work cannot proceed until the Council has responded or the 6 week period has expired. If the Council considers that the proposed works should not be carried out it will impose a formal TPO to cover the specific trees. In exceptional circumstances, where there is imminent danger, the applicant may proceed, at risk, with works immediately but must satisfy the Council by submitting evidence in the form of a report and photographs.

Can I object to or comment on the imposition of a TPO?

Comments and representations may be made by anyone within 28 days from the date of a Provisional TPO or from the date of issue of the letter of notification for a Full TPO. Representations will be taken into account by the Council before deciding whether or not the TPO is to be confirmed. All representations will be acknowledged in writing.

How can I find out if a tree is protected by a TPO?

The Council holds details of all Orders in its district, these can be made available for inspection by contacting the Tree Officer in the Council's Planning Department. Alternatively TPOs within the Council district can be viewed at www.lisburncastlereagh.gov.uk/resident/planning/trees-in-the-council-area

An official search of the local land charges register can be made before you purchase a property and this should reveal if there are any TPOs affecting the property.

This search will also indicate if the property is in a Conservation Area.

Can works to protected trees be carried out?

Any person wishing to carry out works to protected trees must first seek the Council's consent to do so by contacting the Tree Officer. You must clearly specify the trees involved, identify their locations, the extent of the work you wish to carry out and the reasons why you wish to carry out the work. The Council will consider the application and may grant approval, grant approval subject to condition or refuse consent. Should an application for consent be refused or granted subject to conditions applicants have the right to appeal in writing to the Planning Appeals Commission (PAC) within 4 months of the decision stating the grounds on which your appeal is based. The PAC then decides on a date for a hearing and requests written representations in the form of a statement of case.

Please note that anyone can apply to carry out works, even if you are not the owner. If approval is granted you would, however, require the owner's consent prior to entering his land or carrying out works on or from his property.

What happens if I carry out works to protected trees without consent?

It is a criminal offence to cut down, lop, top, uproot or wilfully damage a protected tree in a manner likely to destroy it, without the consent of the Council and on summary conviction you could be fined up to £100, 000 (and on conviction on indictment, to an unlimited fine).

What if a tree is dead or dangerous?

Currently consent is not required for the removal of dead or dangerous trees. The Council has the right, however, to require the replanting of trees of an appropriate size and species in the same location as soon as is reasonable. The owner must ensure that he has proof that the tree is dead or dangerous. It is recommended that the Council is made aware of the proposed works prior to them being carried out. Anyone who is unsure as to the condition of a tree is advised to obtain the advice of a qualified arboriculturist.

Can prior consent be obtained from the Council for certain routine and anticipated works to protected trees?

Does a TPO prevent the carrying out of normal garden maintenance on the land?

No. Normal garden maintenance can continue to be carried out and can include hedge trimming, weeding beds and the removal of geminated tree seeds (seedlings) and saplings less than 3.5m in height from any location unless the TPO imposed is a Woodland TPO which protects the woodland's natural regeneration.

If a TPO is imposed does the Council become responsible for the trees?

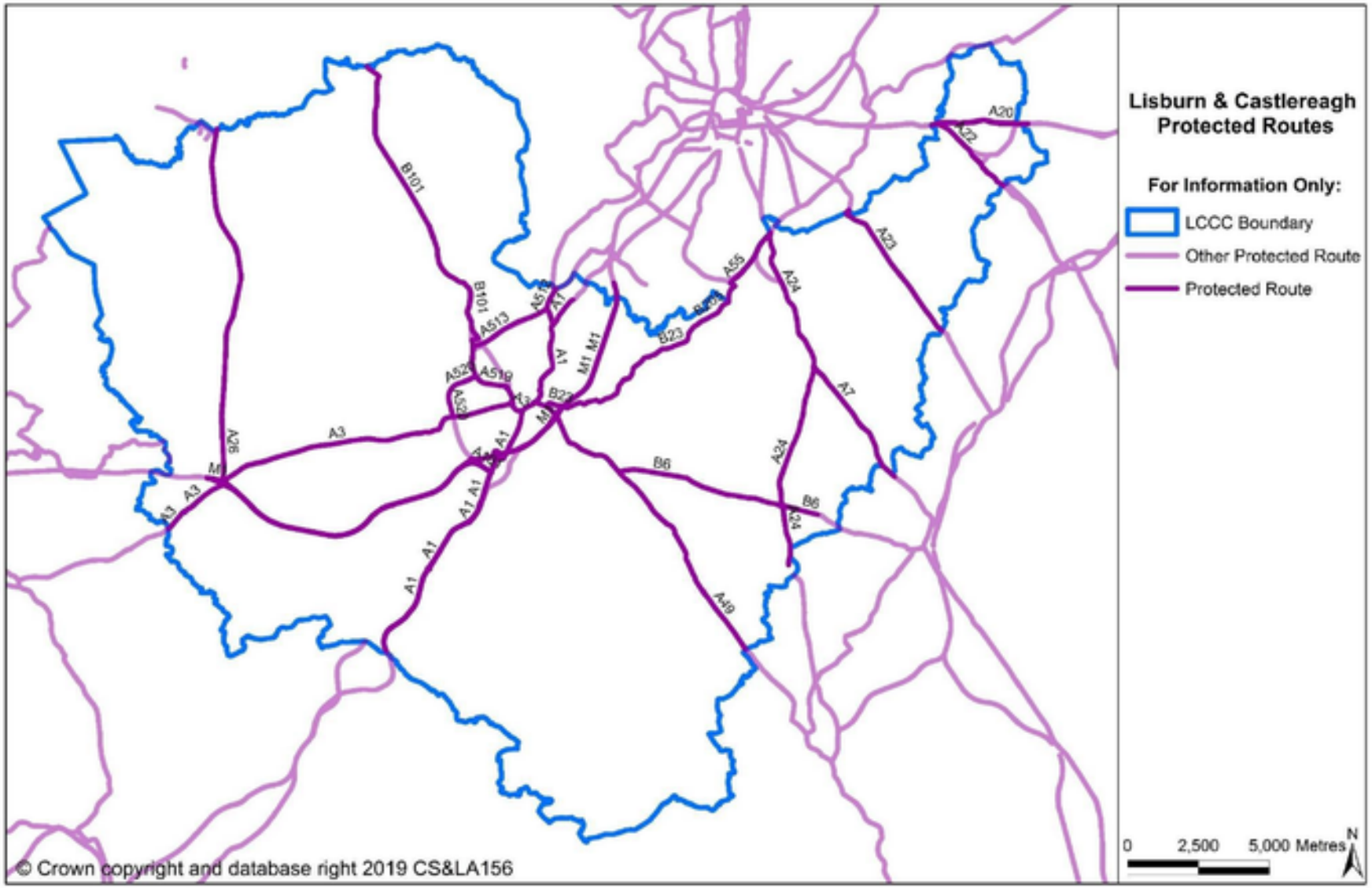
No. The landowner remains responsible for the trees, their condition and any liability in relation to damage they may cause.

Where can I get more information?

Further information can be obtained by contacting your local Tree Officer or on the Council's website www.lisburncastlereagh.gov.uk/resident/planning/trees-in-the-council-area

F: A Connected Place – Supporting Sustainable Transport and Other Infrastructure

Access and Transport



Renewable Energy

Supplementary Planning Guidance for renewable energy proposals are contained in the following publications:

Best Practice Guidance to Planning Policy Statement 18 'Renewable Energy' (2009) published by the Department

Draft Supplementary Planning Guidance to PPS 18 'Renewable

Energy' – Anaerobic Digestion (2013) published by the Department

Accommodating Telecommunications Infrastructure in New Development

The Council wishes to ensure, as far as is practicable, that telecommunication needs are accommodated in an appropriate fashion in the design and layout of new development.

Prospective developers of new housing areas, retail and office developments, community buildings and industrial areas should therefore consider at initial design stage with telecommunications operators how the future needs of occupiers will be met. Developers should provide adequate ducting for telecommunications cables (and for other services where appropriate) to be installed at the outset both underground and in the structure of the buildings proposed, sufficient to meet foreseeable demand for competitive services likely to be provided to those developments. This will help to minimise the disruption and expense if provision has to be made later.

The development or alteration of tall buildings may provide the opportunity to incorporate antennas as an integral feature of the design of their building and developers are encouraged to consult on this matter with the telecommunications operators.

Telecommunications Systems

The following paragraphs describe the principal telecommunications systems and the physical developments associated with them. Each system has different antenna types, siting needs and other characteristics which need to be taken into account in assessing proposals.

Fixed-link Systems

Fixed-link systems operate through cable connections (copper wire or optical fibre), and radio signals transmitted through line-of-sight antennas or satellites.

The trunk networks may use fixed radio links as well as underground or above ground cables. These radio links require the provision of radio relay stations. A station usually consists of a small building to accommodate the radio equipment and a tower normally of up to 60 metres in height supporting a number of antennas. Antennas can also be located on buildings or other structures. Fixed radio link antennas are round 'dishes', with typical diameters of 0.3, 0.6 and 1.2 metres, although reflectors may be of other shapes and sizes.

Fixed radio links operate at frequencies which require direct line of site, with range diminishing as frequency increases. The radio links must be free from obstruction, such as hills, buildings, trees or large moving objects. These factors, together with the need to take account of the curvature of the earth and differing atmospheric conditions, affect the siting and height requirements of antennas. To cover long distances, or to circumvent obstacles, intermediate repeater radio stations are often necessary. They require at least two antennas, one to receive and the other to relay the signal; other antennas may be required for additional capacity or for fall-back use.

The antennas used for transmitting and receiving radio signals via satellite should not be confused with satellite television antennas. Television broadcasters use fixed links to distribute programmes and to link to studios and some businesses also use them for private commercial

networks. Another example of a fixed-link system is the local cable network which is installed underground and requires the erection of usually small junction boxes at intervals.

Third and Fourth Generation Mobile ('GSM' Global System for Mobile)

Digital Cellular GSM systems are provided on the current mobile networks to cater for mobile telephone users. Fifth generation (5G) mobile systems are evolving and their rollout is commencing. With this rollout the Council would encourage operators to continue to re-use existing sites, wherever practicable, in order to minimise the need for new base stations.

Coverage for each cellular system is provided by a network of radio base stations. A base station is a facility that provides transmission and reception for radio systems and each covers a certain area known as a cell.

- Macrocells provide the main structure for the base station network. The base stations for macrocells have power outputs of tens of watts and communicate with phones up to about 35 kilometres (22 miles) distant.
- Microcells are used to infill and improve the main network, especially where the volume of calls is high. They are sited in places such as airports, railway stations and shopping malls. The microcell base stations emit less power than those for macrocells and their range is a few hundred metres.
- Picocell base stations have a lower power output than those of microcells (a few watts) and are generally sited inside buildings.

These systems are demand-led. Increase in the use of mobile phones has meant that operators are continually expanding their networks to accommodate customer requirements of service and quality. The greatest need for base station sites is usually in built-up areas where there is the greatest density of mobile users, and within a mile or two of the main roads, where the demands on network capacity are greatest.

The size of each cell is planned by the network operators. It is determined by a number of factors, but particularly the number of subscribers expected to require access to the system during the peak usage period. In areas where usage exceeds the limits of the network, capacity can be expanded either by introducing new base stations (macrocells or microcells), or by splitting existing cells, thus effectively doubling capacity. Cell splitting requires the erection of additional antennas at an existing base station.

The location of transmitter antennas is important, as signals from one cell will interfere with nearby cells on the same frequency. To avoid blind spots from buildings and hills, antennas must usually be placed high up. In urban areas antennas are often best placed on existing buildings.

Cellular operators typically use vertical multiple pole type antennas about 1-3m in length, some with reflectors attached, mounted on a mast or other supporting structure. In addition, a number of small terrestrial microwave antennas (0.3m-1.2m) may be required, for example to provide links from the base station to the exchange. Associated equipment housing is usually between 4 and 35 cubic metres in volume.

Terrestrial Trunk Radio System (TETRA)

TETRA is an advanced digital technology standard, promoted by Europe. It is a digital standard used by the Emergency Services and ideal for Public Access Mobile Radio or for private network users needing multichannel operation (such as road breakdown services, use at airports or for large construction sites). TETRA base stations operate in a similar way to mobile phone base stations, in that they can be configured in cellular patterns.

Other National and Local Networks

In addition to those mentioned above there are national public networks for data and paging, national networks for maritime, aeronautical, defence, police and a number of other official services. There are also public interest national networks for rail, road breakdown, utility support,

and regional networks for local health authorities, local government and many private networks (e.g. for road haulage, retail, security, taxis and couriers, agriculture and so on).

Radio is also used for hobby and leisure purposes. Amateurs have to pass examinations to be licensed to operate, but may then install fixed antenna subject to planning rules. Because many want to use low short-wave frequencies, these need long wire type antenna.

Satellite Television Broadcasting

Television signals are beamed direct-to-home from the satellite to individual receiving antennas, the more common ones known as satellite dishes. Antennas have to be in direct line-of-sight of the geostationary satellite, and almost always have to be mounted outdoors.

The location of a satellite dish on a building will depend on the direction of the satellite. The size of the dish will depend on the technology used and the strength of the broadcast signal. New developments in antenna technology bring to the market new kinds of antennas with different visual characteristics.

Terrestrial Broadcasting

Digital terrestrial broadcasting uses existing TV rooftop aerials for domestic reception. Rooftop aerials need to be in range of the transmitter to ensure good quality reception. The construction of new buildings or other structures, such as wind turbines, can interfere with broadcast and other telecommunications services, and the possibility of such interference can be a material planning consideration.

Wirescape

Wirescape is a term within Policy UT1 that refers to pylons and poles carrying overhead wires for telephone or electricity services. Such wirescape can be visually obtrusive.

In areas of landscape or townscape sensitivity, such as Areas of Outstanding Natural Beauty or Conservation Areas, the Council will seek to ensure proposals assessed against Policy UT1 will enhance the visual amenity by encouraging the removal of all unnecessary wirescape, either overhead or on building elevations. For example, when new paving and footpaths are being laid, consideration should be given to undergrounding existing services with new proposals.

Further guidance is provided in the following; Departmental Guidance Documents

Creating Places – achieving quality in residential developments, Provision of Services, page 99 – 101; Living Places – An Urban Stewardship and Design Guide for Northern Ireland, Serviceability, page 51; and, The electricity transmission system operator for Northern Ireland (SONI) Guidance Document; Transmission Development Plan Northern Ireland 2021 - 2030

Waste Management

Glossary of Terms

Biodegradable Municipal Waste (BMW) – the portion of the municipal waste stream [see definition of municipal] that is capable of undergoing anaerobic or aerobic decomposition, such as food and garden waste, and paper and paperboard.

Civic Amenity Site – site for the collection of recyclable materials and bulky household waste.

Commercial Waste – waste from premises used for the purpose of trade or business, sport, recreation or entertainment.

Compost – organic matter decomposed aerobically or anaerobically and used as a fertiliser or soil conditioner.

Construction/Demolition Waste – masonry and rubble wastes arising from the demolition or construction of buildings or other civil engineering structures.

Contaminated Land – land which has been subject to the addition of a material or materials to such a degree as to render it unfit for its intended purpose.

Controlled Waste – refers to household/municipal, industrial and commercial waste.

Environmental Impact – the total effect of any operation on the surrounding environment.

Essential Interim Landfill Capacity – the Waste Management Strategy provides for the development of additional landfill capacity to meet essential capacity needs identified by councils prior to the establishment of an integrated network of waste management facilities.

Groundwater – water held in water-bearing rocks.

Hazardous Waste – a waste that, by virtue of its composition, carries the risk of death, injury or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact if improperly handled, treated or disposed of. The term should not be used for waste that merely contains a hazardous material or materials. It should be used only to describe wastes that contain sufficient of these materials to render the waste as a whole hazardous within the definition given above.

Household Waste – waste from a domestic property, caravan, residential home or from premises forming part of a university or school or other educational establishment; premises forming part of a hospital or nursing home.

Hydrogeology – the study of water in rocks.

Incineration – the burning of waste at high temperatures. This results in a reduction in bulk and may involve energy reclamation.

Industrial Waste – wastes from any factory, transportation apparatus, from scientific research, dredging, sewage and scrap metal.

Inert Waste – waste material that does not undergo any significant physical, chemical or biological transformations when deposited in landfill. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm human health. The total leachability and pollutant content of the waste and the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater.

IPPC – Regulations to transpose the requirements of EC Directive 96/61 on Integrated Pollution Prevention and Control (IPPC). The Regulations are designed to protect the environment through the prevention of or reduction in pollution of air, water and land caused by emissions from industrial installations. Under the Directive Specified Waste Management Activities which includes most landfill sites and certain types of hazardous waste treatment will require permits.

Landfill Gas – a gas produced by the decomposition of biodegradable waste. It consists primarily of a mixture of methane and carbon dioxide.

Land Improvement – the deposition of inert waste on land for the purposes of improving agricultural land, for example where steep gradients are reduced and the land re-graded with an adequate surface layer of topsoil; land reclamation for necessary development; preparing other land for necessary development, or landscaping, screening or re-grading other land.

Landfill Site – the controlled deposit of waste to land generally involving the infilling of voids following mineral extraction.

Land Raising – involves the deposit of waste above ground, e.g. in naturally occurring depressions or as part of reclamation schemes.

Land Spreading – the application of waste or sludges to the land and thereby facilitating their degradation and incorporation into the top layer of soil. Fertiliser is usually added to assist aerobic breakdown.

Leachate – liquid that seeps through a landfill site and by so doing extracts substances from the deposited waste.

Municipal Waste - household waste and any other waste under the control of councils or their agents acting on their behalf.

Proximity Principle – highlights a need to treat and/or dispose of waste in reasonable proximity to the point at which it is generated.

Putrescible – liable to decompose or rot with an offensive smell.

Recovery – the reclamation, collection and separation of waste materials from the waste stream.

Recycling – the recovery and re-use of materials from the waste stream.

Re-use – the repeated utilisation of an item/material for its original (or other) purpose.

Self-sufficiency – is a central tenet of EC legislation which requires all member states to apply this principle in their waste management practices at national level and, as far as is practicable, also at regional and sub-regional levels.

Special Waste – waste which contains substances deemed to be dangerous to life as defined by the Special Waste Regulations (Northern Ireland) 1998.

Waste – the unwanted by-product of industrial, commercial and domestic activities or anything otherwise discarded.

Waste Disposal – the process of getting rid of unwanted, broken, worn out, contaminated or spoiled materials in an orderly, regulated fashion.

Waste Management Hierarchy – is at the centre of European waste management policy. The hierarchy indicates the relative priority of different methods of managing waste, and provides instruction to waste management policy and planning initiatives on how to progress towards sustainable waste management policies.

Waste Management Strategy – published on 20th March 2000, this document's main purpose is to provide a framework for the development of regional waste management facilities in Northern Ireland.

Waste Management Plans (WMPs) – the principle mechanism for implementation of the Waste Management Strategy that requires councils to prepare WMPs in line with the timetable contained within the Strategy. Article 23 of the Waste & Contaminated Land Order 1997 imposed a duty on councils to prepare WMPs detailing what arrangements were appropriate for dealing with the recovery, treatment and disposal of controlled waste arising in their districts.

Waste Management Licence (WML) – a licence granted by the Northern Ireland Environment Agency under the Waste & Contaminated Land Order (Northern Ireland) 1997.

Waste Management Planning Conditions

When planning permission is given for waste management, the Council will often impose conditions or negotiate agreements in respect of matters that include, as appropriate, the following:

- transport modes, access and routing arrangements, and the volume of traffic generated
- the hours of operation where these may have an impact on neighbouring land-use
- the level of noise
- the physical nature of waste acceptable or excluded, insofar as this might affect local amenity or neighbouring land-use
- landscaping
- plant and buildings
- ancillary development
- the timescale of the operations and any phasing of uses on a site
- minimising nuisance from dust, birds, vermin, or litter
- the historic environment, industrial heritage and archaeological remains
- the protection of surface and underground water
- removal, handling and preservation of topsoil and subsoil, and their replacement at the restoration stage
- precautionary measures against the risks of sites suffering from or causing land instability
- landscaping of operational areas and facilities
- the area to be filled
- restoration and aftercare
- parking and servicing arrangements
- any other significant impact on the environment or human health.

Waste Minimisation in New Development

Waste minimisation is concerned with reducing the quantity of waste that is produced and which would otherwise require treatment or disposal by one of the other options in the waste hierarchy. The main benefits of waste minimisation are the lower environmental and economic costs associated with production and waste disposal. The Council wishes to ensure, as far as is practicable, that waste minimisation is incorporated in an appropriate fashion in the design and layout of new development.

Prospective developers of new housing areas, retail and office developments, community buildings and industrial areas should therefore consider at initial design stage the waste implications and requirements of future occupiers of such development.

The extent to which the Council can influence waste minimisation is limited. Nevertheless good design can ensure that communal and large scale developments occupied or used frequently by people may provide the opportunity to incorporate recycling facilities such as Bring Banks and to separate, recycle and recover as many waste outputs as possible.

Waste Legislation

A number of European Community Directives are relevant to land-use planning policy on waste management. In particular:

The Framework Directive on Waste

The statutory framework necessary to implement the Waste Framework Directive 75/442/EEC (as amended by 91/156/EEC and 91/692/EEC) is contained in the Waste and Contaminated Land (Northern Ireland) Order 1997 and its 2011 amendments. The Directive requires Member States to prepare waste management strategies to ensure the development of an integrated network of regional waste facilities. The Directive also introduces the polluter pays principle and the need for licences and registration of carriers.

Waste Management Plans prepared by the councils provide a basis to implement this Directive. The Waste and Contaminated Land (Northern Ireland) Order 1997, which implements the Directive in Northern Ireland, includes the requirement for a waste management strategy and integrated network of regional facilities, together with the introduction of a duty of care, registration of carriers and comprehensive provisions for new waste management licences. The Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations (Northern Ireland) 1999 establish a system for registration of carriers of controlled waste. These controls make it a criminal offence for any person who is not registered as a carrier to transport controlled waste, and enable the seizure and disposal of vehicles used for illegal waste disposal. The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 came into force on 1st October 2002 and non-compliance will be a criminal offence.

The Landfill Directive

The EC Landfill Directive 1999/31/EC aims to harmonise controls on the landfill of waste throughout the European Union. It came into force in July 2001. It contains two main elements:

- three progressive targets for Member States to reduce the amount of biodegradeable municipal waste (BMW) going to landfill. These are aimed at reducing the amount of methane (a powerful greenhouse gas) emitted from landfill sites. They also reflect the UK's wider and legally binding target for the reduction of greenhouse gases agreed at Kyoto in December 1997; and
- the introduction of more stringent operational and technical regulatory requirements on waste and landfills.

The Directive also places restrictions on the co-disposal of hazardous and non-hazardous waste. The Waste Management Strategy for Northern Ireland provides the basis for meeting the BMW targets.

The Hazardous Waste Directive

The Directive on Hazardous Waste (91/689/EEC) requires that hazardous wastes be included within the scope of waste management strategies and plans. Its requirements are implemented by the Special Waste Regulations (Northern Ireland) 1998 which introduce a new definition of special waste and require a tracking system to control the movement of hazardous waste from its point of production to its final destination for disposal or recovery.

The Groundwater Directive

The Groundwater Directive (80/68/EEC) seeks to protect groundwater against pollution caused by specified dangerous substances. This Directive is implemented by the Groundwater Regulations (Northern Ireland) 1998 that control discharges of List I (Substances which possess carcinogenic, mutagenic or teratogenic properties in or via the aquatic environment) and List II (Substances which have a deleterious effect on the taste or odour of groundwater, and compounds liable to cause the formation of such substances in such water and to render it unfit for human consumption) substances to groundwater.

The Assessment of the Effects of Certain Public and Private Projects on the Environment

This Directive (the EIA Directive 85/337 EEC as amended by Directive 97/11/EC) requires formal consideration of the environmental effects of certain projects and is implemented by the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.

Integrated Pollution Prevention and Control (IPPC)

Council Directive 96/61/EC on integrated pollution prevention and control lays down measures designed to prevent or, where that is not practicable, to reduce emissions in the air, water and land from certain listed activities including some waste management facilities. Transposing legislation is currently being prepared and this will replace the current arrangements in the Industrial Pollution Control (NI) Order 1997.

The Urban Waste Water Treatment Directive

The Urban Waste Water Treatment Directive (91/271/EEC) defines treatment standards and monitoring requirements for urban waste water. It is implemented by the Urban Waste Water Treatment Regulations (Northern Ireland) 1995.

Council Directive 2000/76/EC sets out stringent requirements and operational controls for waste incinerators and co-incinerators. It includes standards of management, control and monitoring and determination of emission limits.

Waste and Agricultural Permitted Development

Under the Planning (General Permitted Development) Order (Northern Ireland) 2015, a planning application is not required for the carrying out, on agricultural land comprised in an agricultural unit, of engineering operations reasonably necessary for the purposes of agriculture.

Agricultural land improvement can fall into this category provided the Council is satisfied that the following conditions are met:

- The development is on an agricultural land holding of at least 0.5 hectares in area
- No part of the development is within 24 metres from the nearest part of a special road, or within 24 metres of the middle of a trunk or second-class road or 9 metres from the middle of other classes of road.

In deciding whether or not such land improvement is reasonably necessary for the purposes of agriculture or amounts to a separate land use activity in its own right the Council will take the following considerations into account:

- whether the amount of material brought onto the site is the minimum required to achieve the needed improvement
- the nature of the material being deposited
- the extent, scale and duration of the operations involved

- the quality of the agricultural land being filled
- whether the landowner is a farmer actively engaged in farming operations on the holding.

The Council will consider the circumstances of each case very carefully to ensure that the proposed development is required for genuine agricultural purposes. The introduction of Landfill tax has led to a number of applications to deposit waste on agricultural land to avoid payment of the tax. Farmers should confirm with HM Customs and Excise whether or not landfill tax is payable or should register with the Council as an exempt activity.

Flooding

Glossary of Terms

Annual Exceedance Probability (AEP) – The annual probability of a flood exceeding the peak floodwater level.

Culvert – a structure with integral sides, soffit and invert, including a pipe that contains a watercourse as it passes through a beneath a road, railway, building, embankment etc., or below ground.

Catchment – the area drained, either naturally or with artificial assistance, by a watercourse, including all drainage channels, tributaries, floodplains, estuaries and areas of water storage

Coastal Flooding – flooding from sea water, often arising through storm surge

Drainage Assessment – a statement of the drainage issues relevant to a development proposal and the measures to provide the appropriate standard of drainage. The detail of the assessment will be proportionate to the nature of the proposal. (It may also be called a Drainage Impact Assessment).

Drainage Infrastructure – equipment such as culverts, weirs and sluices provided to facilitate drainage

Flood Defence – a structure or works designed to prevent the inundation of land and property from watercourses and/or the sea. Such defences may take the form of floodwalls or embankments or the management of water levels through drainage works.

Flood Hazard – the features of flooding which have harmful impacts on people, property or the environment (such as the depth of water, speed of flow, rate of onset, duration, water quality etc.).

Floodplain – the generally flat areas adjacent to a watercourse or the sea where water flows in time of flood or would flow but for the presence of flood defences. The limits of the floodplain are defined by the peak water level of an appropriate return period event.

Flood Risk – the statistical probability of an event occurring combined with the scale of the potential consequences of that event.

Flood Risk/Inundation Areas – areas susceptible to flooding from the 4 main sources, i.e. rivers, the sea, surface water and reservoirs

Flood Storage – an area, usually within floodplain where water is stored in time of flood.

Fluvial Flooding – flooding from a river or other watercourse.

Freeboard – a height added to the predicted level of flood to take account of waves or turbulence and the uncertainty in estimating the probability of flooding.

Groundwater – water below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

Minor Development – non-residential extensions (Industrial/Commercial/Leisure etc.) with a footprint less than 150 sq. metres

Alterations – development that does not increase the size of buildings, e.g. alterations to external finishes

'Householder' development – e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to extensions to the existing dwelling. This excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of a dwelling house into flats.

Precautionary Approach – the approach to be used in the assessment of flood risk which requires that lack of full scientific certainty, shall not be used to assume flood hazard or risk does not exist, or as a reason for postponing cost-effective measures to avoid or manage flood risk.

Pluvial Flooding – usually associated with convective summer thunderstorms or high intensity rainfall cells within longer duration events, pluvial flooding is a result of rainfall-generated overland flows which arise before run-off enters any watercourse or sewer. The intensity of rainfall can be such that the run-off totally overwhelms surface water and underground drainage systems.

Reservoir – reservoirs, dams and other impounding structures, to be defined by the forthcoming Reservoirs legislation

Residual Risk – the risk which remains after all risk avoidance, substitution and mitigation measures have been implemented, on the basis that such measures can only reduce risk, not eliminate it.

Resilience – sometimes known as 'wet-proofing', resilience relates to how a building is constructed in such a way that, although flood water may enter the building, its impact is minimised, structural integrity is maintained, and repair, drying & cleaning and subsequent re-occupation are facilitated

Resistance – sometimes known as 'dry-proofing', this relates to how a building is constructed to prevent flood water entering the building or damaging its fabric.

River Basin – see catchment.

Run-off – that proportion of rainfall which is not absorbed into the ground and finds its way, by surface water drainage systems or overland flow, into watercourses and eventually discharges into the sea.

Storm surge – the increase in sea level caused by the combined effects of low atmospheric pressure, wind and a high tide.

Stormwater – Surface water in abnormal quantities resulting from heavy falls of rain or snow. Stormwater that does not infiltrate into the ground becomes surface runoff.

Sustainable Drainage Systems (SuDS) – a form of drainage that aims to control run-off as close to its source as possible using a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques such as stormwater networks.

Watercourse – a river, stream, canal, ditch, culvert and surface water drainage systems. (Water mains and sewers are not included in this definition).

Impacts of Climate Change

The most recent climate change predictions up to 2100 date from 2018 and have been estimated by the United Kingdom Climate Projections (UKCP 18). These predictions are based on anticipated change to climate variables such as precipitation, temperature, wind speed and sea level rise and take account of different scenarios concerning varying levels of greenhouse gas emissions over the period. UKCP 18 projections suggest hotter drier summers and warmer wetter winters, coupled with increased frequency of extreme weather occurrences.

Whilst flood risk is generally expected to increase in response to climate change, there is uncertainty surrounding the flood risks that particular areas of Northern Ireland face both today and in the future.

Flood risk is also driven by non-climate change factors. In this context the ongoing expansion of urban areas will increase flood risk as the loss of natural permeable ground and its replacement with impermeable surfaces leads to faster surface run-off into watercourses in the event of heavy rainfall.

The key challenge for flood risk management is that the effect of these drivers (and more specifically changes in these) on the risk of flooding is not certain, with no clear evidence linking changes in these factors to given changes in flooding levels in particular areas. As a result, there are many potential future levels of flood risk that could be realised, with no clear consensus over which levels of flood risk are more likely than others.

Climate change adaptation is about dealing sustainably with the consequences of a changing climate, adapting to those impacts and reducing exposure to the risk of damage. It is also about developing the capacity to cope with unavoidable damage and taking advantage of any new opportunities that arise. Sustainable adaptation with regard to flood risk will include a combination of a number of the following measures:

(a) updating climate change flood maps to inform future development proposals.
(b) strengthening planning policy so as to minimise development in flood prone areas
(c) improving the resilience of existing flood defence/drainage infrastructure
(d) upgrading of storm and drainage culverts and managing exceedance
(e) introducing SuDS solutions to complement traditional drainage solutions.
(f) better preparation and flood proofing for those properties that are at increased flood risk including those which may have had no previous flood history.
(g) improved flood warning systems and emergency call out procedures.

Further information is available online:

https://www.daera-ni.gov.uk/topics/protect-environment/climate-change

Impact of Flooding on People and Property

The effects of flooding can impact on a wide range of human activities and interests, the most obvious being the health and well-being of people directly caught up in flood events and the damage caused to property by inundation of flood water.

Related socio-economic impacts can also affect the well-being of the wider community. These may range from loss of homes and personal possessions, to the disruption of key infrastructure and services and the local economy, the loss of business confidence and damage to cultural heritage and the environment. Additionally, repeated flooding of properties is likely to impact on property prices, the ability to get mortgage agreements and affordable property insurance.

When considering new development in flood risk areas it is important to understand all the impacts that the flooding may bring.

The Impact on Health and Well Being

Loss of life or physical injury arising from floodwater is very rare in Northern Ireland. However, there is growing concern about the potential adverse health effects associated with the trauma of a flood event. Living in a damp and dirty environment that such events cause and the anxiety that living in an area liable to flooding can create are increasingly recognized. Table 1 highlights the possible health implications flooding can have.

Table 1: Health Implications of Flooding

Direct Effects

Causes	Health Implications
Stream flow velocity; topographic land features; absence of warning; rapid speed of flood onset; deep floodwaters; landslides; risk behaviour; fast flowing waters carrying debris.	Drowning Injuries
Contact with water	Respiratory diseases; shock; hypothermia; cardiac arrest.
Contact with polluted waters	Wound infections; dermatitis; conjunctivitis; gastrointestinal illnesses; ear, nose and throat infections; possible serious waterborne disease.
Increase in physical and emotional stress	Increase of susceptibility to psychosocial disturbances and cardiovascular incidences

Indirect Effects

Causes	Health Implications
Damage to water supply systems; sewage and sewage disposal damage; insufficient water supply	Possible waterborne infections (e.g. enterogenic E coli, shigella; hepatitis A; leptosperiosis)
Disruption to transport systems	Food shortages; disruption of emergency services.
Underground services disruption; contamination from waste sites; release of chemicals, oil, petrol storage etc.	Potential acute or chronic effects from chemical pollution.
Standing waters; heavy rainfall, expanded range of vector (disease carrying organism – especially insects) habitats	Vector borne diseases.
Rodent migration	Possible diseases caused by rodents.
Disruption of social networks; loss of property, jobs and family members/ friends	Possible psychosocial disturbance
Post flood clean up activities	Electrocutions; other injuries
Damage to or disruption of health services	Decreases in standard of or insufficient access to health care

Source: Floods: Climate Change and Adaptation Strategies for Human Health (WHO 2002)

The Impact on Property

The severity of damage to buildings is often dependent on the depth and duration of the flood event. Table 2 illustrates flood damage to a typical residential property.

Table 2: Flood Damage to a Typical Residential Property

Depth of Flood	Damage to Building	Damage to Services/ fittings	Loss of Personal Possessions
Below ground level	Minimal damage to main building. Flood water enters basements, cellars and under floor voids. Possible erosion under foundations.	Damage to electrical sockets and other services. Carpets in basements and cellars may need replaced	Possessions and furniture in basements and cellars damaged.
Up to half a metre above ground floor level (GFL)	Damages to internal finishes, plaster, wall coverings etc. Floors and walls become saturated requiring cleaning and drying. Flooring may require replacement. Damage to external and internal doors, skirting, etc.	Damage to electricity meter and fuse-box. Damage to gas meter, low level boilers and telephone services. Carpets and floor covering may need replaced. Kitchen units and electrical appliances may need replaced	Damage to furniture and electrical goods. Damage to small personal possessions. Food in low cupboards contaminated
More than half a metre above GFL.	Increased damage to walls. Possible structural damage	Damage to higher units, electrical services and appliances	Damage to personal possessions

Source: Preparing for Floods (DTLR, 2002)

Impact on the Environment

River and coastal flood plains are valuable ecological resources which provide habitat for a wide range of plants and animals, many of which are rare. A number of the priority habitats identified in the Northern Ireland Biodiversity Strategy are associated with floodplains. Flood plains are often important landscape assets and the location of features of the archaeological and built heritage. Flood events can damage ecosystems, habitats, archaeological / built heritage assets and landscape features, and development can exacerbate such damage. The natural regulation of

floodwater limits ecological damage caused by flooding, while pondage areas provide for the trapping and deposition of sediments and recycling of the nutrients from run-off.

Human activity can therefore have a significant impact in increasing flood risk and new development that is constructed without regard to flood risk may serve only to endanger life, increase property and environmental damage and require wasteful expenditure on remedial works.

Development and Drainage

Development inevitably results in hard, impermeable surfaces such as roofs, roads, footpaths and parking areas which traditionally drain surface water to pipes and sewers and thence to rivers. With development, the area of green space decreases and the volume and velocity of drainage water from the development site increases. Our existing engineered drainage network serving Northern Ireland is under considerable capacity pressures. Sustainable drainage offers a solution to support future development while avoiding increased pressure on the existing infrastructure. The use of sustainable drainage systems (SuDS), particularly for new developments, will provide drainage solutions while not adding more pressure to the existing drainage network.

Sustainable drainage is a key element in future climate change adaptation planning. Traditional piped drainage systems can become overwhelmed during prolonged periods of high intensity rainfall and water quality problems will occur where surface water and sewage are transported in the same pipes and flooding occurs.

When accompanied by ongoing urban development and the projected changes to rainfall patterns resulting from climate change, the climate change predictions, if realised, will significantly increase both the volume and flow rate of storm water, thus increasing the risk of flooding in the future. An alternative approach widely used in other parts of the United Kingdom and European Union to address these problems involves the embedding of sustainable drainage measures into new development through the planning system. The current uptake of sustainable drainage solutions for new development within Northern Ireland is estimated to be below 5%.

Sustainable Drainage Systems

Careful design and incorporation of SuDS into new development or redevelopment schemes will deliver effective drainage while at the same time avoiding increased flood risk downstream. Sustainable drainage effectively delivers on the three 'pillars' that define the concept, i.e. water quantity, water quality and amenity / biodiversity, as depicted below:

Water Quantity

Manage rainfall to mimic natural drainage

- reduce run-off rates
- reduce additional run-off volumes and frequencies
- encourage natural groundwater recharge
- reduce the impact of short duration intense storm events, in particular helping to reduce the impact of 'out of sewer' flood / pollution events

Water Quality

Minimise adverse impacts on water quality

- reduce pollution and protect the quality of receiving waters
- prevent direct discharge of spillage -, SuDS used at the construction stage for a development is considered as 'best practice'
- reduce the volume of surface waste runoff to sewers and so reduce storm overflows

Amenity and Biodiversity

- contribute to the amenity and aesthetic value of the development and the wider environs
- provide habitat for wildlife and enhance biodiversity

Sustainable Stormwater Management Techniques

There is a wide range of sustainable drainage techniques available to developers[5], which can be applied, individually or in combination. A combination of techniques will deliver the best results – for example, a housing development where downpipes are fitted with water butts, the driveways use permeable paving, all connecting to conveyance swales, which in turn are linked to a pond or wetland area. This combination of drainage techniques is known as a 'treatment train'.

Benefits of Sustainable Drainage

Sustainable drainage offers a wide range of environmental, economic and social benefits.

Flood Risk Management Benefits

With climate change predictions for more extreme rainfall events, sustainable drainage systems will provide more drainage capacity and will incorporate a design capacity considerably greater than traditional pipes. Accordingly, they offer greater flood protection. The main flood risk management benefits are outlined below:

- SuDS reduce peak flows through the use of appropriate sustainable drainage techniques and will reduce the impact of localised surface water flooding;
- the reduction of peak flows from new development sites incorporating SuDS means that less stormwater will discharge to downstream drainage networks or watercourses, thereby reducing flood risk;
- effective sustainable drainage systems can reduce the demand for and cost of flood emergency response and preparedness procedures;

Sustainable drainage promotes a joined up approach to flood risk management as it requires input from a range of responsible bodies (e.g. the flood risk management authority, the Council and statutory undertakers).

Environmental Benefits

While flood risk, disposal of surface water and the impact on human health and safety is a material consideration in the determination of planning applications; environmental considerations such as amenity, ecology and water resource issues have historically had limited influence on drainage system design and planning decisions. Continuing to drain built up areas without taking due account of wider environmental impacts, particularly on water quality, is no longer acceptable.

Sustainable drainage provides opportunity for the realisation of a number of environmental benefits. These include:

- improved water quality. This can be delivered in a number of ways, including: (a) natural treatment provided within the SuDS component; (b) absorbing of nutrients by plants growing within the SuDS system; and (c) reduced volumes within the combined piped sewerage systems will mean fewer spills of storm sewage to watercourses.
- increased capacity for water storage through retention of storm water, for example in basins, ponds and water butts provides opportunities for this water to be reused;
- conservation of biodiversity and ecology will be supported through the incorporation of SuDS features such as ponds and wetlands;
- a well designed SuDS system can connect into and support the existing drains and waterways located beyond the development site, thus extending biodiversity via new nature corridors.

[5] British Standards Institution Publication BS 8582:2013

Code of practice for surface water management for development sites

Economic Benefits

Economic benefits likely to accrue from sustainable drainage include the following:

- the increased application of on-site sustainable drainage solutions will mean that less investment will be required in the provision and maintenance of traditional piped infrastructure;
- the removal of storm water from combined sewerage systems will reduce the running costs of sewage treatment works and costs associated with pollution of watercourses;
- Developer savings can accrue through the combination and integration of sustainable drainage with open space provision, particularly on residential sites where the latter is usually required for amenity reasons;
- Developer costs associated with designing and installing a sustainable drainage system are invariably less than with a traditional piped system;
- the retention of stormwater as a consequence of sustainable drainage may offer scope for rainwater harvesting and the reuse of this water can result in economic benefits;
- Buildings overlooking water features generally command higher than average premiums.

Social/Amenity Benefits

Sustainable drainage also offers scope for the realisation of significant social, recreational and health / quality of life benefits. Examples include the following:

- the potential of some elements, such as swales, basins, ponds and wetlands to contribute to the provision and integration of 'green infrastructure' within the urban fabric;
- the potential use of some elements, such as ponds, for active and passive recreational purposes and educational purposes;
- improved water quality generally will benefit public health and enhance the enjoyment of water based recreational activities;

Sustainable Drainage and the Planning Process

Development proposals that facilitate sustainable drainage while meeting broader planning objectives or requirements will usually be considered favourably by the Council. The Council encourages early engagement with the developer and also between the developer and other relevant agencies and disciplines. This will inform the planning and design of a sustainable drainage system that is suitable for the particular characteristics of the site and its surroundings. It will also influence the layout of the site and identify the potential for the drainage system to deliver planning and environmental benefits. Other considerations such as safety issues and long term operation and maintenance arrangements are also best addressed at an early stage.

Assessing Flood Risk and Drainage Impact

In accordance with Operational Policies FLD1 to FLD5 a proposal must be accompanied, depending on the sources of flooding, by a Flood Risk Assessment (FRA) and/or a Drainage Assessment (DA). The detail of the Assessment should be proportionate to the scale and nature of the proposed development and the risks involved. The applicant should appoint a suitable qualified and competent professional to carry out the assessment.

A FRA must consider the flood risk from all sources of flooding where the proposed development is located within or in proximity to the fluvial (river) flood plain, the coastal flood plain or the flood inundation area of a reservoir. It should then identify measures that can be adopted to control and mitigate the flooding to the development or elsewhere as a result of

the development. The main sources of flooding[6] (under the implementation of the EU Floods Directive in Northern Ireland) are:

- **Fluvial** – flooding from watercourses, either natural or man-made and either open or culverted. Such flooding is normally caused when channel or culvert capacity is exceeded and water flows out-of-bank onto the natural flood plain.
- **Coastal** – flooding from the sea when water levels exceed the normal tidal range and flood onto low lying areas along the coastline.
- **Pluvial** – flooding which results from excessive rainfall, generating overland flow that overwhelms existing drainage systems and / or collects in low lying areas.
- **Reservoirs** – flooding which occurs to the surrounding area as a result of reservoir failure, overtopping or the controlled release of water via spillways during periods of high flows.

A Drainage Assessment should consider the flood risk mainly from pluvial flooding where the proposed development is located beyond the fluvial and / or coastal flood plain or a reservoir flood inundation area. It should then identify measures that can be adopted to control and mitigate the risk of flooding to the development or elsewhere as a result of it and include for the safe disposal of surface water runoff from the site.

When is a Flood Risk Assessment required?

When a more accurate definition of the Flood Plain and Extents is needed

Due to the nature of the Strategic Flood Map for Northern Ireland the geographical extent of predicted flood areas cannot be precisely defined. In some cases reservoir inundation maps may not be available. A FRA to determine a more accurate extent of flooding is therefore necessary for development proposals located in proximity to the margins of the predicted flood plain, irrespective of whether the site lies just outside or just inside (wholly or partially) the extent as depicted on the Strategic Flood Map. In these circumstances it is sufficient for the FRA to identify the sources of flooding and the resulting flood extents. For some sites the applicant may be able to demonstrate through a combination of local knowledge, photographs of historic flood events or a level survey that the site or part of the site lies outside the flood plain and would be suitable for development from a flood risk aspect. For other sites, a more detailed river model may be required. Preliminary discussion with DfI Rivers is advisable to ascertain the type of information required. Should the outcome of this exercise confirm that the development site or part thereof lies within the flood plain, then the applicant should consider a more suitable alternative location.

When the proposed development is within the (fluvial/coastal flood plain/reservoir flood inundation area) and is otherwise acceptable under the policy

In circumstances where the proposed development is acceptable in principle under the policy, for example where it constitutes an exception to policy FLD1; a FRA must still be submitted to the Council as part of the planning application, so as to ensure the identification of all sources of flooding, the resulting flood extents and the means by which flooding is to be controlled and mitigated. A FRA should not be undertaken when a proposal is clearly unacceptable in principle under the policy as this will invariably result in nugatory work and expense on the part of the developer.

[6] Infrastructure failure should also be considered as a potential source of flooding, which may occur as a result of a blockage or collapse within a

watermain, culvert or sewer system.

What information should be in a Flood Risk Assessment?

When a more accurate definition of the Flood Plain and Extents is needed

For this purpose, the FRA will typically be required to contain the following information:

- a location plan to a suitable scale, which clearly illustrates geographical features and identifies the catchment, watercourses in the vicinity and the built development;
- a site plan (and where appropriate, cross sections) showing existing levels related to Ordnance Datum Belfast), existing structures, watercourses in or bounding the site, internal site drainage and drainage outfalls;
- data on historical flooding events, including photographs and media reports, supported by information on rainfall, flood return periods and the probability of storm surge occurrences, where appropriate. Evidence on trends in flood occurrences and changes in the local environment since the last event is particularly valuable;
- a plan of the site showing the extent of the predicted Q100 / Q200 flood plain, and / or in the case of a reservoir, the extent of the predicted flood inundation area. This may require a local hydraulic model based on the topographical information, historical flood events and the assessment of design flow discharges at the site using industry standard methodologies.

When the proposed development is within the fluvial/coastal flood plain

The FRA in these circumstances will typically be required to contain the following information relating to the Assessment of the Flood Risk:

- a location plan as detailed under paragraph D6;
- a site plan (and where appropriate, cross sections) showing pre-development and post-development levels related to Ordnance Datum Belfast, existing structures, development proposals, watercourses in or bounding the site, internal site drainage and drainage outfalls;
- details of any existing or proposed flood alleviation measures or flood defence structures that may influence the site including information on their structural condition, level of protection and maintenance regime;
- the identification of all sources of flooding pre and post- development;
- an assessment of the hydraulic capacity and structural integrity of all drains and sewers within or bounding the site. The methodologies for assessment must be clearly identified;
- data on historical flooding events accompanied by supporting information as detailed under paragraph D6;
- a plan of the site showing the extent of the predicted Q100 / Q200 flood plain and / or in the case of a reservoir, the extent of the predicted flood inundation area. This will involve the production of hydraulic models requiring longitudinal / cross sections of the watercourse and the site, assessment of flood discharges using industry standard methodologies, and the inclusion of information such as finished floor levels, access road and car park levels, estimated flood water levels, flood depths and velocities and associated probability of flooding;
- a plan and description of features which may influence local hydraulics. For example, bridges, pipes or ducts crossing watercourses, culverts, embankments and walls;
- an assessment of the likely speed of potential flooding, the sequence in which various parts of the site may flood, the likely duration of a flood event, the potential consequences of a flood event, the depth and velocity of flood water;
- where appropriate, the likely impact of any displaced water or increased run-off from the development site should be estimated and the consequences for neighbouring or other locations assessed.

Where the proposed development is located within the fluvial/coastal flood plain (or reservoir flood inundation area), the FRA will also be required to provide details of flood control and mitigation measures as

well as safety procedures that will address the flood risks identified. The following considerations may be relevant:

Flood Control Measures

- Infrastructure and drainage design where it may be possible to limit the flow and duration of flood water to the proposed development by diversion of flow paths, culvert upgrading and introduction of control structures such as sluices, weirs and sealed manholes;
- Management of residual flood risk through keeping development a safe distance away from flood defence structures and introducing sacrificial flood storage areas at the rear of defences;
- Suitable maintenance and management procedures;
- Ground water control and pumping.

Flood Mitigation Measures

- Site design and layout such as siting built development so as to avoid areas of the site liable to flooding and flood flowpaths;
- Raising finished floor levels of new buildings;
- Coastal infilling / land raising;
- Flood resistant and resilient construction

Safety Procedures

- Flood and weather warning systems;
- Clear communication lines between those at flood risk and those with flood risk responsibilities;
- Emergency evacuation plans and procedures including safe access and egress for emergency rescue services;
- Capacity and procedures for the rapid movement of furniture and goods to locations outwith of the flood risk area;
- Safe shutdown of electrical supply for domestic and industrial use;
- Pollution control procedures.

Flood Risk Assessment – General Considerations

While it will be necessary to consider all the factors identified above, the detail necessary is likely to vary from case to case, depending on local conditions and the scale and type of development proposed.

Because of the uncertainties inherent in flood estimation and expected climate change impacts, the application of the precautionary approach to hydrological analysis of flood flows and the determination of flood event return periods requires any assessment of flood risk to incorporate the necessary allowances for increased rainfall, storminess and sea level rise specified in current UK research and guidance.

All FRAs should acknowledge that there are no circumstances in which the risk of flooding can be removed entirely. In defended areas therefore consideration should always be given to the potential impacts of extreme events on defences, the residual risks and the minimising of risks to life and property in such events.

When is a Drainage Assessment required?

Policy FLD 3 requires a Drainage Assessment to be submitted to the Council along with the planning application, for development proposals located outside the fluvial and / or coastal flood plain, in any of the following circumstances:

- Where the proposed development exceeds the thresholds specified in the policy (FLD3 a), b) or c)), for example 10 or more new dwellings;
- Where run-off from the development may adversely impact upon other development or features of importance to nature conservation, archaeology or the historic environment;
- Where there is evidence of a history of surface water flooding.

The Drainage Assessment, as well as addressing surface water flooding, may also need to identify control measures for storm water discharge from the site. The use of sustainable drainage systems to manage and limit site discharges to pre-development run-off rates is encouraged.

What information should be in a Drainage Assessment?

A Drainage Assessment will typically be required to contain the following information relating to the assessment of surface water flood risk:

- A location plan;
- A site plan;
- Confirmation as to whether the proposed development is to be located on previously developed land (that may have minimal impact on the existing drainage network);
- Indication as to whether the local area has past flooding problems, which may limit site discharge to the local drainage and watercourses to pre-development run-off rates;
- Identification of likely overland flow paths including depth, velocities, timing and sequence of inundation;
- An assessment of hydraulic capacity and structural integrity of all drains and sewers within or bounding the site, which may result in out of sewer flooding. The methodologies for assessment must be clearly identified;
- Data on historical flood events accompanied by supporting information;
- The likely impact of any displaced water or increased run-off from the development site should be estimated and the consequences for neighbouring or other locations assessed.

Flood Control Measures

- Internal drainage design, including rehabilitation of existing sewers and suitable discharge points to the local drainage and watercourse system that will encourage the safe disposal of storm water run off away from the site and other neighbouring areas.
- On site SuDS solutions such as flood infiltration and storage that will alleviate the flooding and encourage the slow release of storm water to the local drainage and watercourse system.
- Where the upgrading / use of local drainage networks for additional extreme flows is not possible, designing for exceedance by including sacrificial flood storage areas, such as amenity areas, car parks, roads and pathways into the drainage design.
- Suitable maintenance and management procedures.

Flood Mitigation Measures

- Site design and layout to include infilling, ground re-profiling, raising of finished floor levels and landscaping.
- Flood resistance and resilience construction where raising the building is not possible.
- Ground water control and waterproofing for basement areas.

Safety Procedures

- Safe emergency access and egress routes to safe areas.

Supplementary Information in regard to site discharge to the local drainage network and/or watercourses

In addition to planning requirements, developers will also need to ensure that the following requirements are met:

- An initial application should be made to the local DfI Rivers office for consent to discharge storm water under Schedule 6 of the Drainage (NI) Order 1973.

  If it is proposed to discharge storm water into an NI Water system then a Pre-Development Enquiry should be made and if a simple solution cannot be identified then a Network Capacity Check should be carried out.

- Details of how runoff from the site will be controlled and safely disposed of supported by relevant correspondence from DfI Rivers and/or Northern Ireland Water.
- It is the responsibility of the developer to satisfy the appropriate authorities that the internal site drainage complies with the appropriate legislation and includes for exceedance.

Flood Proofing - Resistance & Resilience Construction

The primary aim of planning policy on flood risk is to avoid new development in areas known to be at risk of flooding. However in certain cases, development within areas of flood risk may still proceed, for example where a proposal is deemed to be of overriding regional importance or is accepted as an exception to the policy for development in flood plains. Outside of flood plains, development within areas of surface water flood risk may be permitted subject to a satisfactory drainage assessment. In all such cases, consideration should be given to assessing and managing the flood risk through the adaptation of suitable flood proofing measures. For new development, permanent solutions which incorporate flood proofing into the structure of the building, such as by raised floor levels and impermeable walls will be preferred to other temporary measures. Below ground occupancy and basements should be avoided.

Advertisements

This guidance is intended to advise applicants and commercial companies involved in promoting outdoor advertising how such advertising, if appropriately designed and sited, can contribute towards a quality environment.

Poster Panel Displays

Poster panel displays do not generally relate directly to the land or premises on which they are located. They comprise the more traditional paper posters on panels or hoardings, either freestanding or attached to buildings, modern displays, including moving prismatic panels, and internally illuminated PVC faced panels.

Poster panel displays are a common feature of urban advertising and rely on size and siting for their impact. As a result they have the potential to be over dominant and obtrusive in the street scene. There is a need therefore to ensure that such displays respect the scale of their surroundings. Equally there is a need to prevent clutter and the undue dominance of such advertisements over other uses of land.

The Countryside

Poster panel displays are out of place in the countryside and will generally be unacceptable. An exception may be made where the display advertises a particular event, such as a local agricultural show or fair, and is restricted to a specified time period.

Villages and Small Settlements

Large scale poster panel displays are generally out of place in villages and small settlements because of their potential to detrimentally impact on the visual amenity of these locations. Smaller poster panels may be acceptable depending on their size and on the scale and character of the village. The position and siting of such signage should respect the size, scale and character of surrounding buildings and features.

Residential Areas

Poster panel displays are out of place in any predominantly residential locality. The priority in residential areas is to maintain local character and environmental quality and to protect the amenity of residents. The size, scale and intrusive nature of poster panel displays therefore make them generally unacceptable. An exception may be made for the display of a poster panel on bus shelters in residential areas where there will be no significant impact on the amenity of adjacent residents.

Predominantly Commercial Areas

In commercial areas the scale of buildings may be sufficiently large to accommodate poster panel displays without adverse effect on visual amenity. The scale of commercial and industrial surroundings in our cities and towns can however vary greatly, often within short distances. It will be expected therefore that the scale of advertisement displays should respect the scale of adjacent buildings and the wider area.

Where an area is in mixed use, with shops and offices interspersed with residential properties, poster panel displays may on occasion be acceptable. They should be carefully related to the size and scale of surrounding buildings and designed in a manner that will not damage visual amenity or prejudice public safety.

Freestanding Advertisement Displays

Large freestanding panels (generally 48 sheet displays or greater) are commonly used to screen derelict and untidy land. These sites can be a potential eyesore and in many cases a carefully designed scheme for screening that integrates advertisement panels can often prevent fly tipping, vandalism and help ensure security. Such schemes need to be well maintained and will generally only be acceptable on a temporary basis.

Freestanding displays are also often found at airports, ports and other gateway locations where they generally provide information on the locality, local events and services.

Design Guidelines:

- **the number, scale, proportions and design of freestanding advertisement panels should respect the site and its surrounding area. In particular where these are situated at the back edge of the pavement, or in other prominent locations, care will be needed to ensure that their effect on pedestrians is not overwhelming;**
- **panel displays should be integrated into a well designed scheme of good quality screening which allows for visual breaks between each panel. Areas to the sides of and around the hoardings should be considered with as much care as the display itself;**
- **wherever possible, good quality hard and soft landscaping should form part of the proposal and should be of sufficient scale to assist integration of the panel by reducing the visual impact of the overall display; and**
- **where the rear of the advertising panel is visible from surrounding roads or properties it should be appropriately treated.**

Gable Mounted Advertisement Displays

Large scale poster panels (generally 48 sheet displays) located on gables are a common feature in the predominantly commercial parts of our towns and cities and may offer benefits, such as screening an untidy gable. Care however needs to be taken with such proposals to ensure they are not over dominant, and relate well to the building on which they are proposed to be positioned.

Design Guidelines:

- **the form, design, size, proportions and siting of a wall mounted poster panel should be sympathetic to the building to which it is to be attached;**
- **the panel should generally be above ground floor level on the gable and be symmetrical with the wall on which it is to be positioned;**
- **interesting features, for example architectural details, should not be obscured or destroyed; and**
- **windows should not be covered and the normal functioning of the building should not be adversely affected.**

Tiers of advertisement poster panels affecting the gable or flank wall of a building should be avoided as they can have a significant detrimental impact over long distance views, whilst more local views can appear cluttered.

The guidance above also applies to large electronic screen displays and to freestanding panels in front of a gable or flank wall of a building.

Shroud Advertisement Displays

Shroud advertisement displays are known by a variety of names such as meshes, wraparounds or blow–up signs. They range in size, but are generally large-scale and can cover the whole of an elevation of a building. They can even be used to present an image of what a building will look like when alterations, renovations or building works have been completed.

In view of their scale and size, shroud advertisements have the potential to seriously conflict with the visual amenity of the buildings upon which the display is situated and the area in which buildings are sited. Accordingly, proposals for this type of advertisement are only likely to be acceptable in commercial areas, where they are to be attached to

scaffolding surrounding a building or development site and where a contract has been drawn up for the building or renovation works.

To prevent clutter, account will be taken of the number of similar proposals located within the vicinity of the site and others that have the benefit of advertisement consent.

Signs on Commercial Premises

Signs and advertisements on commercial premises are important in announcing the presence of a business in the street and in directing customers to that location, and can assist the vibrancy of our city and town centres and other commercial areas. When sympathetically sited and designed they can contribute positively to the distinctive visual amenity of an area by giving a sense of quality and permanence.

The most common signs on commercial premises are fascia signs and projecting signs, either box or hanging. Their design should always complement the design of the shopfront and building and respect the wider locality. An excessive number of signs or those which are too large can dramatically affect the premises on which they are sited and have an adverse impact on the general character of the area.

Fascia Signs

Design Guidelines:

- fascia signs should be of an appropriate size, and sited and designed to harmonise with the shop front, the façade of the building and any detailing thereon;
- where there is an original fascia, the sign should make use of this with generally no advertising at sub-fascia level or on pilasters or columns;
- where a new commercial building is proposed, the location of fascia signage should be integrated into the overall design.
- on older and more traditionally styled buildings, painted signs or non-illuminated letters are preferable to panels or other types of display;
- internal illumination should preferably be in the form of individually backlit letters; and
- where external illumination is proposed, trough lighting is preferred. The trough should extend over the whole fascia and be painted to integrate it into the whole display.

Projecting Signs

Design Guidelines:

- projecting signs should be sympathetic to the design of the building where they are to be displayed and respect fascia signage;
- box signs should be located at fascia level and are generally best situated at the end of the fascia;
- hanging signs may be acceptable at first floor level and are generally best situated in a central position between windows;
- to reduce visual clutter a projecting sign will generally only be acceptable where there is no other projecting advertisement such as a canopy, awning, flag or horizontal banner;
- internal illumination should preferably be in the form of individually backlit letters;
- where external illumination is proposed trough lighting is preferred with the trough painted out;
- projecting signs should generally project no more than 1 metre including fixings, with a maximum end width of no more than 0.1m in the case of a box sign;
- projecting signs should be a minimum of 2.25m above ground level in the interests of public safety; and
- illuminated projecting signs are generally unacceptable immediately adjacent to a neighbouring residential property.

Blinds and Awnings

Originally the function of blinds was to protect perishable goods from deterioration due to strong sunlight. Today however blinds, awnings and canopies are increasingly used as a means to provide additional advertising.

Blinds that are well designed can improve the attractiveness of a building or street. Poorly designed or prominently located blinds or canopies displaying advertising can however detract from the appearance of buildings, the surrounding neighbourhood, and can result in clutter. They

are particularly obtrusive when located above windows on upper floors and should be avoided.

Design Guidelines:

- blinds and awnings should be retractable, made from non-reflective material and be designed to integrate with the appearance and construction of the shopfront as a whole; and
- such blinds should be a minimum of 2.25m above ground level in the interests of public safety.

Advertisements on Upper Floors

Where commercial premises occupy the upper floors of buildings the need to advertise their whereabouts can be important to their viability. Great care needs to be taken in considering how this can be achieved without the exterior of the building appearing cluttered.

Fascia signs, panel style signs, canopies, flags and banners are generally out of place on upper floors.

Design Guidelines:

- advertising on upper floors should be printed or etched onto the glass or on to internal window blinds. As an alternative, individual letters rather than an advertisement panel may be suspended behind the glass.

These guidelines also apply to commercial premises on ground floors wishing to advertise on upper floors.

High Level Signs

High level signs generally relate to those vertical or horizontal signs on the walls of tall, single use buildings such as hotels. If not treated with great sensitivity they have the potential to give the appearance of clutter within the local street scene and be obtrusive and dominant over long distances particularly when located on roofs.

Design Guidelines:

- high level signs will generally only be appropriate where they relate to the scale and primary use of the host building;
- they should be designed to be read as part of the building and should not detract from any architectural feature;
- they should not project above the eaves or parapet of the host building; and
- they should have only the lettering illuminated.

Offices in Former Residential Properties

In predominantly residential areas, where offices occupy part or all of a former residential property, it is essential that advertising remains unobtrusive in order that the residential amenity of the area is not prejudiced. Even in situations where offices occupy a row of former residential properties it will generally still be important to retain the overall residential appearance of the area. A more flexible approach will however be considered in those areas where, through ongoing change, surroundings have become mainly commercial.

Design Guidelines

- the advertisement of offices in former residential properties should be by means of nameplates made of metal or other suitable materials and should be fixed to the doorway pilaster, or if there is no pilaster, they may be fixed to the masonry beside the front door; and
- painted or etched lettering on a front window will also generally be acceptable.

Signs at Retail and Business Parks

In retail parks and business parks the uncoordinated display of advance advertisements or ad hoc directional signs to individual businesses, which bears no direct relationship to the building, land or structure upon which

it is displayed is often confusing, untidy and detrimental to the appearance of an area.

There is great potential for all advertising associated with retail or business parks to be undertaken in a planned and co-ordinated manner. Ideally the fascia signs for individual premises should form an integral part of the building, while a single carefully designed directory board located at the entrance to the park or in other acceptable locations can avoid a proliferation of advance signs.

Design Guidelines:

- **all new buildings in a retail or business park should incorporate a signing zone as part of the design;**
- **fascia and projecting signs should be in scale with the host building and surrounding buildings and be consistent across the whole unit; and**
- **advance signage should be provided in the form of a combined directory board within a proposed or existing landscaped area designed and integrated as one scheme.**

Signs at Filling Stations and on Forecourts

Signage at filling stations usually comprises a combination of a canopy, a pole/pylon, and shop fascia signage together with a number of smaller forecourt signs. In view of the range of signs involved there is often potential for their cumulative effect to result in clutter. To help prevent this a co-ordinated approach should be taken when bringing forward proposals, particularly where existing signage is being replaced.

Particular care is needed in assessing proposals for illuminated advertisements at filling stations located adjacent to or near residential properties.

Design Guidelines:

- **all signs should be in scale with their surroundings and not detract from the amenity of the surrounding area;**
- **illumination should generally be restricted to the sign lettering and logo; and**
- **freestanding signs should be located so as not to interfere with or obstruct sightlines.**

Pylon and Pole Mounted Signs

Pylon and pole mounted signs are a common feature at petrol filling stations. Increasingly they are found in association with drive-through restaurants, supermarkets, retail warehousing, retail parks and car showrooms.

The height, size and levels of illumination of these signs may result in visual intrusion within the locality where they are situated. They can be extremely dominant over long distances and detract not only from the character and appearance of the area in which they are sited but also that of the area from which they are viewed. In addition where they are proposed close to residential properties they can be detrimental to amenities enjoyed by local residents.

Design Guidelines:

- **pylon and pole mounted signs should be in scale with their surroundings and they should not significantly exceed surrounding building heights;**
- **they should not detract from the visual amenity or character of the surrounding area;**
- **they should not be sited adjacent to, and wherever possible should not directly face residential properties; and**
- **illumination should generally be restricted to the sign lettering and logo.**

Mobile Advertisements

The display of an advertisement stationed on a trailer or other mobile equipment, which is principally used, or designed or adapted principally for use, for the display of advertisements, without the express consent of the Council is a breach of advertisement control.

Such unauthorised mobile advertising is often sited close to the roadside and can have serious implications for road safety. It can cause distraction

to drivers and impede visibility. In addition it is generally visually intrusive and can significantly detract from amenity.

The Council has encountered problems in taking effective action against such signage. There is generally nothing that can assist the Council in identifying the person, business or company responsible for the trailer, equipment or apparatus used for displaying the advertisement. Additionally, because these can quickly be moved to an alternative location, in an attempt to evade enforcement action, this can hinder effective enforcement action against landowners.

Accordingly, in the case of unauthorised mobile advertisements, the Council intends to focus enforcement action on the person, business or company being given publicity by the advertisement.

A warning letter will normally be served on the person, business or company being advertised. In addition to its normal contents, the letter shall advise that the Council will take the view that should the advertisement be moved to another location, without the requisite consent, the person, business or company will subsequently be liable to court action on this matter without further warning/notification by the Council.

The Council's approach to the enforcement of mobile advertisements will apply equally in circumstances where the wheels may have been removed from a trailer or other mobile equipment where the advertisement is displayed.

In addition to planning legislation, there are separate provisions within roads legislation for the control of advertisements. Where an advertisement is displayed in breach of the roads legislation the Department for Infrastructure Roads may also instigate the appropriate enforcement action.

Plan Adoption Statement

Adoption of Lisburn & Castlereagh City Council Local Development Plan 2032– Plan Strategy

Lisburn & Castlereagh City Council adopted its Local Development Plan 2032 Plan Strategy on 2nd October 2023 In accordance with Section 12 of The Planning Act (Northern Ireland) 2011; Regulation 24 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015; Regulation 15 (c) of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004; and The Conservation (Natural Habitats etc.) Regulations (Northern Ireland) 1995.

Detail

The Plan Strategy is the first of two documents comprising the Local Development Plan.

The draft Plan Strategy was subject to Independent Examination by the Planning Appeals Commission in March-May 2022. The PAC made its recommendations under section 10(8) of the Planning Act (Northern Ireland) 2011 (hereafter "the Act") and presented these as recommended amendments as part of its report to the Department for Infrastructure (DfI) on 30th November 2022. The report concluded the draft Plan Strategy was, subject to modifications, 'sound'.

A Direction subsequently issued on 28th June 2023 from the Department of Infrastructure (DfI) in exercise of the powers conferred on it by section 12(1)(b) of the Act, to adopt the Plan Strategy with modifications.

Adoption

The Plan Strategy became effective on the date of adoption.

Availability

Copies of the adopted Plan Strategy, the Sustainability Report incorporating Strategic Environmental Assessment, the Adoption Statement, the Report of the Planning Appeals Commission, the Direction made by the Department for Infrastructure, and all associated Plan Strategy documents are available for inspection at the Lisburn & Castlereagh City Council Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL during normal office hours.

The documents are also available for inspection on the Council's website at www.lisburncastlereagh.gov.uk (insert link).

Hard copies of the Plan Strategy are available to purchase at a cost of £30.

Any queries should be directed to the Local Development Plan team at ldp@lisburncastlereagh.gov.uk or in writing to Local Development Plan Team, Lisburn & Castlereagh City Council Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL.

Non-Technical Summary

Lisburn & Castlereagh City Council is developing a new Local Development Plan (LDP). This Plan will replace the existing Area Plans and will provide a revised policy framework to inform planning decision making and to guide development in Lisburn & Castlereagh City until 2032.

This document is an Addendum to the Sustainability Appraisal (SA) Reports of the draft Plan Strategy, which are:

- The Sustainability Appraisal of the draft Plan Strategy (incorporating Strategic Environmental Assessment) Sustainability Appraisal Report, published as the 'Draft Sustainability Appraisal' alongside the draft Plan Strategy in October 2019, submitted as SUBDOC-005 ('the 2019 SA Report');
- The Addendum to draft Plan Strategy Sustainability Appraisal (SA) October 2019, published January 2021, submitted as SUBDOC-016(a) ('the SA Report - First Addendum').

The Sustainability Appraisal of the draft Plan Strategy updated and built upon the Interim Sustainability Appraisal, which was carried out in support of the Preferred Options Paper and was published in March 2017.

The Sustainability Appraisal process is underpinned by the SA Scoping Report, an updated version of which was published with the draft Plan Strategy for formal consultation in November 2019. The SA Scoping Report presents the evidence base to inform the appraisals of each policy. It also establishes the SA Framework for undertaking the appraisal. This report should therefore be read in conjunction with the above reports.

Independent Examination of the Lisburn & Castlereagh City Council draft Plan Strategy

In July 2021, the Department for Infrastructure appointed the Planning Appeals Commission (PAC) to cause an Independent Examination of the Lisburn & Castlereagh City Local Development Plan draft Plan Strategy. The Independent Examination public hearing sessions took place between March and May 2022.

Prior to those hearing sessions, a number of focussed and minor changes to the Plan document were brought forward by the Council. These proposed changes were screened to ascertain if any likely significant effects would occur as a result of their implementation within the draft Plan Strategy. The outcome was documented in the SA Report - First Addendum. That report concluded that none of the proposed changes would result in any likely significant effects as a result of their implementation within the draft Plan Strategy and that no further amendments to the SA were required.

Following the Independent Examination, the PAC concluded that, subject to recommended amendments and modifications, the draft Plan Strategy met the tests of soundness as required.

Draft Plan Strategy Independent Examination Report and Recommendations

On 28th June 2023, the Department for Infrastructure ('the Department') issued a direction to the Council to adopt the Plan Strategy with modifications.

The Department's Direction includes two Schedules. The first Schedule contains recommended modifications which reflect the Council's focussed and minor changes. The likely significant effects of these modifications have therefore already been assessed in the SA Report - First Addendum.

The second Schedule in the Direction are modifications recommended in the Planning Appeals Commission's Independent Examination Report which the Department has directed as being necessary for the adoption of the Plan Strategy.

This Sustainability Appraisal Report - Second Addendum has been prepared to document the assessment of whether any likely significant effects will arise from implementing the modifications in

Schedules 2 and 2A within the draft Plan Strategy and whether any further amendments to the SA are required.

The conclusions of this report are that none of the recommended modifications would result in any likely significant effects as a result of their implementation within the Plan Strategy. All the recommended modifications can be made without impacting or changing how the plan as a whole would perform against the Sustainability Objectives. A number of minor changes to the 2019 SA Report will be implemented through this Addendum Report. The overall conclusions of the Sustainability Appraisal as set out in the 2019 SA Report remains unchanged.

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1 Introduction

The Local Development Plan

1.1. Lisburn & Castlereagh City Council is in the process of developing a new Local Development Plan (LDP). The LDP will replace the existing Area Plans and will provide a revised policy framework to inform planning decision-making and guide development in Lisburn & Castlereagh City until 2032.

1.2. The LDP is made up of two documents:

- the Plan Strategy, and
- the Local Policies Plan.

The draft Plan Strategy was published in October 2019 and consulted upon, along with its supporting documents, between 8th November 2019 and 10th January 2020.

1.3. For further information on the LDP, please visit the Council's website at https://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan

Independent Examination of the Lisburn & Castlereagh City Council draft Plan Strategy

1.4. In July 2021, the Department for Infrastructure appointed the Planning Appeals Commission (PAC) to cause an Independent Examination of the Lisburn & Castlereagh City Local Development Plan draft Plan Strategy. The Independent Examination public hearing sessions took place between March and May 2022.

1.5. Prior to those hearing sessions, a number of focussed and minor changes to the Plan document were brought forward by the Council. These proposed changes were screened to ascertain if any likely significant effects would occur as a result of their implementation within the draft Plan Strategy. The outcome was documented in the SA Report - First Addendum. That report concluded that none of the proposed changes would result in any likely significant effects as a result of their implementation within the draft Plan Strategy and that no further amendments to the SA were required.

1.6. Following the Independent Examination, the PAC concluded that, subject to recommended amendments and modifications, the draft Plan Strategy met the tests of soundness as required.

Post-Examination Modifications

1.7. On 28th June 2023, the Department for Infrastructure ('the Department') issued a direction to the Council to adopt the Plan Strategy with modifications.

1.8. Any modifications to the draft Plan Strategy have the potential to change the appraisal of likely effects on social, economic and environmental interests. Therefore, they require consideration through the Sustainability Appraisal and Strategic Environmental Assessment process in order to determine if they alter the 'likely significant effects' predicted in the 2019 SA Report, or if they may result in new likely significant effects.

1.9. The Department's Direction includes two Schedules. The first Schedule contains recommended modifications which reflect the Council's focussed and minor changes. The likely significant effects of these modifications have therefore already been assessed in the SA Report - First Addendum.

1.10. The second Schedule in the Direction are modifications recommended in the Planning Appeals Commission's Independent Examination Report which the Department has directed as being necessary for the adoption of the Plan Strategy.

1.11. This Sustainability Appraisal Report - Second Addendum has been prepared to document the assessment of whether any likely significant effects will arise from implementing the modifications in Schedules 2 and 2A within the draft Plan Strategy and whether any further amendments to the SA are required.

Sustainability Appraisal

1.12. Sections 8(6) and 9(7) of the Planning Act (Northern Ireland) 2011, require an appraisal of sustainability to be carried out for the Plan Strategy and Local Policies Plan, respectively. Sustainability Appraisal must cover the social and economic effects of the LDP as well as the environmental effects. These requirements are locally implemented through the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 ('the EAPP (NI) Regulations').

1.13. SA is an iterative process that runs in parallel with the preparation of the LDP, including the draft Plan Strategy. Strategic Environmental Assessment (SEA) examines the environmental effects of the LDP proposals and is an integral part of SA.

1.14. The SA is underpinned by the SA Scoping Report, which presents the evidence base to inform the appraisals of each policy. The SA Scoping Report also establishes the SA Framework for undertaking the appraisal. The SA Scoping Report was originally prepared to support the Sustainability Appraisal Interim Report, which was prepared for and published with the Preferred Options Paper in March 2017 and an updated version published in October 2019.

1.15. The Sustainability Appraisal of the draft Plan Strategy (incorporating Strategic Environmental Assessment) Sustainability Appraisal Report was published as the 'Draft Sustainability Appraisal' in October 2019, and was subject to statutory and public consultation in accordance with Regulation 12 of the EAPP (NI) Regulations. The 2019 SA Report contains the findings of the assessment on the 'likely significant effects on the environment' of the implementation of the draft Plan Strategy.

1.16. Development Plan Practice Note 04[1] Paragraph 9.1a (vi) provides guidance on whether the SA Report should be updated if draft development plan documents (Plan Strategy or Local Policies Plan) are modified. It states *"a further appraisal may be required if a change substantially alters the draft plan and may have likely significant effects which have not previously been appraised..." "Modifications to the SA should be proportionate to the level of change being made to the draft plan. Therefore, changes to the draft plan that are not significant should not require any further SA. A council will need to exercise judgement as whether a revised SA report will be required*".

1.17. The current stage of the SA consists of assessing the likelihood of significant effects on the environment as a result of introducing the modifications set out in Schedules 2 and 2A of the Department's Direction.

1.18. This document is a second Addendum to the 2019 SA Report, as it identifies whether the outcomes of that original report should be varied or revised from those originally published. It should therefore be read in conjunction with the 2019 SA Scoping Report, the 2019 SA Report, the 2021 SA Report - First Addendum and the Department's Direction.

1.19. If any modification is considered to result in a variation to the original assessment, this Addendum will specify where and how this has been done in the SA.

Next Steps

1.20. On adoption of the Plan Strategy, a Sustainability Appraisal Post Adoption Statement will be prepared in accordance with Regulation 15(4) of the EAPP (NI) Regulations and will be published on the Lisburn & Castlereagh City Council website.

[1] Department for Infrastructure (2015) Development Plan Practice Note 04 'Sustainability Appraisal Incorporating Strategic Environmental Assessment' (found at https://www.infrastructure-ni.gov.uk/publications/development-plan-practice-notes [accessed 20/07/2023]).

2 Review of the Directed Modifications to the draft Plan Strategy

2.1 The objective of the EAPP (NI) Regulations is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development. SA builds on this as it covers the social and economic effects of plans, as well as the more environmentally focused considerations of SEA.

2.2 This section presents a screening of the 59 modifications to the draft Plan Strategy set out in Schedules 2 and 2A of the Department's Direction and identification of whether these modifications have the potential to result in likely significant effects on the environment.

2.3 The fourteen social, economic and environmental Sustainability Objectives (SOs), as identified in the POP/Interim stage and draft Plan Strategy SA Scoping Reports and applied in the 2019 SA Report are shown in Table 2.1 below. They have been informed by the strategic and policy context, a review of baseline information for the Council and any evidence of trends and issues. The SOs remain unchanged from the original SA.

2.4 **Appendix A** of this SA Addendum Report presents the screening of the modifications' interaction with these SOs.

Table 2.1 Sustainability Objectives for Lisburn & Castlereagh City Council

SO1	**1…improve health and wellbeing.** Public policy seeks to increase healthy life expectancy, reduce preventable deaths, improve mental health and reduce health inequalities. Evidence shows that there is a need to address obesity, increase physical activity and reduce inequalities in health. It is also necessary to provide for the needs of an aging population and minimise the detrimental impacts of noise. This can be achieved by creating an environment that is clean and attractive; encourages healthy lifestyles; protects tranquil and quiet areas and enables access to health care facilities for all.
SO2	**2…strengthen society.** Regional policy is directed towards improving community relations and creating a safe society which is more united. Success will be represented by places which are inclusive, respect culture and identity, promote social integration and create a sense of pride. They will also be designed to feel safe and to reduce opportunity for crime or anti-social behaviour.
SO3	**3…provide good quality, sustainable housing.** The population is growing and therefore there is ongoing need for new housing in locations that meet regional policy, are accessible and balance the needs of society and the environment. The make-up of households is changing therefore design needs to meet long term requirements with good quality build to be sustainable. This objective should reduce homelessness and ensure decent, affordable homes with a mix of types.
SO4	**4…enable access to high quality education.** Good education improves opportunities for employment and also contributes to avoidance of poverty and healthier lifestyles. The provision of suitable accommodation for educational establishments in appropriate, accessible locations should play a part in making schools more sustainable and reducing inequalities in education.
SO5	**5…enable sustainable economic growth.** Regional policy seeks to develop a strong, competitive and regionally balanced economy. It is necessary to provide suitable locations for employment, with flexibility where necessary, to reflect current and future distribution of jobs across sectors, encourage new business start-ups, facilitate innovation, regenerate areas, attract investment and make employment as accessible as possible for all. This will reduce unemployment and poverty by helping more people to earn a living and increase their income.

SO6	**6…manage material assets sustainably.** Material assets such as infrastructure and sources of energy production are essential for society and the economy but need careful planning to ensure that they are designed for efficiency and to minimise adverse impacts. The concept of circular economy treats waste as a resource which should be managed sustainably to reduce production and increase recovery, recycling and composting rates; new or adapted facilities may be required.
SO7	**7…protect physical resources and use sustainably.** Land, minerals, geothermal energy and soil are resources which require protection from degradation and safeguarding for future use. Sustainable agriculture, tourism and sustainable use of minerals and geothermal energy can help to support the economy.
SO8	**8…encourage active and sustainable travel.** There is a common goal to reduce traffic emissions and congestion which means reducing single-occupancy car use and increasing other forms of transport, especially at peak times. The location of housing and key services can facilitate better access to public transport. Opportunities for active travel makes travel more affordable and may bring added health benefits, while also reducing greenhouse gas emissions. Measures to manage car demand, such as parking and re-allocation of roadspace, which encourage a shift from car to public transport, walking and cycling will contribute to this goal.
SO9	**9…improve air quality** Air pollution has serious impacts on human health as well as degrading the natural environment. This objective can be achieved through reducing sources of air pollution. Where air pollution cannot be totally excluded careful siting of development should avoid impacts on sensitive receptors.
SO10	**10…reduce causes of and adapt to climate change.** International commitments require greenhouse gas emissions to be reduced to lessen their effects on climate. Measures that help reduce energy consumption and enable renewable energy helps mitigate greenhouse gas emissions however adaption is also required to plan for the impacts of climate change.
SO11	**11…protect, manage and use water resources sustainably.** This objective encompasses reducing levels of water pollution, sustainable use of water resources, improving the physical state of the water environment and reducing the risk of flooding now and in the future. It meets the requirements of Northern Ireland legislation, strategies and plans in support of the Water Framework Directive and other Directives that relate to water and it takes account of the future impacts of climate change.
SO12	**12…protect natural resources and enhance biodiversity.** International obligations which are adopted in Northern Ireland legislation and policies require the protection of biodiversity including flora, fauna and habitats including the marine environment. This is for their intrinsic value and for the wider services that they provide to people, the economy and the environment for example as carbon stores which lessen the effects of climate change. This objective includes protecting and enhancing biodiversity and the coastal and marine environment as well as protection of green and blue infrastructure to enhance the services that natural resources provide.
SO13	**13…maintain and enhance landscape character.** International and national policies seek to conserve the natural character and landscape of the coast and countryside and protect them from excessive, inappropriate or obtrusive development. This objective seeks to maintain the character and distinctiveness of the area's landscapes and seascapes and to protect and enhance open spaces and the setting of prominent features, settlements and transport corridors.
SO14	**14…protect, conserve and enhance the historic environment and cultural heritage.** The historic environment and cultural heritage are resources that inform our history and bring character and sense of place. They also attract visitors and contribute to the economy and bring vibrancy to the places where we live, work and relax. This can be achieved by protecting and enhancing Conservation Areas, townscapes and other sites of historic and cultural value including their setting.

2.5 The scoring and descriptions used in the Sustainability Appraisal are presented in Figure 2.1.

Figure 2.1 Scoring and definitions for Sustainability Appraisal

Rating		Description
+ +	Significant Positive	Policy/ proposal would greatly help to achieve the objective
+	Minor Positive	Policy/ proposal would slightly help to achieve the objective
0	Neutral / no effect	Policy/ proposal would have no overall effect
-	Minor Negative	Policy/ proposal would slightly conflict with the objective
- -	Significant Negative	Policy/ proposal would greatly conflict with the objective
?	Uncertain	The effect cannot be predicted because: ▪ the approach has an uncertain relationship to the objective; or ▪ the relationship is dependent on the way in which the approach is implemented; or ▪ insufficient information may be available to enable an appraisal to be made.
ST	Short Term	Up to five years
MT	Medium Term	Five to 15 years
LT	Long term	Over 15 years

Key:	+ + Significant positive effect	+ Minor positive effect	0 No overall effect	- Minor negative effect	- - Significant negative effect	? Score uncertain

2.6 No new policies have been put forward in Schedules 2 or 2A, however one Strategic Mixed Use policy, SMU03, has been removed from the draft Plan Strategy. The SA Addendum will examine whether the modifications to the draft Plan Strategy are likely to be significant.

2.7 The modifications have been assessed with regard to their interactions, if any, with the SOs, and their potential to produce significant effects on the specific components of the environment as identified through the Sustainability Framework.

2.8 In assessing the modifications, consideration was given to:

- Would the modification to the policy (either alone or in combination with the other changes) 'materially' change what the SA initially assessed or assumed about how the LDP would be implemented, or change the actions that the LDP might inevitably lead to?
- Would the modification have an effect on the revised policy's performance against the SOs and, if so, would the effect be significant?

2.9 These considerations have informed the assessment of whether the changes would necessitate a revision to the SA. The criteria for assessing the significance of the policy changes are shown below:

Likely to have a beneficial effect on original policy status against SOs	Likely to have a minor adverse effect on original policy status against SOs, able to be mitigated	Likely to have a major adverse effect on original policy status against SOs, mitigation necessary.	No change to original policy status against SOs
Not significant **Screened Out**	Potentially Significant If negative or mixed effects were previously identified and mitigation or measures to reduce significance are already present in the SA and no additional mitigation is required, can be **Screened Out**	Significant **Screened in** - SA required to fully examine revised policy against alternatives.	Not significant **Screened Out**

2.10 Where it is indicated that the modification would result in no change to the original policy status against the SOs, it means that the initial evaluation of the policy remains unchanged, i.e. it is the same as was concluded in the 2019 SA Report. In the case of policy removal, it means its removal would not change the status of the Plan as a whole against the SOs.

2.11 If the policy change enhances the original policy's positive effects on a SO, these should serve to strengthen the sustainability of the LDP and will be cumulated with the original evaluation of the draft Plan Strategy SA in the SA Adoption report, once the respective amendments are adopted.

2.12 Where a minor adverse effect on the policy status against one or more SOs is identified, a summary of the policy review has been placed below the proposed amendment to explain the nature of the potential effects in more detail. This summary will demonstrate the process by which a decision was made on whether the change would justify the modification being 'Screened In' to the SA. A 'Screened In' policy modification will undergo a full sustainability appraisal against the reasonable alternatives.

2.13 Where a major adverse effect on the policy status against one or more SOs is identified, the policy modification will be 'Screened In' to the SA and will undergo a full appraisal against the reasonable alternatives.

2.14 In the event that SA is required for a modification to the draft Plan Strategy, the SA will identify any required measures to ensure avoidance or mitigation of any potential negative environmental impacts.

2.15 The screening of the modifications is summarised in **Appendix A** of this Report.

3 Conclusion

3.1 All modifications listed in Schedules 2 and 2A of the Department's Direction were reviewed in the context of Schedule 1 of The EAPP (NI) Regulations, to determine whether they substantially modify the draft Plan Strategy and would have any likely significant effects which have not previously been appraised. The modifications were considered against the Sustainability Objectives to identify potential effects.

3.2 The screening of the modifications, summarised in **Appendix A**, has found that none of the modifications would 'materially' change what the SA initially assessed, or what it assumed about how the LDP would be implemented.

3.3 The majority of the modifications to the draft Plan Strategy are changes to the document for the purposes of clarity, coherence and consistency. They are logical and rational modifications in response to issues raised during the Independent Examination. In practice they do not change the aim or purpose of the policy from that originally assessed in the SA.

3.4 Eight minor amendments to the SA Report have been identified. Two of these are modifications to the SA Report requested by the Department to correct a drafting error. The remaining six are amendments resulting from the modification to delete Policy SMU03 and associated modifications to Plan Objective C. These minor amendments and corrections to the SA Report are set out in **Appendix B** and will be implemented via this Addendum.

3.5 Taking into account measures which have been already integrated into the draft Plan Strategy to provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential significant effects arising from the implementation of the modifications are already accounted for in the SA and will not change.

3.6 Implementing the modifications will have no significant (adverse) effect on the overall performance of any policy, or the draft Plan Strategy as a whole, against the Sustainability Objectives. **There will be no 'likely significant effects' arising from their implementation within the draft Plan Strategy.**

3.7 Following consideration of the modifications, the Council has concluded that, other than the minor amendments presented in **Appendix B**, no further amendments to the SA are required.

Appendix A Screening of Modifications in Schedule 2

DfI Modification no.	Recommended Amendment no.	Focussed Change, Minor Change, typo or Matters arising	Policy, section or paragraph number of dPS or document	Page no. of the DPS	Recommended Amendment Red text to be deleted Purple text to be added	DFI Modification (Text highlighted in yellow reflects updates made following the Department's consideration of the recommended amendments under Section 12 of the 2011 Act)	Screening / SA Required?	Reason
MOD 01	RA001		Various	Various Parts 1 & 2	Save for TY25, incorporate "Typographical Errors Local Development Plan 2032, draft Plan Strategy" (SUBDOC-032) into the plan where appropriate.	**DfI directs the Council to modify the draft Plan Strategy in accordance with this PAC Recommended Amendment.** **Note**: Exception of TY25 which is amended by MOD02 below	No (Screened Out)	Correction of typographical errors. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 02	RA002	TY25	Policy HE9	Page 79 Part 2	First sentence of the policy, the word "Proposal" is missing the letter "s" and should read "Proposals".	**DfI directs the Council to modify Policy HE9 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Correction of typographical error. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 03	RA003	MA001	Draft Sustainability Appraisal SUBDOC-005	Page 47	2nd last line – ~~Option 6B to re-designate the area~~ to be replaced by Option 6A to re-designate the area.	**DfI directs the Council to modify the draft Sustainability Appraisal (SUBDOC-005) in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modifications are to correct a drafting error in the SA. Modification has no effect on the appraisal of policy options.
MOD04	RA004	MA001	Draft Sustainability Appraisal SUBDOC- 005	Page 235	Top left hand corner of first row – replace ~~6B~~ with 6A.	**DfI directs the Council to modify the draft Sustainability Appraisal (SUBDOC-005) in accordance with this PAC Recommended Amendment.**	No (Screened Out)	**The correction to Section 3.2.26 of the SA Report will be implemented through this Addendum Report (see Appendix B, below).** No effect on any Sustainability Objective.
MOD 05	RA008		Strategic Policy 07	Page 46, Part 1	Delete footnote 17.	**DfI directs the Council to modify SP07 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a factual correction required for clarity. No effect on the appraisal of policy options. No effect on any Sustainability Objective.

MOD 06	RA011	MC3A	Strategic Policy 08	Page 57, Part 1	An additional paragraph to be added to the J&A text of Strategic Policy 08 to read: **"For the purpose of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114)."**	**DfI directs the council to modify the J&A text of SP08 with an additional paragraph on page 57, to read as follows:** "For the purposes of this Plan Strategy affordable housing is defined as per the SPPS and is set out in the Glossary of this Plan Strategy". **Note:** MOD58 (RA135) includes a definition for affordable housing for inclusion into this Plan Strategy.	No (Screened Out)	Modification is a minor amendment to J&A wording for clarity and to enable future flexibility. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 07	RA013	MA011	Chapter 5 Monitoring and Review	Page 158, Part 1	2nd bullet point to read: "The number of net additional housing units built **in the period since the LPP was first adopted.**"	**DfI directs the Council to modify Policy HE9 in accordance with this PAC Recommended Amendment.**	Not Applicable	Modification is a minor amendment to the Plan's monitoring framework, for coherence and effectiveness. There is no corresponding monitoring indicator identified in the SA's outline Monitoring Framework.
MOD 08	RA014		Appendix E – Monitoring Framework	Page 175, Part 1	The 1st row under the heading "Monitoring Target" to read: "(HGI) figure of (**10,700** housing units **2016- 2030**) and projection in Plan Strategy for **12,335** housing units 2017- 2032 (Strategic Housing Allocation)."	**DfI directs the council to modify Appendix E – Monitoring Framework, as follows:** The 1st row under the heading "Monitoring Target" to read: "(HGI) figure of (**10,700** housing units **2016-2030**) and projection in Plan Strategy for **12,375** housing units 2017-2032 (Strategic Housing Allocation)." **Note:** Typo, the figure in the last sentence of the PAC RA, should say **12,375**, not 12,335- this refers to supply and not the identified future housing need as indicated in this MOD.	Not Applicable	Modification is a factual update to the Plan's monitoring framework, for coherence and effectiveness. **A corresponding amendment to the outline Monitoring Framework Chapter 5 Objective 3 Indicator 1 on Page 135 of the SA Report will be implemented through this Addendum Report (see Appendix B, below).**
MOD 09	RA015	MA012	Appendix E – Monitoring Framework	Page 175, Part 1	The 1st row under the heading "Trigger Point" to read: "Building more than **750 housing units per year or less than** 700 housing units per year in the Council Area".	**DfI directs the council to modify Appendix E – Monitoring Framework, first row under the heading "Trigger Point", in accordance with this PAC Recommended Amendment.** **DfI also directs the council to modify Appendix E – Monitoring Framework, fourth row under the heading "Trigger Point", to read "Planning approvals above the density bands which are not located in the city centre, town centres or other highly accessible locations** **Note – these changes are subject to MOD12 below and will require the Council to identify highly accessible locations at LPP stage.**	Not Applicable	Modification is a minor amendment to the Plan's monitoring framework, for coherence and effectiveness. There is no corresponding monitoring indicator identified in the SA's outline Monitoring Framework.
MOD 10	RA018	FC5A	Policy HOU2	Page 12,	Second paragraph of J&A text to read: "In all cases proposed	**DfI directs the Council to modify Policy HOU2 in accordance with this PAC Recommended**	No (Screened	Modification is a minor amendment

				Part 2	alternative uses must comply with ~~the requirements~~ criteria a), b), g), h), i), j) and l) of Policy HOU4 to ensure…"	**Amendment.** **As a result of this modification (MOD10), DfI direct the Council not to bring forward FC5A as HOU4 no longer needs amended as the issue has been addressed.**	Out)	to J&A wording for clarity. No effect on the appraisal of policy options (FC was also screened in First Addendum to Sustainability Appraisal Report, January 2021). No effect on any Sustainability Objective.
MOD 11	RA019	MA013	Policy HOU3	Page 13, Part 2	Final paragraph of the policy to read: "For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. All development should be in accordance with available published ~~and~~ space standards ~~should be in accordance with published Department guidance.~~[1]"	**DfI directs the Council to modify Policy HOU3 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to policy wording for clarity. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 12	RA021		Policy HOU4	Page 15, Part 2	An additional bullet point to be added to criterion d) prescribing what density bands will apply in Town Centres and other locations that benefit from high accessibility to public transport facilities.	**DfI directs the council to modify Policy HOU4 by adding an additional bullet point to criterion d) in accordance with this PAC Recommended Amendment.** **For clarity, which includes the change taken forward by FC5B (RA020) within Schedule 1A, for clarity this should read as follows:** "d) residential development should be brought forward in line with the following density bands (2-footnote): City Centre Boundary :120-160 dwellings per hectare • Settlement Development Limit of City, Town centres and Greater Urban Areas: 25-35 dwellings per hectare • Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare. • Within the above designated areas, Increased housing density above the indicated bands will be considered in town centres and those locations that	No (Screened Out)	Modification is a minor amendment to policy wording for clarity and consistency. No effect on the appraisal of policy options. No effect on any Sustainability Objective.

						benefit from high accessibility to public transport facilities" **DfI also directs the council to update the J&A of Policy HOU4 (page 15), by adding an additional paragraph following the first paragraph, regarding Supplementary Planning Guidance.** **For clarity, this 2nd paragraph should read:** "Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy". **DFI also directs the council to amend SUB DOC003 - (A: A Quality Place - Enabling Sustainable Communities and Delivery of New Homes) to take account of the additional paragraph within the J&A, above.**		
MOD 13	RA022	MC13	Policy HOU4	Page 15, Part 2	LCCC to review criterion e) and its proposed "minor change" MC13 in light of comments at paragraphs 5.89 – 5.91 inclusive of the associated report.	**DFI direct the council to modify HOU4, criterion e), in accordance with this PAC recommended amendment as follows:** **Policy HOU4 criterion e)** a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded. **Furthermore, DfI directs the Council to modify the J&A of Policy HOU4, paragraph subtitled 'Adaptable Accommodation' in Part 2, page 17, to read as follows:** **Accessible Accommodation** Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptions. Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.	No (Screened Out)	Modification is a minor amendment to policy wording and J&A for clarity. No effect on the appraisal of policy options. The proposed changes to policy HOU 4 do not alter the policy's intent of encouraging quality of design in residential development and ensuring that all new dwellings should be accessible for wheelchair users. While specific reference to the 'Lifetime Homes' standard has been removed from the J&A, it does not alter the substance of the policy and the effects of implementing the proposed changes will not change the option's score against the sustainability objectives.
MOD 14	RA023		Policy HOU5	Page 20,	1st sentence of policy to read:	**DfI directs the Council to modify the first sentence of**	No	Modification is a minor amendment

				Part 2	"Adequate provision must be made for green and blue infrastructure in public open space and for open space that links with green and blue infrastructure where possible…."	**Policy HOU5, of the draft Plan Strategy on page 20, in accordance with this PAC Recommended Amendment.** **Note:** MC14 in Schedule 1B, updates the J&A to this policy.	(Screened Out)	to policy wording for clarity and coherence. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 15	RA027		Policy HOU10	Page 25, Part 2	The J&A text needs to explain when a developer might be required to provide more than 20% affordable housing within a development proposal – see paragraph 5.112 of the associated report.	**DfI directs the Council to modify the J&A of HOU10 by inserting a new paragraph after the second paragraph of the draft Plan Strategy on page 26.** For clarity this should read: "The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process."	No (Screened Out)	Modification is a minor amendment to J&A wording for clarity. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 16	RA033	MC21A & FC6	Policy COU5	Page 34, Part 2	Amend the wording of the 1st paragraph of policy so that it reads: "…provide affordable housing which meets a ~~an identified~~ need identified by the North Ireland Housing Executive."	**DfI directs the council to modify Policy COU5 in accordance with this PAC Recommended Amendment.** **Note:** Typo in the RA, this should read N orthern Ireland rather than N orth Ireland. **DfI also directs the council to withdraw FC6 and instead amend the last paragraph of COU5 to read:** "Generally only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality." **For clarity Policy COU5 should now read, to also include MOD17 below:** Planning Permission will be granted by exception for a small group of no more than 14 dwellings adjacent to or near a village or small settlement to provide affordable housing which meets a need identified by the Northern Ireland Housing Executive. Planning permission will only be granted where the application is made by a registered Housing Association or the Northern Ireland Housing Executive.	No (Screened Out)	Modifications are minor amendments to policy wording for consistency and coherence. No effect on the appraisal of policy options (FC was also screened in First Addendum to Sustainability Appraisal Report, January 2021). No effect on any Sustainability Objective.

						In assessing the acceptability of sites, the following sequential test in terms of location will be applied: a) Land adjacent to the existing settlement limit, subject to amenity and environmental considerations, b) a site close to the settlement limits which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment, c) an undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape. Generally, only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality.		
MOD 17	RA034	MC21B	Policy COU5	Page 34, Part 2	Amend the wording of what is currently the final paragraph of the J&A text and move it up so that it becomes the new 2nd paragraph of policy and reads: ".by a registered Housing Association **or the Northern Ireland Housing Executive.**"	**DfI directs the Council to modify Policy COU5 in accordance with this PAC Recommended Amendment.** **Note:** the full Policy COU5 is written out above under MOD16	No (Screened Out)	
MOD 18	RA038		Strategic Policy 11 & Table 5 Strategic Employment Allocation over Plan period	Pages 76 & 85, Part 1	Not all the sites that make up the strategic employment location are located within settlements; the last two entries on Table 5 of the dPS appear under the heading "Rural Employment Sites". These are Local Employment Sites as defined on page 77 of Part 1 of the dPS. Criterion b) of Strategic Policy 11 Economic Development in Settlements relates specifically to such sites. LCCC needs to provide a form of wording that will reconcile this discrepancy.	**DfI directs the Council to modify Policy SP11 in accordance with this PAC Recommended Amendment, renaming the title to "Strategic Policy 11 Economic Development" (page 76)** **DfI also directs the Council to modify the first sentence of the first paragraph of the J&A of Policy SP11.** **For Clarity the first paragraph Justification and Amplification to read as follows:** "The strategic policy for economic development has been informed by regional and local policy which aims to promote employment, encourage job creation, facilitate growth of existing businesses, attract inward investment and address deprivation."	No (Screened Out)	Modification is a minor amendment to policy title and to J&A for clarity and coherence. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 19			SMU01 West Lisburn/ Blaris	IE Report	There is no Recommended Amendment by PAC.	**DfI directs the Council to modify the wording of SMU01 West Lisburn/Blaris in accordance with the**	No (Screened	Modification is a minor amendment to policy and to J&A to enable the

				paras 5.34-5.5 & 5.68-5.75		**revised policy wording set out in Schedule 2A (attached at end of this table)** **Note:** The Department considers that amended wording is required in respect of criteria (b) and (f) and paragraphs 1 and 2 of the associated Justification & Amplification on page 78 of Part 1 of the Plan Strategy (highlighted yellow, in Schedule 2A). The Department considers that these changes are necessary to reflect the consideration of the Commissioner in the IE Report. In particular they are required to help ensure that the aim of the RDS in respect of identifying and protecting key locations for economic growth and ensuring that sufficient land is available for jobs. The changes also reflect the Commissioners comments that the proposed M1-Knockmore link provides a strong physical and visual boundary to the edge of the city. Para 5.39 identifies that even with the yield halved by comparison with the MEL in dBMAP 2015 it would still be a "key location within the BMUA". Para 5.45 concludes "the provision of the link road would enhance the locational benefits of Lisburn and associated employment opportunities identified at paragraph 3.36 of the RDS". Paragraph 5.48 states "verbal evidence was given on how the proposed co-location of housing and employment has the potential to reduce dependency on the private car". Paragraph 5.68 states "there is no persuasive evidential basis for the strategic need to extend the site to the west of the proposed link road…Whilst not an existing feature…. It would form a strong physical and visual boundary to the edge of the city".	Out)	policy to be implemented and for effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 20	RA039		Policy ED4	Page 47, Part 2	Add a final paragraph to the policy that reads: "**Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing**".	**DfI directs the Council to modify Policy ED4 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to policy wording for clarity and consistency. No effect on the appraisal of policy options. No effect on any Sustainability Objective.

MOD 21	RA043 B	MC63	Policy MD1	Page 51, Part 1	Final sentence of first paragraph of J&A text to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough."	**DfI directs the Council to modify Policy MD1 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to J&A for consistency. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 22	RA046		Strategic Policy 14	Page 96, Part 1	Delete penultimate paragraph of J&A: ~~It acknowledges the importance of Sprucefield Regional Shopping Centre as a designation (see SMU03 Sprucefield Regional Shopping Centre).~~	**DfI directs the Council to modify SP14 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to J&A for coherence and effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 23	RA48		TC4 District and Local Centres	Page 57, Part 2	As set out in paragraphs 7.24 and 7.25 of the report, provision needs to be made in strategic and/or operational policy for local neighbourhood shops within settlement development boundaries but outwith retail designations, villages and small settlements.	**DfI directs the Council to modify operational policy in accordance with this PAC Recommended Amendment. DFI directs council to modify Policy TC4 District and Local centres as follows:** **Following Criteria (d) of TC4 add the following:** Outside of these Centres, planning permission for local neighbourhood shop proposals will be granted where: a) it is demonstrated that it meets a local need that cannot be met by locating within a District or Local Centre b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal. Proposals for local neighbourhood shops must be of an appropriate scale to ensure that their retail function, providing for everyday local convenience shopping needs does not undermine the vitality and viability of Town, District and Local Centres. **In addition the following should be added to the J&A of TC4:** Applicants must clearly demonstrate a need for local neighbourhood shops. Local Neighbourhood Shops can play a significant role in the provision of everyday convenience shopping to existing or new residential areas (in accordance with Operational Policy HOU2 b) of the Plan Strategy), that are deficient in such provision and which other defined centres cannot readily serve. They should be small in scale appropriate	No (Screened Out)	Modification is a minor amendment to policy wording and J&A for coherence and effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.

						to the local need only. The development of new buildings will not be permitted where there are existing vacant and suitable premises in the locality to accommodate the proposal. All proposals must comply with the other relevant operational policies contained within the Plan Strategy. The amount of retail floorspace permitted will be controlled by planning condition.		
MOD 24	RA049		Plan Objective C	Pages 36 & 92, Part 1	Delete Action 7 (see RA044): ~~Support the role of Sprucefield a s a regional retail destination at a key strategic location within Northern Ireland~~	**DfI directs the Council to modify Plan Objective C in accordance with this PAC Recommended Amendment.**	Not applicable	No effect on the appraisal of any policy. Appendix 2: Compatibility of Sustainability Objectives & Lisburn & Castlereagh City Council's Strategic Objectives on page 145 of the SA Report has been reviewed. The change does not alter the compatibility in any potentially significant manner. **A corresponding amendment will be implemented through this Addendum Report (see Appendix B, below).**
MOD 25	RA050		C: A Vibrant Place	Page 92, Part 1	Under heading "Lisburn & Castlereagh Community Plan 2017 – 2032" delete 3rd bullet point: ~~S prucefield Regional Shopping Centre~~	**DfI directs the Council to delete 3rd bullet point under sub-heading "*Lisburn & Castlereagh Community Plan 2017 – 2032*" of "C: A Vibrant Place" in accordance with this PAC Recommended Amendment.** **In addition, DfI directs the Council to remove the first paragraph of page 94.** **For clarity the following paragraph should be deleted:** **'The SPPS is silent in relation to the Sprucefield Regional Shopping Centre. The Council sets out its own strategic policy approach in this respect under policy SMU03 Sprucefield Regional Shopping Centre.'**	No (Screened Out)	Modification is an amendment to strategic objective text for coherence and effectiveness. No effect on the appraisal of options for any policy. No effect on any Sustainability Objective.
MOD 26	RA051	MC5 & MA003	SMU03 Sprucefield Regional Shopping Centre	Pages 103 & 104,Part 1	Delete policy/Strategic Designation and its justification and amplification text.	**DfI directs the Council to modify SMU03 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification to remove this Strategic Mixed Use policy and Map 10 will result in the removal of the appraisal from the SA. As stated in the PAC Report RA045-RA047 inclusive and RA049 – RA054 inclusive have no associated implications for its provisions for TCs,
MOD 27	RA052	MA003	SMU03 Sprucefield Regional	Page 105, Part 1	Delete Map 10 Strategic Designation Sprucefield Regional Shopping Centre	**DfI directs the Council to modify SMU03 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	

			Shopping Centre					retailing and other uses. This modification would therefore not alter the total and cumulative effects of the plan as assessed, as any proposals in the former SMU03 designation will be subject to all other relevant strategic and operational policies within the LDP. **The policy appraisal on pages 49 -50 and pages 239-240 of the SA Report will be deleted and disregarded.** **Minor amendments to Section 4.1.12 of the SA (page 122) resulting from this modification will be implemented through this Addendum Report (see Appendix B, below).**
MOD 28	RA053		The Retail Hierarchy	Page 97, Part 1	Amend Footnote 37 to read: "Excludes the Regional Shopping Centre at Sprucefield ~~which is subject to a separate policy.~~"	**DfI directs the Council to modify The Retail Hierarchy in accordance with this PAC Recommended Amendment.**	No (Screened Out)	
MOD 29	RA054		Sprucefield Regional Shopping Centre	Page 102, Part 1	Delete final paragraph on page 102.	**DfI directs the Council to move the last sentence of paragraph subtitled 'Laganside Quarter Comprehensive Development Scheme 2015' from page 102 and add it to the same subheading on page 94, after the first sentence.** **For clarity the first paragraph of 'Laganside Quarter Comprehensive Development Scheme 2015' on page 94, should read as follows:** The scheme's main objective is to secure a comprehensive, major mixed use scheme, which would regenerate the Laganbank Quarter area of Lisburn and enhance the city centre's regional role. The connectivity between Lisburn city and its environs is heavily promoted to take advantage of all the possible social and economic benefits that new development may bring. The scheme remains a key driver in regenerating the city centre as a whole. The aims of the scheme.... **Furthermore, DfI then directs the Council to delete the remainder of page 102 in its entirety.**	No (Screened Out)	Modification is an amendment for coherence and effectiveness. No effect on the appraisal of any policy. No effect on any Sustainability Objective.
MOD 30	RA060	MA003	Policy TC1	Page 56, Part 2	Delete Footnote [21].	**DfI directs the Council to modify Policy TC1 in accordance with this PAC Recommended**	No (Screened	Modification is for coherence and effectiveness.

						Amendment.	Out)	No effect on the appraisal of any policy. No effect on any Sustainability Objective.
MOD 31	RA061		Policy TC2	Page 56, Part 2	Amend 1st sentence of 2nd paragraph of policy as follows: "Non-retail development will be restricted within the primary retail frontage so that no more than ~~40%~~ 25% of the frontage of the street to which it relates is in non-retail uses…	**DfI directs the Council to modify Policy TC2 in accordance with this PAC Recommended Amendment.** **DFI also directs the council to amend SUB DOC003 - C: A Vibrant Place – Growing our City, Town Centres, Retailing and Other Uses (page 25) under subheading Town Centres, to now refer to 25%.** **For clarity this should read:** "no more than 25% of the frontage of the street is in non-retail use; and,	No (Screened Out)	Modification is an amendment to policy threshold for coherence and effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 32	RA063	MC28 & MA005	Policy TC4	Page 57, Part 2	Insert an opening sentence into the 1st paragraph of policy to read: "**The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres: the role and function of a Local Centre, comprising small groups of shops and offices, is to provide commerce and community services to a local population**".	**DfI directs the Council to modify the 1st Paragraph of J&A of Policy TC4 in accordance with this PAC Recommended Amendment.** **Note:** TYPO in the RA063 (underlined) which refers to insertion into 1st Paragraph of "Policy" rather than "J&A of Policy TC4", as detailed in Paragraph 7.71, page 86 of the PAC's IE Report.	No (Screened Out)	Modification is a minor amendment to policy for coherence and effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 33	RA064	MA006	Policy TC6	Page 58, Part 2	Delete criterion a) of Policy TC6. Criteria b), c) and d) shall become a), b) and c) respectively.	**DfI directs the Council to modify Policy TC6 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modifications are an amendment to policy for clarity and to permit flexibility. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 34	RA065	MA006	Policy TC6	Page 58, Part 2	Amend penultimate paragraph of policy to read: "An exception may be permitted for proposals **on the trunk road network*** in the countryside, subject to compliance with the above policy criteria and where it is demonstrated a clear need for the facility exists that cannot be provided within a defined settlement limit".	**DfI directs the Council to modify Policy TC6 in accordance with this PAC Recommended Amendment.** **Note** that a footnote must be added after "trunk road network" as detailed in MOD35 (below)	No (Screened Out)	

					~~limit."~~			
MOD 35	RA066	MA006	Policy TC6	Page 58, Part 2	Add associated footnote to read: "*As designated by Article 14 of The Roads (Northern Ireland) Order 1993. Details of Trunk Roads can be obtained from the Department for Infrastructure – Eastern Roads Division."	**DfI directs the Council to modify Policy TC6 in accordance with this PAC Recommended Amendment and MOD34 (above).**	No (Screened Out)	
MOD 36	RA069	MA007	Supplementary Planning Guidance SUBDOC-003	Page 33, Part 3	Under the heading "Tourism Benefit Statement" amend the second sentence to read: "Where such proposals are of regional significance, or significant in terms of a new build or the scale of engineering operations, a planning application must be accompanied by a tourism benefit statement and a sustainable benefit statement to demonstrate the benefits of the proposal to the locality. ~~B enefit statements should detail the following:~~ A new heading "Sustainable Benefit Statement" should then be inserted together with associated text – "A sustainable benefit statement should detail the following:"	**DfI directs the Council to modify Supplementary Planning Guidance SUBDOC-003 in accordance with this PAC Recommended Amendment.**	Not applicable	No effect on the appraisal of any policy.
MOD 37	RA072	MC32B	Policy TOU3	Page 64, Part 2	The following to be inserted as the new 4th paragraph of the J&A text; "In the case of replacement of a vernacular building or a suitable locally important building in the countryside, a proposal must be accompanied by ~~evidence~~ reports to ascertain its structural soundness and the economic feasibility of repairing and maintaining it. Such reports must be submitted by suitably experienced and accredited	**DfI directs the Council to modify Policy TOU3 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to J&A for clarity and effectiveness in implementation. No effect on the appraisal of policy options. No effect on any Sustainability Objective.

					engineers, architects or building surveyors in the conservation field."			
MOD 38	RA089 A		Policy HE11	Page 82, Part 2	The second paragraph of policy will end: ".where the overall character and appearance of the area will be maintained".	**DfI directs the Council to modify Policy HE11 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to policy for clarity and effectiveness in implementation. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 39	RA089 B	MC40	Policy HE11	Page 82, Part 2	A new third paragraph will read: "All proposals must also meet the requirements of operational policy AD1 Amenity and Public Safety"	**DfI directs the Council to modify Policy HE11 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to policy for clarity and effectiveness in implementation. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 40	RA091		Strategic Policy 19	Page 127, Part 1	Criterion b) to read: "Maintain and, where possible, enhance landscape quality…."	**DfI directs the Council to modify Policy SP19 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modifications are minor amendments to policy for consistency and for clarity. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 41	RA092	MC78	Strategic Policy 19	Page 127, Part 1	Text under the "International Designations" sub-heading to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar site at Lough Neagh including the water body of Portmore Lough".	**DfI directs the Council to modify Policy SP19 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	
MOD 42	RA093	MC43	Policy NH1	Page 85, Part 2	The third paragraph of policy refers to "exceptional circumstances" and lists three associated criteria. "; and" should be inserted after each of criterion a) and criterion b). In the final paragraph of policy, criteria a) should read"…of primary importance to the environment; or	**DfI directs the Council to modify Policy NH1 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to policy for consistency and effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 43	RA095	MC45	Policy NH3	Page 86, Part 2	Additional criterion to be added: d) A Marine Conservation Zone	**DfI directs the Council to modify Policy NH3 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to J&A for consistency and effectiveness.

						DfI also directs the council to insert a footnote 2 to criterion d) to read: "Paragraph 215 of the Draft Marine Plan for Northern Ireland, April 2018."		No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 44	RA096		Policy NH5	Page 88, Part 2	Amend criterion i) other natural heritage features worthy of protection **including trees and woodland.**	**DfI directs the Council to modify Policy NH5 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment to policy for clarity, coherence and effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 45	RA098	MA014	Policy SP 20	Page 136, part 1	Sub-heading **M1 to A1 Link** to be amended to refer to **M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn) – These schemes involve the widening of the M1 between Blacks Road and the Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.**	**DfI directs the Council to modify Policy SP20 in accordance with this PAC Recommended Amendment and remove the word 'the' before Sprucefield Shopping Centre.**	No (Screened Out)	Modification is a minor amendment to policy heading for clarity and coherence. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 46	RA105	FC12 & MA015	Policy TRA3	Page 94, Part 2	**Text under sub-heading "Other Protected Routes – Outside Settlement Limits" to read:** **Planning permission will only be granted for a development proposal in the following circumstances:** **i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaced is served by an existing vehicular access onto the Protected Route;** **ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably**	**DfI directs the Council to modify Policy TRA3 in accordance with this PAC Recommended Amendment, superseding FC12 and MA015.**	No (Screened Out)	Modification is a minor amendment to policy heading for clarity and consistency. No effect on the appraisal of policy options (FC was also screened in First Addendum to Sustainability Appraisal Report, January 2021). No effect on any Sustainability Objective.

					achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route. In all cases the proposed access must be in compliance with the requirements of Policy TRA2.			
MOD 47	RA108		Policy TRA9	Page 98, Part 2	Delete footnote 36.	**DfI directs the Council to modify Policy TRA9 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	Modification is a minor amendment for clarity and to permit flexibility. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 48	RA115	MCS2A MCS2D	Policy RE1	Page 100, Part 2	Amend the third paragraph of the J&A text to read: "All renewable energy proposals, including proposals to reutilise established sites, will be assessed against this planning policy having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of Environment 2009), Draft Supplementary Planning Guidance Anaerobic Digestion (published 2013); and…"	**DfI directs the Council to modify Policy RE1 in accordance with this PAC Recommended Amendment and also include the word 'on' after 'guidance' in the last sentence.** **For Clarity:** Draft Supplementary Planning Guidance on Anaerobic Digestion (published 2013); and…"	No (Screened Out)	Modification is a minor amendment to policy for clarity and coherence. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 49	RA117	FC14A, Part of	Policy UT1	Page 104,	In addition to RA118-120 inclusive, in order to address concerns set out in paragraphs 10.47 – 10.51	**DfI directs the Council to modify Policy UT1 by pulling through FC14a and part of FC14b.** **For clarity, the whole of Policy UT1 should read as**	No (Screened Out)	Modifications are minor amendments to policy for clarity, consistency and coherence.

		FC14B and MA009		Part 1	inclusive LCCC needs to undertake some or all of either: amending the policy; amplifying J&A text or introducing SPG to accompany the PS at the time of adoption.	**follows, this also includes MODS 50 and 51 below:** "To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable. Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following: a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion b) avoidance of areas of nature conservation, the historic environment or archaeological interest, where possible in particular where there is the potential for significant effects upon any international site either alone or in combination with other plans and projects wirescape should be kept to a minimum c) associated infrastructure works should be visually integrated, making use of existing and proposed landscaping Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP). Regional transmission network pylons and overhead lines will be considered against this policy. **DFI also directs the council to amend SUB DOC003 - F: A Connected Place – Supporting Sustainable** **Transport and Other Infrastructure (page 55) following the 'Telecommunications Systems' section. As indicated in RA117 and also paragraph 10.5.1 of the PAC Report, this amended SPG is required to accompany the Plan strategy at the time of adoption.**		No effect on the appraisal of policy options (FC was also screened in First Addendum to Sustainability Appraisal Report, January 2021). No effect on any Sustainability Objective.
MOD 50	RA118	Part of FC14B	Policy UT1	Page 104, Part 1	Criterion b) to read: "Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible"	**DfI directs the Council to modify Policy UT1 in accordance with this PAC Recommended Amendment as follows:** Criterion b) to read: "Avoidance of areas of nature conservation, historic	No (Screened Out)	

					LCCC needs to make it clear that criterion b) relates to the potential for likely significant effects upon any International site, either alone or in combination with other plans and projects.	environment or archaeological interest, **where possible**, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects" **Note**: See MOD49 above for full Policy UT1.		
MOD 51	RA119	Part of FC14B	Policy UT1	Page 104, Part 1	Criterion e) to be included as a free-standing, new penultimate paragraph to policy, succeeded by criteria a) – d) inclusive.	**DfI directs the Council to modify Policy UT1 in accordance with this PAC Recommended Amendment.** **Note**: See MOD49 above for full Policy UT1.	No (Screened Out)	
MOD 52	RA122	MA010& MA016	Policy WM1	Page 105, Part 2	Add final sentence to 1st paragraph of J&A text to read: "**A need for the facility is established through the WMS and the relevant WMP.**"	**DfI directs the Council to modify Policy WM1 in accordance with this PAC Recommended Amendment**	No (Screened Out)	Modifications are minor amendments to J&A for clarity. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 53	RA124		Policy WM1	Page 107, Part 2	2nd sentence of 1st paragraph of J&A text on page 107 to read: ".and gasification, should maximise energy ~~recovering~~ **recovery** in the form of.."	**DfI directs the Council to modify Policy WM1 in accordance with this PAC Recommended Amendment.**	No (Screened Out)	
MOD 54	RA125	MC54A MC54B	Policy WM2	Page 107, Part 2	2nd paragraph of policy to read: "that there is sufficient capacity to discharge **treated** effluent to a watercourse and that this will not create or add to a pollution problem **or create or add to flood risk.**"	**DfI directs the Council to modify Policy WM2 in accordance with this PAC Recommended Amendment.** **For clarity the second paragraph of Policy WM2 should read:** "Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk."	No (Screened Out)	Modification is a minor amendment to policy for coherence and effectiveness. No effect on the appraisal of policy options. No effect on any Sustainability Objective.
MOD 55	RA128	MC56A and MC56B (In part)	Policy FLD1	Page 110, Part 2	First sentence of policy to read: "New development will not be permitted within the 1 in 100 year fluvial flood plain **(AEP of 1%)** unless the applicant..."	**DfI directs the Council to modify the first paragraph of Policy FLD1 to read as follows:** "New development will not be permitted within the 1 in 100 year fluvial flood plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases:" **DFI direct the council not to bring forward MC56A as**	No (Screened Out)	Modifications are minor amendments to policy for consistency and clarity, and effectiveness in implementation. No effect on the appraisal of policy options. No effect on any Sustainability Objective.

						this is superseded by modifications MOD55 and MOD56.		
MOD 56	RA129	MC56C	Policy FLD1	Page 110, Part 2	Amend 1st sentence under sub-heading **Exceptions in Defended Areas** to read: "On previously developed land protected by flood defences (~~confirmed by DfI Rivers~~ as shown on DfI Flood Maps NI) that are structurally adequate…"	**DfI directs the Council to modify the paragraph under the sub-heading 'Exceptions in Defended Areas' of Policy FLD1 to read as follows:** "Exceptions in Defended Areas On previously developed land protected by flood defences, (confirmed by DfI Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event."	No (Screened Out)	
MOD 57	RA132	FC15	Policy FLD5	Page 116, Part 2	Policy to read: "new development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on ~~the Strategic Flood Maps~~ DfI Flood Maps NI if: ~~a) It can be demonstrated~~ The applicant can demonstrate that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding ~~its~~ reservoir safety, so as to enable the development to proceed; or b) where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which ~~demonstrates:~~ ~~an assessment of the downstream flood risk in the event of:~~ ~~a controlled release of water~~ ~~an uncontrolled release of water due to reservoir failure~~ ~~a change in flow paths as a result of the proposed development and,~~ ~~that there are suitable measures to~~	**DfI directs the Council to modify Policy FLD5 in accordance with FC15, to read as follows:** "New development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on DfI Flood Maps NI if: a) It can be demonstrated that the condition, management, and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable the development to proceed; or b) where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed. There will be a presumption against development within the potential flood inundation area for proposals that include: Essential infrastructure: Storage of hazardous substances; and Bespoke accommodation for vulnerable groups. Replacement Building(s): Where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is	No (Screened Out)	Modification is an amendment to policy for consistency. No effect on the appraisal of policy options (FC was also screened in First Addendum to Sustainability Appraisal Report, January 2021). No effect on any Sustainability Objective.

					~~manage and mitigate the identified flood risk, including details of emergency evacuation procedures~~ assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed. ~~Replacement buildings within the potential flood inundation a rea downstream of a controlled reservoir must be~~ ~~accompanied by a Flood Risk Assessment.~~ Planning permission will be granted provided it is demonstrated that there is no material increase in the flood risk to the development or elsewhere. ~~With all development proposals~~ There will be a presumption against development within the potential flood inundation area for proposals that include: • Essential infrastructure: • Storage of hazardous substances; and • Bespoke accommodation for vulnerable groups. ~~and for any development located in areas where~~ ~~the Flood Risk Assessment indicates potential for~~ ~~a n unacceptable combination of depth and velocity~~ ~~(See Policy FLD1).~~ Replacement Building(s): Where assurance on the condition, management and maintenance of	demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere." **DfI will need to direct council to amend the last paragraph of the J&A on page 116 of the dPS, to read as follows:** "Applications for development proposals affected by policy FLD5 should note the information contained in DFI Rivers Technical Advice Note 25 – The Practical Application of Strategic Planning Policy for 'Development in Proximity to Reservoirs', revised June 2020.		

					the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere."			
MOD 58	RA135		Glossary	Page 160, Part 1 Page 119 Part 2	Include the following definition: "Affordable Housing – For the purpose of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114)."	**DfI directs the Council to modify the Glossary in Part 1, page 160, to include a definition on 'Affordable Housing' and update the definition on 'Affordable Housing' in the Glossary in Part 2, page 119, as follows:** Affordable Housing is: a) Social rented housing; or b) Intermediate housing for sale; or c) Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.	Not applicable	No effect on the appraisal of any policy.
MOD 59						**As a result of the modifications contained within this direction, DfI directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors are updated as necessary to the overall Plan Strategy upon adoption. These updates should not amend the nature and intent of the modifications.**	No (Screened Out)	Factual amendments, mapping corrections and the correction of typographical or grammatical errors will have no effect on the appraisal of policy options within the SA. No effect on the Sustainability Objectives

Appendix B Minor Amendments to the SA Report

[MOD 3] Page 47 of the SA Report

What reasonable alternatives have been considered?

No reasonable alternatives were identified for the draft Plan Strategy. The alternative options tested for the POP included Option 6B 'Re-designate the Blaris MEL Employment Zoning as two separate zonings for housing and employment' and Option 6C 'Retain the existing Blaris MEL Zoning for employment purposes only'. ~~Option 6B~~ Option 6A to re-designate the area and include zonings for housing was found to be the most sustainable option. This option has now been refined on the basis of new evidence which supports this option, and consideration will also be given to the inclusion of new Key Site Requirements to enhance positive effects in the LPP.

[MOD 4] Page 235 of the SA Report

Reasonable Alternatives:

No reasonable alternatives were identified for the draft Plan Strategy. The alternative options tested for the POP included Option 6B 'Re-designate the Blaris MEL Employment Zoning as two separate zonings for housing and employment' and Option 6C 'Retain the existing Blaris MEL Zoning for employment purposes only'. ~~Option 6B~~ Option 6A to re-designate the area and include zonings for housing was found to be the most sustainable option. This option has now been refined on the basis of new evidence which supports this option, and consideration will also be given to the inclusion of new Key Site Requirements to enhance positive effects in the LPP.

[MOD 8] Page 135 of the SA Report

Indicator	Source	Target
Provide good quality sustainable housing		
1. Total number of housing units built in each settlement on zoned and windfall sites and within/outside the urban footprint	Annual Housing Monitor 1st April to 31 March each year	(HGI) figure of (~~9,600~~ 10,700 housing units ~~2015-2025~~ ~~2016-2030~~) and projection in Plan Strategy for ~~11,550~~ 12,335 housing units 2017-2032 (Strategic Housing Allocation)

[MOD 24] Page 145 of the SA Report

Sustainability Appraisal Framework	1 Improve health and well-being.	2 Strengthen society.	3 Provide good quality, sustainable housing.	4 Enable access to high quality education.	5 Enable sustainable economic growth.	6 Manage material assets sustainably.	7 Protect physical resources and use sustainably.	8 Encourage active and sustainable travel.	9 Improve air quality.	10 Reduce causes of and adapt to climate change.	11 Protect, manage and use water resources sustainably.	12 Protect natural resources and enhance biodiversity.	13 Maintain and enhance landscape character.	14 Protect, conserve and enhance the historic environment
C: A Vibrant Place Growing our City, Town Centres, Retailing and Other Uses														
1. Promote the regeneration of our city and town centres as quality places to live, work, shop and visit	✓	✓	✓	✓	✓	O	o	✓	o	o	o	o	✓	✓
2. Promote Lisburn City Centre as a vibrant destination offering a mix of residential, shopping, employment, high grade office development, leisure and community uses; and better transportation linking people and places.	✓	✓	o	✓	✓	✓	✓	✓	✓	o	o	o	o	✓
3. Support our towns and villages, encouraging appropriate retailing, offices, mixed use and housing opportunities.	✓	✓	o	✓	✓	✓	✓	✓	✓	o	o	o	o	✓
4. Support the role of the District and Local Centres in accordance with the Retail Hierarchy (Figure 5, page 97)	✓	✓	o	o	✓	✓	o	✓	o	o	o	o	o	o
~~4.~~ 5. Promote regeneration and reuse of existing buildings and previously developed land for mixed use development, whilst maintaining environmental quality and protecting residential amenity.	✓	✓	✓	✓	✓	✓	o	✓	?	?	o	o	o	o
~~5.~~ 6. Promote a vibrant and thriving night-time economy in our city and town centres to support economic growth, furthering opportunity for enhancing their vitality and viability.	✓	✓	o	o	✓	✓	o	✓	o	o	o	o	o	✓
~~6. Support the role of Sprucefield as a regional retail destination at a key strategic location within Northern Ireland.~~	~~✓~~	~~✓~~	~~o~~	~~o~~	~~✓~~	~~O~~	~~o~~	~~✓~~	~~o~~	~~o~~	~~o~~	~~?~~	~~o~~	~~o~~

[MOD 28] pages 49 -50 of the SA Report and pages 239-240 of Appendix 4.

The heading and contents of subsection 3.2.28 and the corresponding appraisal matrix on the SA Report shall be deleted.

[MOD 28] Page 122 of the SA Report

4.1.12 Protect natural resources and enhance biodiversity

Strategic Policies and Strategic Mixed Use Policies

Strategic policy is generally protective against negative impacts on natural resources and therefore around half the policies are identified as having a neutral or negligible impact on this objective. Policies which are specifically directed to target the protection and enhancement of natural features and open spaces will have a significant positive impact on this objective. Strategic policy that encourages sustainable development and which directs development away from biodiverse sites will also have a minor positive effect on this objective. Settlement growth ~~and development occurring~~

~~under SMU03~~ will result in the development of greenfield land. An uncertain impact is recorded ~~for these policies~~ as there may be the potential to avoid areas of nature conservation importance through the LPP or by development control. The masterplan approach of SMU01 which incorporates green and blue infrastructure will also have a significant positive effect on this objective.

[MOD 28] page 136 of the SA Report

~~4. Growth of Sprucefield Regional Shopping Centre~~	~~Planning applications/ approvals from planning portal~~ ~~Floor-space statistics provided by Land & Property Services~~	~~Development of Sprucefield in accordance with Key Site requirements identified in Strategic Policy SMU03~~

[MOD 28] Page 149 of the SA Report

Table A3.1 Strategic Policies and Strategic Mixed Use Policies

		1 – improve health and wellbeing	2 – strengthen society	3 – provide good quality, sustainable housing	4 – enable access to high quality education	5 – enable sustainable economic growth	6 – manage material assets sustainably	7 – protect physical resources and use sustainably	8 – encourage active and sustainable travel	9 – improve air quality	10 – reduce causes of and adapt to climate change	11 – protect, manage and use water resources sustainably	12 – protect natural resources and enhance biodiversity	13 – maintain and enhance landscape character	14 – protect, conserve and enhance the historic environment
	Spatial Strategy - Settlement Hierarchy	+	++	+	+	+	0	-	+	?	?	-	?	0	+
SP01	SP01 Sustainable Development	++	+	+	+	++	+	+	++	++	++	+	+	+	+
SP02	SP02 Improving Health and Well-being	++	++	+	+	+	+	+	++	+	+	+	+	+	+
SP03	SP03 Creating and Enhancing Shared Space and Quality Places	++	++	++	+	+	0	0	+	0	0	0	0	0	+
SP04	SP04 Supporting Sustainable Economic Growth	+	+	+	+	++	+	0	0	?	?	+	0	0	0
SP05	SP05 Good Design and Positive Place-Making	+	++	++	+	+	0	0	++	0	0	0	0	++	++
SP06	SP06 Protecting and Enhancing the Environment	+	+	0	0	+	0	?	0	0	++	++	++	+	++
SP07	SP07 Section 76 Planning Agreements	+	+	+	+	+	+	0	++	0	0	+	0	0	+
SP08	SP08 Housing in Settlements	++	++	++	0	0	+	+	++	+	+	+	+	+	++
SP09	SP09 Housing in the Countryside	?	+	+	-	+	-	+	--	?	0	?	+	+	+
SP10	SP10 Education, Health, Community and Culture	++	++	0	++	+	+	0	?	0	0	0	0	0	0
SP11	SP11 Economic Development in Settlements	+	+	+	+	++	+	0	+	?	?	0	0	0	0
SP12	SP12 Economic Development in the Countryside	+	+	0	0	+	0	+	-	?	?	0	0	0	0
SP13	SP13 Mineral Development	0	+	0	0	+	+	++	0	-	?	0	+	0	0
SP14	SP14 Town Centres, Retailing and Other Uses	+	+	0	+	++	++	0	+	?	0	0	0	0	+
SP15	SP15 Evening/Night-time Economy	+	+	0	0	++	++	0	+	0	0	0	0	0	+
SP16	SP16 Tourism	+	+	0	+	++	0	0	0	0	0	+	+	+	+
SP17	SP17 Open Space, Sport and Outdoor Recreation	++	++	0	+	+	0	+	++	+	++	+	++	++	++
SP18	SP18 Protecting and Enhancing the Historic Environment and Archaeological Remains	+	+	+	0	+	0	?	0	0	0	0	+	+	++
SP19	SP19 Protecting and Enhancing Natural Heritage	+	++	0	0	+	0	+	0	+	+	++	++	++	+
SP20	SP20 Transportation Infrastructure	++	++	0	+	++	0	0	++	+	+	0	+	+	+
SP21	SP21 Renewable Energy	+	0	0	0	+	+	?	0	?	++	?	0	0	0
SP22	SP22 Telecommunications and Other Utilities	+	+	0	+	+	+	0	0	0	0	0	0	?	+
SP23	SP23 Waste Management	+	0	0	0	+	++	?	0	?	0	0	0	0	0
SP24	SP24 Flooding	+	0	0	0	+	0	0	0	0	+	++	+	+	0
	STRATEGIC MIXED USE POLICIES														
SMU01	SMU01 West Lisburn/Blaris	++	++	++	+	++	++	+	++	+	+	+	++	0	+
SMU02	SMU02 Purdysburn/Knockbracken	+	++	0	+	++	+	0	++	0	0	0	+	++	+
~~SMU03~~	~~SMU03 Sprucefield Regional Shopping Centre~~	~~+~~	~~+~~	~~0~~	~~0~~	~~++~~	~~0~~	~~0~~	~~+~~	~~0~~	~~0~~	~~0~~	~~?~~	~~0~~	~~0~~

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List of Abbreviations

DfI	Department for Infrastructure
DPPN	Development Plan Practice Note
EAPP	Environmental Assessment of Plans and Programmes
HRA	Habitats Regulations Assessment
KSI	Key Sustainability Issue
LDP	Local Development Plan
NI	Northern Ireland
POP	Preferred Options Paper
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SUBDOC	Submissions Library Document

1 Introduction

1.1 The Lisburn and Castlereagh City Council Local Development Plan 2032 Plan Strategy was adopted by the Council on 2nd October 2023 following resolution by full Council. The adoption of the Plan Strategy follows the submission of the draft Plan Strategy to the Department for Infrastructure in accordance with Regulation 20 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 in March 2021 and a subsequent Independent Examination which took place between March and May 2022. Following the Independent Examination, the Planning Appeals Commission concluded that, subject to recommended amendments and modifications, the draft Plan Strategy met the tests of soundness as required[1].

1.2 Sustainability Appraisal (SA) of the Local Development Plan 2032 has been carried out during each phase of Plan development by members of the Lisburn & Castlereagh City Council Local Development Plan team assisted by the Sustainable Development team from Shared Environmental Service. The SA of the Local Development Plan (LDP) Plan Strategy has been documented through a series of SA reports prepared by Shared Environmental Service and Lisburn & Castlereagh City Council.

1.3 All reports and documents associated with the Local Development Plan are available on the Local Development Plan section of the Council's website, https://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan.

1.4 All of the SA reports are published on the Council's website in the LDP Submissions Documents Library[2] and LDP Plan Strategy Documents Library. The outputs of the SA process to date are as follows:

- March 2017 Sustainability Appraisal Scoping Report [SUBDOC-048]
- March 2017 Sustainability Appraisal Interim Report (Incorporating Strategic Environmental Assessment) for The Preferred Options Paper [SUBDOC-047]
- October 2019 Sustainability Appraisal Scoping Report [SUBDOC-006] October 2019 Local Development Plan 2032 Draft Sustainability Appraisal Report [SUBDOC-005] ('the Draft SA Report')
- October 2019 Local Development Plan 2032 Draft Sustainability Appraisal Report Non-Technical Summary [SUBDOC-007]
- January 2021 Addendum to Sustainability Appraisal Report [SUBDOC-016(a)] ('the First Addendum to the draft SA Report')
- September 2023 Addendum to the Sustainability Appraisal Report ('the Second Addendum to the draft SA Report')

1.5 The relationship of these documents to each stage of the SA is summarised in Table 1.1.

Table 1.1: Sustainability Appraisal Stages and Locations of Outputs

Stage	Description	Location	
Stage A (1) Sustainability Appraisal	1. Identify other relevant policies, plans, programmes and	**March 2017 Sustainability Appraisal Scoping Report** [SUBDOC-048], Appendix 4.	Updated in the **October 2019 Sustainability Appraisal Scoping Report** [SUBDOC-006], Chapter 5.

[1] Planning Appeals Commission (2022) Independent Examination Report of Lisburn & Castlereagh City Council's Local Development Plan 2032: Plan Strategy Report by Commissioner J de-Courcey (found at https://www.lisburncastlereagh.gov.uk/uploads/general/ANNEX_A_-_PAC_Report_and_Associated_Appendices.PDF [accessed 01/09/2023])

[2] Lisburn & Castlereagh City Council | Planning | Local Development Plan | Submission Documents Library (found at https://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan/submission-of-documents-to-dfi/submission-documents-library [accessed 01/09/2023]).

Stage	Description	Location	
Scoping Report	Sustainability Objectives.	The most influential policies, plans, programmes and strategies are highlighted in the 'strategic context' section of the SA Scoping Report and in the introduction to each of the evidence base sub-chapters.	
	2. Collect baseline information	**March 2017 Sustainability Appraisal Scoping Report** [SUBDOC-048], Chapter 6.	Updated in the **October 2019 Sustainability Appraisal Scoping Report** [SUBDOC-006], Chapter 5.
	3. Consult the Consultation Body on the scope of the Sustainability Appraisal Report.	Initial consultation with consultation body on draft Scoping and SA Framework 05/12/2016, response received 09/01/2017. Consultation Body consulted on **March 2017 Sustainability Appraisal Scoping Report** [SUBDOC-048]. Response received 22/05/2017.	
	4. Identify environmental issues and challenges	**March 2017 Sustainability Appraisal Scoping Report** [SUBDOC-048], Chapter 6.	Updated in the **October 2019 Sustainability Appraisal Scoping Report** [SUBDOC-006], Chapter 5.
	5. Develop the Sustainability Appraisal Framework	**March 2017 Sustainability Appraisal Scoping Report** [SUBDOC-048], Chapter 7.	Updated in the **October 2019 Sustainability Appraisal Scoping Report** [SUBDOC-006], Chapter 6.
	6. Produce draft Scoping Report and share with stakeholders	**March 2017 Sustainability Appraisal Scoping Report** [SUBDOC-048] published for consultation with the public, statutory authorities and other stakeholders for a period of 8 weeks March – May 2017. All comments on the SA Scoping Report and received during this consultation period were considered when appraising the draft Plan Strategy and, where applicable, incorporated into the **October 2019 Sustainability Appraisal Scoping Report** [SUBDOC-006].	
Stage A (2) Sustainability Appraisal Interim Report	Publication of Sustainability Appraisal Interim Report, assessment of reasonable alternatives against agreed Sustainability Appraisal Framework and undertaking public consultation along with the Preferred Options Paper.	**March 2017 Sustainability Appraisal Interim Report (Incorporating Strategic Environmental Assessment) for The Preferred Options Paper** [SUBDOC-047] published for consultation with public, statutory authorities and other stakeholders for a period of 8 weeks March – May 2017.	
Stage B	Assessment of alternatives and any likely significant effects on the draft plan against Sustainability Appraisal Framework, taking into account the evidence base and where necessary, proposing mitigation measured for alleviating any adverse effects.	Carried out throughout the preparation of the draft Plan Strategy, building upon the Interim Appraisal (Stage A(2)) and taking account of comments received from the consultation process.	

Stage	Description	Location
Stage C	Sustainability Appraisal Report to document the appraisal process and findings.	**October 2019 Local Development Plan 2032 Draft Sustainability Appraisal Report** [SUBDOC-005].
Stage D	Consultation with the public, environmental authorities and any EU member state affected on the Sustainability Appraisal report and draft plan.	**October 2019 Local Development Plan 2032 Draft Sustainability Appraisal Report** [SUBDOC-005] published for consultation with the public, statutory authorities and other stakeholders alongside the draft Plan Strategy for a period of 9 weeks November 2019 - January 2020. **January 2021 Local Development Plan 2032 Draft Plan Strategy Addendum to Sustainability Appraisal Report** [SUBDOC-016(a)] published alongside the **Focussed and Minor Changes Consultation Document** [SUBDOC-016], and consulted on with the public, statutory authorities and other stakeholders for a period of 8 weeks January - March 2021. **September 2023 Local Development Plan 2032 Draft Plan Strategy Second Addendum to Sustainability Appraisal Report** referred to Consultation Body under EAPP (NI) Regulations 9(2)-9(5) and made available to the public on the LDP Plan Strategy Documents Library alongside this report.
Stage E	Sustainability Appraisal Statement to show how the Sustainability Appraisal and opinions/ consultations have been taken into account, the reasons for choosing the plan as adopted and the proposed measures to monitor the plan.	This report (Sections 2-6 and Appendix B).
Stage F	Monitoring: Establishing arrangements to monitor the significant effects of the implementation of the plan, to identify unforeseen adverse effects and undertake appropriate remedial action.	An outline monitoring framework was included as Chapter 5 of the **October 2019 Local Development Plan 2032 Draft Sustainability Appraisal Report** [SUBDOC-005]. Amendments to the outline monitoring framework are set out in the **September 2023 Local Development Plan 2032 Draft Plan Strategy Second Addendum to the Sustainability Appraisal Report.** **The final SA Monitoring Framework is included in Appendix B of this report.**

1.6 This Post Adoption Statement is the final output of the SA process. It describes the way in which the Council has taken environmental and sustainability considerations and any views of consultees into account in the adopted Plan Strategy and fulfils the plan and programme adoption requirements of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 ('the EAPP (NI) Regulations').

1.1 Lisburn and Castlereagh City Council Local Development Plan 2032 Plan Strategy

1.7 The Plan Strategy for Lisburn & Castlereagh City Council is the first document in a two-stage Local Development Plan; the second will be the Local Policies Plan. The Plan Strategy forms a strategic spatial interpretation for the Council area and provides the statutory policy framework for the future

development of the Council area from 2017-2032 which is aligned with the Council's Community Plan. The Plan Strategy:

- provides a 15-year framework to support the economic and social needs in line with regional strategies and policies, while providing for the delivery of sustainable development;
- facilitates sustainable growth by co-ordinating public and private investment to encourage development where it can be of most benefit to the well-being of the community;
- allocates sufficient land to meet the needs of the community for which it is intended;
- provides an opportunity for all stakeholders, including the public, to have a say about where and how development within their local area should take place;
- provides a plan-led framework for rational and consistent decision-making by the public, private and community sectors and those affected by development proposals; and
- delivers the spatial aspects of the Council's Community Plan.

1.8 The Preferred Options Paper, draft Plan Strategy and the SA Reports have each been subject to extensive consultation that has played an important role in helping to shape the policies in the Plan Strategy. In addition to informal consultations with relevant stakeholders and public authorities, the Council undertook three key statutory and public consultation exercises prior to submission of the draft Plan to the Department for Infrastructure on 22nd March 2021:

- publication of the Preferred Options Paper on 30th March 2017 (with the SA Scoping Report and Interim SA Report published alongside) which included an eight week consultation period that ended on 25th May 2017.
- publication of the draft Plan Strategy on 8th November 2019 (with the updated SA Scoping Report and draft SA Report published alongside) which included a nine week consultation period that ended on 10th January 2020.
- publication of a number of Focussed and Minor Changes to the draft Plan Strategy (with the First Addendum to the draft SA Report published alongside) which included an eight week consultation period that ended on 12th March 2021.

1.2 The Requirement for Sustainability Appraisal and Strategic Environmental Assessment

1.9 Section 25 of The Northern Ireland (Miscellaneous Provisions) Act 2006 requires that all NI Departments and Councils, in exercising their functions, act in the way they consider best calculated to contribute to the achievement of sustainable development.

1.10 Section 5 of The Planning Act (Northern Ireland) 2011 ('the Planning Act') requires those who exercise any function in relation to LDPs to do so with the objective of furthering sustainable development. In addition, Sections 8(6) and 9(7) of the Planning Act requires an appraisal of sustainability to be carried out for the Plan Strategy and Local Policies Plan, respectively.

1.11 The Northern Ireland Development Plan Practice Note 04[3] (DPPN 04) provides Councils with direct guidance on the SA process and the preparation and production of SA reports. Throughout the phases of Plan development, the SA process has been informed by DPPN 04 and the SA has taken an integrated approach which fully incorporates Strategic Environmental Assessment (SEA) and thus fulfils the requirements for both SA and SEA.

[3] Department of the Environment (April 2015) Development Plan Practice Note, Practice Note 04 'Sustainability Appraisal incorporating Strategic Environmental Assessment' (found at https://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/dppn-4-sa-incorporating-sea-v1-april-2015_0.pdf [accessed 01/09/2023])

1.3 Habitats Regulations Assessment

1.12 The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), ('the Habitats Regulations'), implemented the requirements of the Habitats and Birds Directives in Northern Ireland.

1.13 Regulation 43 of the Habitats Regulations requires that competent authorities assess the potential impacts of plans or projects on European sites in Northern Ireland and European offshore marine sites[4] to determine whether there will be any 'likely significant effects' on any European site as a result of the plan's implementation (either alone or 'in combination' with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site's integrity with reference to the site's conservation objectives. This is known as Habitats Regulations Assessment (HRA). Regulation 64B of the Habitats Regulations also applies the assessment provisions to a plan-making authority for a land use plan as defined in the Planning Act (Northern Ireland) 2011.

1.14 A draft HRA was first undertaken in 2019 in support of the draft Plan Strategy. NIEA was invited to comment on the draft HRA during the draft Plan Strategy consultation period and its representations informed the final HRA. Following screening, ninety policies in the Plan Strategy to be adopted are identified as having a 'likely significant effect' in the absence of mitigation. Mitigation measures, in the form of case-specific policy caveats, have been incorporated in these policies. These have been reviewed as part of the appropriate assessment of the Plan Strategy. The appropriate assessment has concluded that the Plan Strategy (with the modifications set out in the direction made by the Department for Infrastructure) will not adversely affect the integrity of any international sites, either alone or in combination with other plans and projects.

1.15 The HRA of the Plan Strategy has been documented separately from the SA, but potential effects identified through the screening and assessment of policies in the draft HRA also informed the SA, particularly in respect of the sustainability objectives 'to protect, manage and use water resources sustainably' and 'to protect natural resources and enhance biodiversity'.

1.4 Purpose of this Post Adoption Statement

1.16 This Post Adoption Statement represents the conclusion of the SA process and fulfils the plan and programme adoption requirements of the EAPP (NI) Regulations. In accordance with Regulation 15, this statement sets out the following:

a) how environmental considerations have been integrated into the plan or programme;
b) how the environmental report has been taken into account;
c) how the opinions expressed in response to the invitations mentioned in Regulation 12 have been taken into account;
d) how the results of any consultations entered into under Regulation 13(4) have been taken into account;
e) the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
f) the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

2 How Environmental Considerations have been Integrated into the Plan Strategy

2.1 As SA is a legislative requirement for a Plan Strategy under Sections 8(6) and 9(7) of the Planning Act, it was not necessary to make a formal Determination that a SA (incorporating SEA) would be required.

[4] European sites are Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Proposed or candidate European sites and Ramsar sites (wetlands of international importance (both listed and proposed)) are also subject to HRA, as they are protected by policy.

The SA process (incorporating SEA) began when the Council published its first Statement of Community Involvement and timetable in April 2016.

2.2 To provide the context for the SA and in compliance with the EAPP (NI) Regulations, a review of other relevant plans and programmes was carried out during the preparatory phase and an outline SA Framework was developed. This process ran concurrently with the preparation of the LDP [Preferred Options Paper] Position Papers which were also informed by initial consultation with relevant statutory consultees.

2.3 In December 2016 the Council consulted the Consultation Body[5] under Regulation 11 of the EAPP (NI) Regulations to agree the scope and level of detail of the information that must be included in the SA. The Consultation Body's comments were incorporated into the SA scope and fourteen Sustainability Objectives forming the Sustainability Framework were agreed. The Sustainability Objectives and their relationship with the Issues listed in the EAPP (NI) Regulations are set out in Table 2.1.

Table 2.1: The Sustainability Objectives (draft Plan Strategy stage[6]) and their Relationship with the Issues listed in Schedule 2 of the EAPP (NI) Regulations.

The objectives for sustainable development are…	Corresponding Issue in EAPP (NI) Schedule 2 (6)
1. to improve health and well-being.	(ii) Population (iii)Human Health
2. to strengthen society.	(xi) Cultural Heritage including Architectural and Archaeological Heritage (ii) Population
3. to provide good quality, sustainable housing.	(ii) Population (iii) Human Health
4. to enable access to high quality education.	(ii) Population
5. to enable sustainable economic growth.	(ii) Population (iii) Human Health
6. to manage material assets sustainably.	(x) Material Assets
7. to protect physical resources and use sustainably.	(x) Material Assets (vi) Soil
8. to encourage active and sustainable travel.	(iii) Human Health (ii) Population (ix) Climatic Factors
9. to improve air quality	(viii) Air
10. to reduce causes of and adapt to climate change.	(ix) Climatic Factors
11. to protect, manage and use water resources sustainably.	(vii) Water
12. to protect natural resources and enhance biodiversity.	(i) Biodiversity (iv) Flora (v) Fauna
13. to maintain and enhance landscape character.	(xii) Landscape
14. to protect, conserve and enhance the historic environment and cultural heritage.	(xii) Cultural Heritage including Architectural and Archaeological Heritage (xii) Landscape

[5] Regulation 4 of the EAPP (NI) Regulations designated the Department of Environment (DOE) as the Consultation Body for the SEA process in Northern Ireland. The SEA Coordination Unit of the Department of Agriculture, Environment and Rural Affairs' Northern Ireland Environment Agency (NIEA) is currently responsible for carrying out the role of the Consultation Body.
[6] For the Interim SA associated with the Preferred Options Paper, the Sustainability Objectives were presented in a different order, but were otherwise the same.

2.4 Baseline evidence was collected and arranged under the theme of each Sustainability Objective. The relevant aspects of the current state of the environment and its likely evolution without the LDP were described. These elements informed the identification of Key Sustainability Issues (KSIs) that are relevant to the Council area and to each of the Sustainability Objectives. Appraisal prompts were also developed to assist in identifying and evaluating the potential effects of Options and Alternatives on the achievement of each Sustainability Objective in a consistent way.

2.5 In addition to using the SA Framework to evaluate the potential effects of LDP objectives, options and policies as they were being developed and drafted, the overall SA process enabled measures to avoid or minimise negative effects or to enhance potential positive effects to be identified at an early stage. Possible measures were identified in the interim appraisal of options for the Preferred Options Paper (POP). Along with evidence and representations collected following consultation on the POP, these were considered in the drafting of the emerging policies of the draft Plan Strategy. Shared Environmental Service worked closely with the LDP officers and early draft sections of the LDP, including draft policies, were appraised collaboratively. The involvement of officers with a broad range of environmental as well as planning experience in the sustainability appraisal has helped to ensure that potential effects of the LDP were identified and appraised from various perspectives and relationships with other relevant plans, programmes and strategies were given due consideration.

2.6 The draft Plan Strategy, and the strategic and operational policies contained within it, were strongly influenced by regional policy. However, economic, social and environmental considerations are the sustainability pillars upon which the entire draft Plan Strategy is founded. This is reflected in the Plan's Vision and its six themes:

- **A Quality Place** - Enabling Sustainable Communities and Delivery of New Homes
- **A Thriving Place** - Driving Sustainable Economic Growth
- **A Vibrant Place** - Growing our City, Town Centres, Retailing and Other Uses
- **An Attractive Place** - Promoting Sustainable Tourism, Open Space Sport and Outdoor Recreation
- **A Green Place** - Protecting and Enhancing the Historic and Natural Environment
- **A Connected Place** - Supporting Sustainable Transport and Other Infrastructure

3 How the SA Report Has Been Taken into Account by the Council

3.1 The SA process is an iterative one, and as emerging policy options were identified, developed and refined, the sustainability strengths and weaknesses were considered.

3.2 Ahead of the Council publishing its Preferred Options Paper in March 2017, the Sustainability Framework was used to appraise strategic options for addressing 30 key planning issues affecting the Council area and to assist in the selection of a Preferred Option, by identifying the most sustainable option. This interim appraisal also identified potential measures to reduce negative effects or promote positive effects for consideration in subsequent phases of the emerging LDP. There was not a legal requirement to implement these measures, however they were recorded so that, where appropriate, they could be incorporated to further the overall sustainability of the LDP. The interim appraisal is documented in the SA Interim Report (Incorporating Strategic Environmental Assessment) for The Preferred Options Paper [SUBDOC-047].

3.3 Reasonable Alternatives are the different realistic options available to a Council for delivering the objectives of its LDP. Options should be consistent with other aspects of the LDP, as well as higher-level plans and policies. As the draft Plan Strategy was being developed, all of the Strategic and Operational Policy objectives were screened in the context of the SA, and consideration was given to whether any reasonable alternatives were available to deliver the policy objective.

3.4 As the evolution of the draft Plan Strategy and the Strategic and Operational policies contained within it were influenced by regional policy, and the strategic approach to addressing many of the key planning issues within the Council area had already been explored through the POP, no 'reasonable' alternative options for delivering the policy aims/objectives were identified for any of the policies brought forward in the draft Plan Strategy. A summary of the factors influencing policy formation from POP to the draft Plan Strategy is included in Section 3.9 and Appendix 5 of the October 2019 Local Development Plan 2032 Draft SA Report [SUBDOC-005]. These factors included the Interim SA and the SA of the draft Plan Strategy.

3.5 The SA of the draft Plan Strategy focused on the likely changes to the baseline conditions as a result of the LDP's implementation. These effects were described (where possible) in terms of their extent, the timescale over which they could occur, whether the effects would be temporary or permanent, positive or negative, short, medium and/or long-term. Identifying the effects of each option in the context of the sustainability objectives helped to ensure that each policy would successfully deliver its intended purpose in a sustainable way and would accord with (or not conflict with) the delivery of other relevant plans, programmes and strategies.

4 How Opinions Expressed During Consultation Have Been Taken into Account

4.1 Preferred Options Paper

4.1.1 Consultation on the Interim SA and SA Scoping Report

4.1 The March 2017 SA Scoping Report [SUBDOC-048] and the SA Interim Report [SUBDOC-047] were published for public and statutory consultation alongside the POP for a period of 8 weeks between March and May 2017. This included consultation with the Consultation Body, which responded on 22/05/2017.

4.2 Following the consultation on the POP, all comments received in respect of the March 2017 SA Scoping Report [SUBDOC-048] and SA Interim Report [SUBDOC-047] were reviewed and considered ahead of commencing SA of the draft Plan Strategy. A summary of the representations received is provided in Section 7 of the Preferred Options Paper Public Consultation Report [SUBDOC-049].

4.3 The SA Scoping Report was updated to reflect relevant representations, including those from the Consultation Body. Baseline evidence, the Key Sustainability Issues and the Plans, Programmes, Policies and Strategies were also reviewed to ensure they were up to date. While the Sustainability Objectives did not materially change, the order of the Sustainability Objectives in the Sustainability Framework was re-arranged to a more logical sequence, aligning more coherently with the pillars of sustainability (Social, Economic and Environmental). The updated Sustainability Framework and Appraisal Guide were referred to throughout the appraisal of Options and Alternatives for the draft Plan Strategy. Representations concerning potential effects and scores in the Interim SA were also taken into consideration in the appraisal of options for the draft Plan Strategy.

4.4 Appendix 6 of the October 2019 SA Scoping Report [SUBDOC-006] provides a detailed record of how the representations on the March 2017 SA Scoping Report and Interim SA were taken into account and how they were addressed, where relevant. The revised SA Scoping Report was published alongside the draft Plan Strategy in October 2019.

4.1.2 Consultation on the Preferred Options Paper

4.5 Meetings were held with statutory consultees, non-statutory consultees and the Stakeholder Group[7] to inform the contents of the POP prior to its launch. All groups were consequently consulted with regards to the POP publication and how to provide comments/get involved.

4.6 The processes involved in consulting on the POP as well as the findings of the consultation are detailed in the Preferred Options Paper Public Consultation Report [SUBDOC-049]. These findings were made available for respondents and the general public. The findings also fed into subsequent stages of the plan preparation, including drafting planning policies.

4.7 The POP Public Consultation Report highlights the feedback provided in relation to the growth strategy, vision, strategic objectives and key issues. Comments received were considered in the preparation of the draft Plan Strategy. Members' comments on this document were also taken into account.

4.2 Draft Plan Strategy

4.2.1 Consultation on the Sustainability Appraisal

4.8 The Draft SA Report [SUBDOC-005] and October 2019 SA Scoping Report [SUBDOC-006] were published for public and statutory consultation alongside the draft Plan Strategy for a period of 9 weeks between November 2019 and January 2020. This included consultation with the Consultation Body, which responded on 10th January 2020.

4.9 A summary of the main issues raised in the representations received on the SA and how these were considered by Council and Shared Environmental Service is provided in Section 8.0 of the Draft Plan Strategy Public Consultation Report (PCR) [SUBDOC-009]. The representations received on the SA can be broadly categorised as follows:

- Respondent welcomed/agreed with the option (or options) and conclusions of the SA;
- Respondent disagreed with the selection of one or more options brought forward and questioned the absence of alternative options in the SA;
- Respondent disagreed with the scoring of potential effects against the sustainability objectives in the SA for an option (or options);
- Respondent advised of minor correction(s) or update to the baseline evidence for the SA;
- Respondent advised of measures/indicators which could be employed in monitoring the effects of the LDP.

4.10 The draft Plan Strategy PCR demonstrates that full consideration was given to all the representations received. Council and Shared Environmental Service concluded that none of the representations on scoring or option selection had grounds to necessitate an amendment to the SA. However, as set out in Section 8.0 of the PCR [SUBDOC-009], the representations led to the proposal of two minor changes to the policy wording in the draft Plan Strategy. These minor changes were to ensure that the option would successfully deliver its intended objective/effect. In addition, a small number of actions were noted to correct minor errors or to make factual updates to the baseline evidence section of the SA Scoping Report before commencing the next stage of the Plan process.

4.2.2 Consultation on the draft Plan Strategy

4.11 The processes involved in consulting on the draft Plan Strategy as well as the findings of the consultation are detailed in the Draft Plan Strategy PCR [SUBDOC-009], which was prepared in

[7] a range of statutory and non-statutory consultees which advised and provided oversight of the LDP process.

accordance with Regulation 20(2)(g) of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 and is published in the LDP Submissions Documents Library[8].

4.12 The Draft Plan Strategy PCR outlines and summarises the main issues raised in the representations received on the draft Plan Strategy during the consultation period. The Draft Plan Strategy PCR was therefore a key document for the Independent Examination and was integral to the assessment of the soundness of the Plan Strategy. A separate report on the counter-representations received, the 'Draft Plan Strategy Counter Representation Report (October 2020) [SUBDOC-014] was also prepared and published in accordance with Regulation 20(2)(g).

4.13 After due consideration of all representations received to the draft Plan Strategy, the Council recommended that a number of focussed and minor changes to the published draft Plan Strategy should be made, ahead of the draft Plan Strategy's submission for Independent Examination. The focussed changes were set out in an addendum, alongside a schedule of minor changes that had also been identified. The PCR thus refers to individual focussed or minor changes that were proposed for consideration and discussion during the Independent Examination.

4.2.3 Consultation on Focussed and Minor Changes and First Addendum to the draft SA Report

4.14 Focussed changes are described in Development Plan Practice Note 10[9] (DPPN 10) as *"changes to the [development plan] document to ensure that issues impacting upon the soundness of the DPD are addressed"*. DPPN 10 also recommends that *"the Council should consider the impact of such changes on the overall soundness of the DPD, the integrated Sustainability Appraisal process and other supporting assessments"*. Minor changes are *"minor editing changes that ought to be made to the development plan document for factual correction"* and *"which would not impact on the soundness of the document"*.

4.15 The proposed focussed changes were set out in a consultation document, in which the minor changes were also included (for information, and to enable readers to understand how the Council differentiated between what it considered to be a minor or a focussed change). The Consultation on the Focussed Changes including Minor Changes Schedule (January 2021) [SUBDOC-016] was published for public and statutory consultation for a period of 8 weeks between January 2021 and March 2021.

4.16 A SA screening exercise was undertaken for all the proposed changes to the policies, to assess if they would alter the 'likely significant effects' predicted in the already published SA Report of October 2019, or if they could lead to any new or additional potential significant effects. The screening exercise was documented in the First Addendum to the draft SA Report [SUBDOC-016(a)]. The First Addendum to the draft SA Report was published and consulted on in January 2021 alongside the Focussed Changes including Minor Changes Schedule. This included consultation with the Consultation Body, which responded on 12th March 2021.

4.17 The SA screening documented in the First Addendum to the draft SA Report concluded that implementation of the focussed changes would result in minor improvements to the performance of the policies against certain individual Sustainability Objectives, with some policies receiving a more positive score against a Sustainability Objective. None of the proposed focussed and minor changes presented any probable conflict with the status of any of the Sustainability Objectives. The implementation of the proposed focussed changes in the draft Plan Strategy will have no significant impact on the Plan's performance against the Sustainability Objectives.

[8] Lisburn & Castlereagh City Council | Planning | Local Development Plan | Submission Documents Library (found at https://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan/submission-of-documents-to-dfi/submission-documents-library [accessed 01/09/2023]).

[9] Department for Infrastructure (December 2019) Development Plan Practice Note, Practice Note 10 'Submitting Development Plan Documents for Independent Examination' (found at https://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/dp-practice-note-10-submitting-for-independent-examination%20-2.pdf [accessed 01/09/2023])

4.18 All of the proposed changes (both focussed and minor) were screened out of requiring further Sustainability Appraisal incorporating Strategic Environmental Assessment (SEA), on the basis of having no potential for significant negative impacts on the Sustainability Objectives.

4.19 No representations were received that disagreed with the conclusions of the First Addendum to the draft SA Report. The Consultation Body confirmed in its response that it was content with the Addendums to the Sustainability Appraisal and Habitats Regulations Assessment.

4.3 Independent Examination and Recommendations

4.20 In July 2021, the Department for Infrastructure ('the Department') appointed the Planning Appeals Commission (PAC) to cause an Independent Examination of the Lisburn & Castlereagh City Local Development Plan draft Plan Strategy. The Independent Examination public hearing sessions took place between March and May 2022.

4.21 Following the Independent Examination, the PAC concluded that, subject to recommended amendments and modifications, the draft Plan Strategy met the tests of soundness as required. The PAC Commissioner's report also confirmed that the requirements of Section 8 (6) of the Planning Act and Article 15 (a) (ii) of the Regulations[10] have been satisfied in respect of SA. It also confirmed that as LCCC undertook a SA and prepared a report on its findings, Regulation 6 (2) (b) of the Regulations has been complied with.

4.22 On 28th June 2023, the Department for Infrastructure issued a direction to the Council to adopt the Plan Strategy with modifications. The Department's Direction included two Schedules. The first Schedule contains recommended modifications which reflect the Council's previously identified focussed and minor changes. The likely significant effects of these modifications had therefore already been assessed in the First Addendum to the Draft SA Report [SUBDOC-016(a)], as described in section 4.2.3 above.

4.23 The second Schedule in the Direction included modifications recommended in the Planning Appeals Commission's Independent Examination Report which the Department has directed as being necessary for the adoption of the Plan Strategy. These modifications include the deletion of one Strategic Mixed-Use Policy (SMU 03) policy from the draft Plan Strategy. Schedule 2 also included two modifications that should be implemented in the Draft SA Report to correct a typographical error in documenting the appraisal of Strategic Mixed-Use Policy SMU 01.

4.24 A Second Addendum to the Draft Plan Strategy SA Report was prepared, to effect the directed modifications to the Draft SA Report and to document the assessment of whether any likely significant effects will arise from implementing the modifications in Schedules 2 and 2A and to identify if any amendments to the SA are required.

4.25 It was determined that all potential significant effects arising from the implementation of the modifications are already accounted for in the SA and will not change. There will be no 'likely significant effects' arising from their inclusion in the Plan Strategy.

4.26 The Second Addendum to the Draft Plan Strategy SA Report was referred to the Consultation Body for consideration under the EAPP (NI) Regulations Regulation 9 on 15 September 2023.

4.27 DAERA responded on 11th September 2023, confirming they are broadly content with the SEA assessment and draft HRA. They agree with the conclusion that potential significant effects arising from the implementation of the modifications are already accounted for in the Sustainability Appraisal (SA). They acknowledge that following consideration of the modifications, the Council has concluded that, other than the minor amendments presented in Appendix B, no further amendments to the SA are required. Having reviewed the screening matrix of modifications in Schedule 2 NED are content with the conclusions reached regarding the effect on the SA for each modification. Air Quality

[10] The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

Biodiversity Unit welcome sustainability objective SO9 - Improve air quality: Air pollution has serious impacts on human health as well as degrading the natural environment. This objective can be achieved through reducing sources of air pollution. Where air pollution cannot be totally excluded careful siting of development should avoid impacts on sensitive receptors." As the implementation of the modifications are already accounted for in the SA, and the material before the Commissioner and the Department was sufficient for them to reach their conclusions on the Plan Strategy, it was not necessary to consult with members of the public in respect of the modifications.

5 The Reasons for Choosing the Local Plan as Adopted in the Light of the Other Reasonable Alternatives Considered

5.1 Regulation 11 of the EAPP (NI) Regulations requires an environmental report to be prepared which *"shall identify, describe and evaluate the likely significant effects on the environment of (a) implementing the plan or programme; and (b) reasonable alternatives taking into account the objectives and geographical scope of the plan or programme."*

5.2 The information to be provided includes *"An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information"*.

5.3 The UK Government guidance on SA and SEA[11] identifies reasonable alternatives as *"the different realistic options considered by the plan-maker in developing the policies in the plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made."*

5.4 Part of the reason for studying options and alternatives is to identify ways of reducing or avoiding the significant adverse effects of a proposed plan or programme. The Preferred Options Paper [SUBDOC-044] was the first stage of the LDP process. It set out the Plan's vision, its strategic objectives, and identified key planning issues with possible options and alternatives for how the Council could deliver new development and planned growth for the Council area. The findings of the appraisal of the Preferred Options and reasonable alternatives were reported in the March 2017 Sustainability Appraisal Interim Report (Incorporating Strategic Environmental Assessment) for The Preferred Options Paper [SUBDOC-047]. Section 2 of that report included a description of the limitations in undertaking the appraisal and any assumptions made. It acknowledged that further SA would be required at the Plan Strategy and Local Policies Plan stages of Plan development, with additional and updated information available at that time.

5.5 Sections 2.5.4 – 2.5.7 of Draft SA Report [SUBDOC-005] set out the process of identifying and evaluating the reasonable alternatives for the draft Plan Strategy and the assumptions and limitations of the appraisal process. A summary of the options and alternatives that have led to the adopted Plan Strategy has been provided in Appendix A of this report. The appraisal of preferred options and reasonable alternatives taken forward in the draft Plan Strategy is documented in Chapter 3 and Appendix 4 of the draft SA Report. Chapter 4.1 of the draft SA Report describes the 'total effects' of the draft Plan Strategy, while the cumulative effects (including secondary and synergistic effects) are described in Chapter 4.2.

5.6 Overall, the adopted Plan Strategy reflects the preferred options selected following the consideration of reasonable alternatives during each stage of its preparation, taking into account the evidence base, engagement and assessment, including SA. The adopted Plan Strategy also reflects the modifications recommended in the Planning Appeals Commission's Independent Examination Report which the Department has directed as being necessary for the adoption of the Plan Strategy. The modifications

[11] UK GOV Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2015, updated 2020) Strategic Environmental Assessment and Sustainability Appraisal (found at https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal [accessed 01/09/2023])

include changes to policy wording and supporting text. These are all deemed to be necessary to ensure that the Plan Strategy provides a sound and legally compliant plan for the Council area but as concluded in the First and Second Addendum Reports to the SA, these modifications will not give rise to any likely significant effects not already identified in the SA.

5.7 The final HRA of the adopted Plan Strategy has also concluded that the Plan will not adversely affect the integrity of any international sites, either alone or in combination with other plans and projects.

5.8 It is Council's view that the Plan Strategy, as adopted, provides the framework for contributing to sustainable development across the Council area and will help to realise the Council's vision and objectives. It reflects a rigorous process of evidence gathering, assessment, consultation and independent examination.

6 Monitoring

6.1 Regulation 16 of the EAPP (NI) Regulations sets out the requirements for monitoring the implementation of the plan. DPPN 04 advises that *"monitoring should help a council to identify any unforeseen adverse effects at an early stage and implement the necessary remedial action. Monitoring should focus upon the likely significant effect identified by the SA and the mitigation measures proposed to offset or reduce significant adverse effects"*.

6.2 A preliminary framework for monitoring was developed from the Key Sustainability Issues and significant effects identified through the SA. This framework was published in Chapter 5 of the Draft SA Report [SUBDOC-005]. Council has considered the representations made on the draft SA Report and the recommended modifications brought forward through the Independent Examination and has reviewed and updated the preliminary SA monitoring framework. A final monitoring framework is attached at Appendix B of this report.

6.3 Regulation 16 does not specify an interval for monitoring, however it states *"the responsible authority's monitoring arrangements may comprise or include arrangements established otherwise than for the express purpose of complying with paragraph (1)."* Regulation 25 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 requires Council to produce an annual monitoring report. Therefore, where annually published statistics and data are available for SA monitoring indicators, these will be collated as part of the annual LDP monitoring. Where data are not available on an annual basis, the most recent data will be collated and incorporated in Plan monitoring at each 5-year Plan review period.

6.4 It should be noted that monitoring of some of the indicators may rely on adoption of the Local Policies Plan. The SA monitoring framework will be reviewed as the SA continues to the second stage of the LDP, where it may be subject to further development and refinement.

6.5 It is also recognised that the LDP alone may not enable the delivery of all the outcomes identified in the 'target' column of the monitoring framework. However, certain targets have been included as the LDP may influence their achievement through cumulative and synergistic effects in combination with other Plans and Programmes. These effects have been identified in Chapter 4 of the Draft SA Report [SUBDOC-005]. Delivery will also rest with the actions of other statutory bodies and service providers.

Appendix A – Summary of Options/Alternatives and the reasons for selecting/rejecting the Alternatives

PART 1 STRATEGIC POLICIES AND SPATIAL STRATEGY

POLICY	Preferred Options Paper	Draft Plan Strategy
Spatial Strategy and the Settlement Hierarchy	Issue 1, 2 Options 1a.Retain the existing settlement hierarchy with limited amendments (Preferred Option). 1b.Retain the existing settlement hierarchy with no change	No reasonable alternatives were identified for the draft Plan Strategy
SP01 Sustainable Development	NA	No reasonable alternative has been identified - The SPPS identifies sustainable development as a core principle in regional policy. It is best practice to reiterate in the draft Plan Strategy.
SP02 Improving Health and Well-being	NA	No reasonable alternative has been identified - The SPPS identifies sustainable development as a core principle in regional policy. It is best practice to reiterate in the draft Plan Strategy.
SP03 Creating and Enhancing Shared Space and Quality Places	NA	No reasonable alternative has been identified - The SPPS identifies sustainable development as a core principle in regional policy. It is best practice to reiterate in the draft Plan Strategy.
SP04 Supporting Sustainable Economic Growth	NA	No reasonable alternative has been identified - The SPPS identifies sustainable development as a core principle in regional policy. It is best practice to reiterate in the draft Plan Strategy.
SP05 Good Design and Positive Place-Making	NA	No reasonable alternative has been identified - The SPPS identifies sustainable development as a core principle in regional policy. It is best practice to reiterate in the draft Plan Strategy.
SP06 Protecting and Enhancing the Environment	NA	No reasonable alternative has been identified - The SPPS identifies sustainable development as a core principle in regional policy. It is best practice to reiterate in the draft Plan Strategy.
SP07 Section 76 Planning Agreements	NA	No reasonable alternative has been identified - Best practice is to reiterate in the draft Plan Strategy. Builds on the SPPS. Interpretation of legislation - not prescriptive.
SP08 Housing in Settlements	Issue 2, 3 Options 2a.Focus future Housing Growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints (Preferred Option). 2b.Focus future Housing Growth in Lisburn City. 2c. Protect Existing Housing Zonings.	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP09 Housing in the Countryside	Issue 3, 2 Options 3a.Retention of Existing Rural Policy-Led Approach (Preferred Option). 3b.Retention of Existing Rural Policy-Led Approach plus identify 'Special Countryside Areas'.	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.

POLICY	Preferred Options Paper	Draft Plan Strategy
SP10 Education, Health, Community and Culture	Issue 4, 1 Option 4a.Land identified for education, health, community or cultural uses by the relevant providers will be protected from development for alternative uses through the new Local Development Plan.	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP11 Economic Development	Issue 5, 3 Options 5a.Maintain the current provision of land zoned for employment (with the exception of the West Lisburn/Blaris Major Employment Location) (Preferred Option). 5b.Redesignate sites which are currently zoned as employment land for alternative uses 5c. Increase current levels of zoned employment land Also Issue 6 (3 Options) and Issue 7 (1 Option).	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP12 Economic Development in the Countryside	Issue 9, 2 Options 9a. Retention of the existing policy-led approach (Preferred Option). 9b. Retention of the existing policy-led approach but in addition allow for the possible creation of 'Rural Business Development Zones' in a limited number of key/strategic locations	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP13 Mineral Development	Issue 10, 2 Options 10a.Provide Mineral Safeguarding Zones and Areas of Mineral Constraint in addition to the existing policy-led approach in relation to Mineral Development (Preferred Option). 10b.Retain the existing policy-led approach in relation to Mineral Development	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP14 Town Centres, Retailing and Other Uses	Issue 11, 2 Options 11a.Extend the existing City Centre boundary (Preferred Option). 11b.Retain the existing City Centre boundary Issue 12, 2 Options 12a.Retain the existing town centre of Carryduff and designate town centre boundaries in the historic towns of Hillsborough and Moira (Preferred Option). 12b. Retain the existing town centre of Carryduff Issue 16, 1 Option 16a. Promoting Office Development within the City, Town, District and Local Centres	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP15 Evening/Night-time Economy	Issue 15, 1 Option 15a. Grow the Night Time Economy	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP16 Tourism	Issue 18, Issue 19, Issue 20 (1 Option) 18a. Promote Hillsborough Castle as a Key Tourism Destination (Preferred Option). 19a. Promote the implementation of the Lagan Navigation as a Key Tourism / Recreation Opportunity Area (Preferred Option).	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.

POLICY	Preferred Options Paper	Draft Plan Strategy
	20a. Protect and promote the Lagan Valley Regional Park as a rich natural asset, retaining and enhancing the Lagan Valley Regional Park Nodes (Preferred Option).	
SP17 Open Space, Sport and Outdoor Recreation	Issue 21, 2 Options 21a. Protect and enhance all areas of open space and provide opportunity to identify a limited number of potential new Community Greenways (Preferred Option). 21b. Protect and enhance all areas of open space	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP18 Protecting and Enhancing the Historic Environment and Archaeological Remains	Issue 29, 2 Options 29a. Retain the existing policy-led approach with regards to the protection and enhancement of Built Heritage Assets but in addition provide opportunity to identify potential new Conservation Areas, Areas of Townscape Character or Areas of Village Character throughout the Council area (Preferred Option). 29b. Retain the existing policy-led approach with regards to the protection and enhancement of Built Heritage Assets	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP19 Protecting and Enhancing Natural Heritage	Issue 30, 2 Options 30a. Retain the existing policy-led approach with regards to the protection and enhancement of Natural Heritage Assets but in addition provide opportunity to identify potential new environmental designations across the Council area (Preferred Option). 30b. Retain the existing policy-led approach with regards to the protection and enhancement of Natural Heritage Assets	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP20 Transportation Infrastructure	Issue 22, 1 Option 22a.Retain a number of key transportation infrastructure schemes to enhance accessibility within the area (Preferred Option). Issue 23, 2 Options 23a.Retain a number of key Park & Ride Sites with identification of potential new Park & Ride Sites (Preferred Option). 23b. Retain a number of key Park & Ride Sites Issue 24, 1 Option 24a. Promote Active Travel in all new development (within Urban Areas/Settlements) to demonstrate how the development integrates with existing public transport, walking and cycling (Preferred Option). Issue 25, 1 Option 25a. Protect and develop safe, shared and accessible Greenways connecting communities, promoting walking and cycling, recreational and social interaction and enhancing health and well-being (Preferred Option).	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.

POLICY	Preferred Options Paper	Draft Plan Strategy
SP21 Renewable Energy	Issue 26, 2 Options 26a. Introduce Areas of Constraint in relation to renewable development (wind turbines) (Preferred Option). 26b. Retain the existing policy-led approach in relation to renewable development	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP22 Telecommunications and Other Utilities	Issue 27, 2 Options 27a. Retain the existing policy-led approach in relation to telecommunication development (Preferred Option). 27b. Introduce Areas of Constraint in relation to telecommunication development	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP23 Waste Management	Issue 28, 1 Option 28a. Retain the existing policy-led approach in relation to waste management within the Council area (Preferred Option).	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
SP24 Flooding	NA	No reasonable alternatives have been identified. The policy is consistent with the regional policy of the SPPS.
STRATEGIC MIXED USE POLICIES		
SMU01 West Lisburn/Blaris	*Issue 6, 3 Options* 6a.Redesignate the Blaris Major Employment Zoning as a Mixed Use site (Preferred Option). 6b.Redesignate the Blaris Major Employment Zoning as two separate zonings for housing and employment 6c.Retain the existing Blaris Major Employment Zoning for employment purposes only	No reasonable alternatives were identified for the draft Plan Strategy. Alternatives tested in POP. Option refined on the basis of new evidence which supports this option, and consideration will also be given to the inclusion of new Key Site Requirements to enhance positive effects in the LPP.
SMU02 Purdysburn/Knockbracken	Issue 7, 1 Option 7a.Retain the existing Purdysburn Major Employment Location as a Mixed Use site	No reasonable alternatives have been identified.
SMU03	Issue 13, 2 Options 13a.Retain and reinforce Sprucefield as a Regional Shopping Centre (Preferred Option). 13b.Retain Sprucefield Regional Shopping Centre but extend uses to include recreation and leisure	No reasonable alternatives were identified for the draft Plan Strategy. An alternative option (Option 13A) to retain and reinforce Sprucefield as Regional Shopping Centre (with no variations in use) was appraised in the Interim SA for the POP and was found to be equally sustainable. It was not considered necessary to re-appraise this alternative for the draft Plan Strategy. The option put forward in the draft plan Strategy has been selected on the basis of additional evidence in the form of a Retail Study which has identified that this option has a better chance of delivering more wide ranging economic benefits. Following Independent Examination, the Commissioner concluded that this element [designation SMU03] of the dPS is not coherent and effective and is therefore unsound. The PAC report recommended that the policy should be deleted and the Department included the recommendation in its Direction. The deletion and additional modifications underwent SA/SEA Screening, documented in the Second Addendum SA Report. This concluded

POLICY	Preferred Options Paper	Draft Plan Strategy
		that the modifications would have 'no likely significant effects' and would not alter the conclusions or outcomes of the October 2019 draft SA Report. No further SA is required.

PART 2 OPERATIONAL POLICIES

POLICY	Preferred Options Paper	Draft Plan Strategy
A QUALITY PLACE		
1. HOUSING IN SETTLEMENTS		
HOU1 New Residential Development	Issue 2, 3 Options 2a.Focus future Housing Growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints (Preferred Option). 2b.Focus future Housing Growth in Lisburn City. 2c. Protect Existing Housing Zonings.	HOU1 - HOU9 appraised as a group No reasonable alternatives for HOU 1 - 9 as policy options consistent with regional policy - SPPS.
HOU2 Protection of Land Zoned for Housing		
HOU3 Site Context and Characteristics of New Residential Development		
HOU4 Design in New Residential Development		
HOU5 Public Open Space in New Residential Development		
HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning		
HOU7 Residential Extensions and Alterations		
HOU8 Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas		
HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments		
HOU10 Affordable Housing in Settlements		This is a new policy with no reasonable alternative as the policy option is consistent with regional policy - SPPS. Policy is enabling and shaping. The NIHE as a statutory consultee for the LDP have stated that zoning is not acceptable. 80% of sites are committed. Windfall sites to be considered. Option enables either approach.
HOU11 Specialist Accommodation		This is a new policy with no reasonable alternative as the policy option is consistent with regional policy - SPPS.
HOU12 Accommodation for the Travelling Community		There is no reasonable alternative as the policy approach is consistent with regional policy - SPPS.
2. COMMUNITY FACILITIES IN SETTLEMENTS		
CF01 Necessary Community Facilities in Settlements	Issue 4, 1 Option 4a.Land identified for education, health, community or cultural uses by the relevant providers will be protected from development for alternative uses through the new Local Development Plan.	CF01 and CF02 appraised as a group. No reasonable alternatives have been identified. The policy is consistent with regional policy of the SPPS. The 2 policies have been introduced to provide clarity in relation to this policy area.
CF02 Protection of a Local Community Facility		
3. DEVELOPMENT IN THE COUNTRYSIDE		
COU1 Development in the Countryside	Issue 3, 2 Options	
COU2 New Dwellings in Existing Clusters		

POLICY	Preferred Options Paper	Draft Plan Strategy
COU3 Replacement Dwellings	3a.Retention of Existing Rural Policy-Led Approach (Preferred Option). 3b.Retention of Existing Rural Policy-Led Approach plus identify 'Special Countryside Areas'. For COU11 and COU 14 Issue 9, 2 Options 9a. Retention of the existing policy-led approach (Preferred Option). 9b. Retention of the existing policy-led approach but in addition allow for the possible creation of 'Rural Business Development Zones' in a limited number of key/strategic locations	COU1 - COU4 & COU6 - COU10 appraised as a group. No reasonable alternatives have been identified. Consistent more or less with regional policy. Additional clarification on PPS21.
COU4 The Conversion and Reuse of Buildings for Residential Use		
COU5 Affordable Housing		No reasonable alternatives have been identified. Consistent more or less with regional policy. Additional clarification on PPS21.
COU6 Personal and Domestic Circumstances		COU1 - COU4 & COU6 - COU10 appraised as a group. No reasonable alternatives have been identified. Consistent more or less with regional policy. Additional clarification on PPS21.
COU7 Dwellings for Non-Agricultural Business Enterprises		
COU8 Infill/Ribbon Development		
COU9 Temporary Caravan		
COU10 Dwellings on Farms		
COU11 Farm Diversification		COU 11 - COU14 appraised as a group No reasonable alternatives have been identified. Policies COU 11, COU 13 and COU 14 are consistent with regional policy - SPPS. Some minor word changes from SPPS and PPS21. Policy COU 13 is a new policy, consistent with the SPPS.
COU12 Agricultural and Forestry Development		
COU13 Necessary Community Facilities in the Countryside		
COU14 The Conversion and Reuse of Buildings for Non-Residential Use		
COU15 Integration and Design of Buildings in the Countryside		COU15 & COU16 appraised as a group. No reasonable alternatives have been identified. Policy COU 15 is consistent with regional policy - SPPS. Some minor word changes from SPPS and PPS21.
COU16 Rural Character and other Criteria		
A THRIVING PLACE		
4. ECONOMIC DEVELOPMENT		
ED1 Economic Development in Cities and Towns	Issue 5, 3 Options 5a.Maintain the current provision of land zoned for employment (with the exception of the West Lisburn/Blaris Major Employment Location) (Preferred Option). 5b.Redesignate sites which are currently zoned as employment land for alternative uses 5c. Increase current levels of zoned employment land For ED3, ED4, ED5, ED6, ED8, ED9: Issue 9, 2 Options 9a. Retention of the existing policy-led approach (Preferred Option). 9b. Retention of the existing policy-led approach but in addition allow for the possible creation of 'Rural Business Development Zones' in a limited number of key/strategic locations	ED1&ED2 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy with new clarity added. Presentational reorder.
ED2 Economic Development in Villages and Small Settlements		
ED3 Expansion of an Established Economic Development Use in the Countryside		ED3-ED6 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy with new clarity added. Presentational reorder.
ED4 Redevelopment of an Established Economic Development Use in the Countryside		
ED5 Major Economic Development in the Countryside		
ED6 Small Rural Projects		
ED7 Retention of Zoned Land and Economic Development		No reasonable alternatives have been identified. Consistent with regional policy with new clarity added. Presentational reorder.
ED8 Development Incompatible with Economic Development Uses		ED8 & ED9 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy with new clarity added. Presentational reorder.
ED9 General Criteria for Economic Development		
5. MINERALS DEVELOPMENT		
MD1 Environmental Protection		MD1-MD3 & MD9 appraised as a group

POLICY	Preferred Options Paper	Draft Plan Strategy
MD2 Visual Impact	Issue 10, 2 Options 10a.Provide Mineral Safeguarding Zones and Areas of Mineral Constraint in addition to the existing policy-led approach in relation to Mineral Development (Preferred Option). 10b.Retain the existing policy-led approach in relation to Mineral Development	No reasonable alternatives have been identified. Consistent with regional policy and PSRNI (Green Book) - controls nuisances. Also agreed with statutory consultees.
MD3 Areas of Mineral Constraint		No reasonable alternatives have been identified. Consistent with regional policy and PSRNI (Green Book) - controls nuisances. Also agreed with statutory consultees
MD4 Valuable Minerals		No reasonable alternative has been identified - Consistent with regional policy.
MD5 Unconventional Hydrocarbon Extraction		No reasonable alternatives have been identified. Consistent with regional policy and PSRNI (Green Book) - controls nuisances. Also statutory consultees.
MD6 Mineral Safeguarding Areas		MD7 & MD8 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy and PSRNI (Green Book) - controls nuisances. Also statutory consultees.
MD7 Safety and Amenity		MD1-MD3 & MD9 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy and PSRNI (Green Book) - controls nuisances. Also agreed with statutory consultees.
MD8 Traffic Implications		
MD9 Restoration Proposals		
A VIBRANT PLACE		
6. TOWN CENTRES, RETAILING AND OTHER USES		
TC1 Town Centre, Retailing and Other Uses	Issue 11, 2 Options 11a.Extend the existing City Centre boundary (Preferred Option). 11b.Retain the existing City Centre boundary Issue 12, 2 Options 12a.Retain the existing town centre of Carryduff and designate town centre boundaries in the historic towns of Hillsborough and Moira (Preferred Option). 12b. Retain the existing town centre of Carryduff Issue 16, 1 Option 16a. Promoting Office Development within the City, Town, District and Local Centres	TC1-TC5 appraised as a group These policies are new policies and no reasonable alternatives have been identified for them. The policies are consistent with regional policy including the RDS and SPPS
TC2 Lisburn City Centre Primary Retail Core and Retail Frontage		
TC3 Town Centres		
TC4 District and Local Centres	Issue 14, 2 Options 14a. Extend District and Local Centre Boundaries (Preferred Option). 14b. Retain the existing boundaries at Forestside District Centre and Dundonald Local Centre	
TC5 Villages and Small Settlements		
TC6 Petrol Filling Stations and Roadside Service Facilities		This policy is a new policy and no reasonable alternatives have been identified.
AN ATTRACTIVE PLACE		

POLICY	Preferred Options Paper	Draft Plan Strategy
7. TOURISM		
TOU1 Tourism Development in Settlements	Issue 18, Issue 19, Issue 20 (1 Option) 18a. Promote Hillsborough Castle as a Key Tourism Destination (Preferred Option). 19a. Promote the implementation of the Lagan Navigation as a Key Tourism / Recreation Opportunity Area (Preferred Option). 20a. Protect and promote the Lagan Valley Regional Park as a rich natural asset, retaining and enhancing the Lagan Valley Regional Park Nodes (Preferred Option).	No reasonable alternatives have been identified. Consistent with regional policy.
TOU2 Proposals for Tourism Amenity in the Countryside		TOU2-TOU6 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy and taking on board comments from Tourism Board NI. Making the policy more robust.
TOU3 Proposals for Tourist Accommodation in the Countryside		
TOU4 Self-Catering Tourist Accommodation in the Countryside		
TOU5 Holiday Parks in the Countryside		
TOU6 Proposals for Major Tourism Development in the Countryside		
TOU7 General Criteria for Tourism Development		No reasonable alternatives have been identified.
TOU8 Safeguarding of Tourism Assets		No reasonable alternatives have been identified.
8. OPEN SPACE, SPORT AND OUTDOOR RECREATION		
OS1 Protection of Open Space	NA	No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS.
OS2 Intensive Sports Facilities		OS2-OS6 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS.
OS3 Noise-Generating Sports and Outdoor Recreational Activities		
OS4 Facilities ancillary to Water Sports		
OS5 Floodlighting of Sports and Outdoor Recreational Facilities		
OS6 Outdoor Recreation in the Countryside		
A GREEN PLACE		
9. HISTORIC ENVIRONMENT AND ARCHAEOLOGY		
HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings	NA	HE1-HE4 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS. Consultation with HED has happened and there is a statutory basis for the policies.
HE2 The Preservation of Archaeological Remains of Local Importance and their Settings		
HE3 Archaeological Assessment and Evaluation		
HE4 Archaeological Mitigation		
HE5 Historic Parks, Gardens and Demesnes of Special Historic Interest		No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS. Consultation with HED has happened and there is a statutory basis for the policies.
HE6 Change of Use and/or Extensions or Alterations to a Listed Building		HE6-HE9 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS. Consultation with HED has happened and there is a statutory basis for the policies.
HE7 Control of Advertisements on a Listed Building		
HE8 Demolition or Partial Demolition of a Listed Building		

POLICY	Preferred Options Paper	Draft Plan Strategy
HE9 Development affecting the Setting of a Listed Building		
HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character		HE10 - HE12 appraised as a group No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS. Consultation with HED has happened and there is a statutory basis for the policies.
HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character		
HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character		
HE13 The Conversion and Reuse of Non-Listed Buildings		No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS. Consultation with HED has happened and there is a statutory basis for the policies.
HE14 Enabling Development		No reasonable alternatives have been identified. Consistent with regional policy approach - SPPS. Consultation with HED has happened and there is a statutory basis for the policies.
10. NATURAL HERITAGE		
NH1 European and Ramsar Sites - International	NA	NH1-NH5 appraised as a group. No reasonable alternatives were considered. The policies are consistent with regional policy and there is a statutory and legislative requirement for the policies - PPS2, the Habitats Regulations, the Wildlife and Natural Environment Act and its Biodiversity Duty on Councils.
NH2 Species Protected by Law		
NH3 Sites of Nature Conservation Importance - National		
NH4 Sites of Nature Conservation Importance - Local		
NH5 Habitats, Species or Features of Natural Heritage Importance		
NH6 Areas of Outstanding Natural Beauty		No reasonable alternative was considered. The policy is consistent with regional policy - SPPS.
A CONNECTED PLACE		
11. ACCESS AND TRANSPORT		
TRA1 Creating an Accessible Environment	Issue 22, 1 Option 22a.Retain a number of key transportation infrastructure schemes to enhance accessibility within the area (Preferred Option). Issue 23, 2 Options 23a.Retain a number of key Park & Ride Sites with identification of potential new Park & Ride Sites (Preferred Option). 23b. Retain a number of key Park & Ride Sites Issue 24, 1 Option 24a. Promote Active Travel in all new development (within Urban Areas/Settlements) to demonstrate how the development integrates with existing public transport, walking and cycling (Preferred Option). Issue 25, 1 Option 25a. Protect and develop safe, shared and accessible Greenways connecting communities, promoting walking and cycling.	No reasonable alternative has been identified - consistent with regional policy - SPPS and PPS3.
TRA2 Access to Public Roads		TRA2 and TRA3 appraised as a group No reasonable alternatives identified - Consistent with regional policy - SPPS and PPS3.
TRA3 Access to Protected Routes		
TRA4 Protection for New Transport Schemes		No reasonable alternatives have been identified.
TRA5 Strategic Greenways and Disused Transport Routes		No reasonable alternatives have been identified.
TRA6 Transport Assessment		No reasonable alternative has been identified - consistent with regional policy - SPPS and PPS3.
TRA7 Car Parking and Servicing Arrangements in New Developments		TRA7 and TRA9-TRA11 appraised as a group No reasonable alternatives have been identified. Policies TRA9 and TRA10 are new policy, policies TRA7 and TRA11 are consistent with Regional policy direction).
TRA8 Active Travel Networks and Infrastructure Provision		No reasonable alternatives have been identified.

POLICY	Preferred Options Paper	Draft Plan Strategy
TRA9 Park and Ride/Park and Share Car Parks	recreational and social interaction and enhancing health and well-being (Preferred Option).	TRA7 and TRA9-TRA11 appraised as a group No reasonable alternatives have been identified. Policies TRA9 and TRA10 are new policy, policies TRA7 and TRA11 are consistent with Regional policy direction).
TRA10 Provision of Public and Private Car Parks		
TRA11 Temporary Car Parks		
12. RENEWABLE ENERGY		
RE1 Renewable Energy Development	Issue 26, 2 Options 26a. Introduce Areas of Constraint in relation to renewable development (wind turbines) (Preferred Option). 26b. Retain the existing policy-led approach in relation to renewable development	No reasonable alternatives have been identified - consistent with regional policy - SPPS & PPS18.
RE2 Integrated Renewable Energy		No reasonable alternatives have been identified - consistent with regional policy - SPPS & PPS18.
13. TELECOMMUNICATIONS		
TEL1 Telecommunications Development	Issue 27, 2 Options 27a. Retain the existing policy-led approach in relation to telecommunication development (Preferred Option). 27b. Introduce Areas of Constraint in relation to telecommunication development	No reasonable alternatives have been identified - consistent with regional policy - SPPS.
14. UTILITIES		
UT1 Utilities	Issue 27, 2 Options 27a. Retain the existing policy-led approach in relation to telecommunication development (Preferred Option). 27b. Introduce Areas of Constraint in relation to telecommunication development	No reasonable alternative has been identified - based on previous policy from the Planning Strategy for Rural Northern Ireland.
15. WASTE MANAGEMENT		
WM1 Waste Management Facilities	NA	WM1, WM3 and WM5 appraised as a group No reasonable alternative has been identified - Consistent with regional policy.
WM2 Treatment of Waste Water		No reasonable alternative has been identified - this is a new policy.
WM3 Waste Disposal		WM1, WM3 and WM5 appraised as a group No reasonable alternative has been identified - Consistent with regional policy.
WM4 Land Improvement		No reasonable alternative has been identified - Consistent with regional policy.
WM5 Development in the Vicinity of Waste Management Facilities or Waste Water Treatment Works		WM1, WM3 and WM5 appraised as a group No reasonable alternative has been identified - Consistent with regional policy.
16. FLOODING		
FLD1 Development in Fluvial (River) Flood Plains	NA	FLD1 - FLD4 appraised
FLD2 Protection of Flood Defence and Drainage Infrastructure		

POLICY	Preferred Options Paper	Draft Plan Strategy
FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains		No reasonable alternative has been identified - Consistent with regional policy.
FLD4 Artificial Modification of Watercourses		
FLD5 Development in Proximity to Reservoirs		No reasonable alternative has been identified - Consistent with regional policy.
17. ADVERTISEMENTS		
AD1 Amenity and Public Safety	NA	No reasonable alternative has been identified - Consistent with regional policy.

Appendix B – SA Monitoring Framework

INDICATOR	SOURCE	TARGET
IMPROVE HEALTH AND WELL-BEING		
1. Average housing density from planning applications/approvals	Annual Housing Monitor 1st April to 31 March each year Planning Portal Data showing number of planning applications approved contrary to density bands	Density Band City Centre 120-160 dwellings per hectare. Density Band Outside City Centre and within Greater Urban Areas and Towns 25-35 dwellings per hectare.
2. Education, Health, Community and Cultural services floor space built	Annual Reports from providers Number of planning approvals from planning portal. Section 76 Planning Register.	Identify land for Education, Health, Community and Cultural Use at Local Policies Plan to meet any identified need from Providers. Section 76 Planning agreements where a community infrastructure need is identified
3. Total amount of Open Space	Planning approvals from planning portal Open Space Audit	Retain level of open space
4. New public open space gained through housing development (Ha)	Planning approvals from planning portal Open Space Audit	To monitor new open space
5. Provision of equipped children's play areas	Planning approvals from planning portal Open Space Audit	To monitor equipped children's play areas
6. Active Travel schemes which provide improved linkages	Statistics from DfI and Translink on modal shift Number of planning approvals Transport Schemes/ improvements identified by DFI Number of planning applications/ approvals accompanied by a travel plan, above the relevant Transport Assessment thresholds identified from Planning Portal The number of planning applications/ approvals for Greenways DFI Transport Survey and Translink statistics on alternative transport uses to the private car The Council Car Parking Strategy Number of Planning applications for residential developments approved/refused with Transport Assessments	Delivery of schemes which support Active Travel (Walking, Cycling, Public Transport)

INDICATOR	SOURCE	TARGET
STRENGTHEN SOCIETY		
1. Total Affordable Housing	NIHE Housing Needs Assessment or Statement of Specialist Housing Need NIHE Housing Needs Assessment NI Housing Statistics (DfC)	2,400 Social housing units identified in Housing Needs Assessment over lifetime of the Plan. To monitor that 20% of units on sites of 0.5 hectares or comprising of more than 5 residential units are affordable.
2. Traveller and Specialist Accommodation	NIHE Housing Needs Assessment or Statement of Specialist Housing Need NI Housing Statistics (DfC)	Identify any need for Traveller Accommodation For Specialist Accommodation the homes and/or bed spaces to be provided meet an identified community need demonstrated through a statement of specialist housing need.
3. Total number of housing units built in countryside outside settlements	Annual Housing Monitor 1st April to 31 March each year	To monitor housing numbers built in the countryside.
4. Education, Health, Community and Cultural services floor space built	Annual Reports from providers Number of planning approvals from planning portal. Section 76 Planning Register.	Identify land for Education, Health, Community and Cultural Use at Local Policies Plan to meet any identified need from Providers. Section 76 Planning agreements where a community infrastructure need is identified.
5. An improved Night-Time Economy in City and Town Centres	Planning approvals from planning portal Town Centre Health Checks Tourism Statistics data and accommodation/ bed spaces available from Tourism NI	Increasing Planning approvals to promote the night-time economy such as hotels, bars/ restaurants, leisure and entertainment venues.

Indicator	Source	Target
Provide good quality sustainable housing		
1. Total number of housing units built in each settlement on zoned and windfall sites and within/outside the urban footprint	Annual Housing Monitor 1st April to 31 March each year	(HGI) figure of 10,700 housing units 2016-2030 and projection in Plan Strategy for 12,335 housing units 2017-2032 (Strategic Housing Allocation).
2. Total Affordable Housing	Annual Housing Monitor 1st April to 31st March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	2,400 Social housing units identified in Housing Needs Assessment over lifetime of the Plan. To monitor that 20% of units on sites of 0.5 hectares or comprising of more than 5 residential units are affordable.
3. Traveller and Specialist Accommodation	Annual Housing Monitor 1st April to 31st March NIHE Housing Needs Assessment NI Housing Statistics (DfC)	Identify any need for Traveller Accommodation. For Specialist Accommodation the homes and/or bed spaces to be provided meet an identified community need demonstrated through a statement of specialist housing need.
4. Average housing density from planning applications/approvals	Annual Housing Monitor 1st April to 31 March each year	Density Band City Centre 120-160 dwellings per hectare. Density Band Outside City Centre and within Greater Urban Areas and Towns 25-35 dwellings per hectare.
5. Available capacity of Waste Water Treatment Works to support residential development	NI Water Annual Report and Data on WWTWs capacity. Annual Housing Monitor 1st April to 31st March.	All housing applications connecting to the existing WwTWs.
6. Total number of housing units built in countryside outside settlements	Annual Housing Monitor 1st April to 31 March each year	To monitor housing numbers built in the countryside.

Indicator	Source	Target
Enable access to high quality education		
1. Education, Health, Community and Cultural services floor space built	Education related planning applications/ approvals from Planning Portal Education Authority Annual Report	Identify land for Education, Health, Community and Cultural Use at Local Policies Plan to meet any identified need from Providers.
2. % of working age population with no qualifications	NISRA Labour Force Survey	No target. (Objective is to decrease the percentage of the working age population with no qualifications.)

Indicator	Source	Target
Enable sustainable economic growth		
1. Retention of Zoned Land for Economic Development Uses	Annual Employment Land Monitor 1st April to 31st March Total number of employment approvals on zoned employment land and also outside these zonings	Avoiding loss of zoned employment land to other uses. Employment Uses shall be directed to Zoned Employment Land and the Strategic Mixed Use Sites at West Lisburn/Blaris and Purdysburn/ Knockbracken
2. Retail and office development (sq. m.) permitted within established primary retail core and frontage, city or town centre, district and local centres, edge of centre, out of centre and outside these designations	Planning applications/ approvals from planning portal Retail Impact Assessments Town Centre Health Checks and Assessment of Use Class	Number of approvals annually for Class A1 Retail and Class A2 Financial, Professional Services as in the Use Class Order in the designated primary retail core and frontage and city, town, district and local centres Proposed B1(a) office developments do not exceed 400 square metres of gross floor space in District and Local Centres.
3. An improved Night-Time Economy in City and Town Centres	Planning applications/ approvals from planning portal Town Centre Health Checks Tourism statistics data and accommodation/bed spaces available from Tourism NI	Increasing Planning approvals to promote the night-time economy such as hotels, bars/ restaurants, leisure and entertainment venues.
4. Number of tourism amenity planning approvals in settlements and countryside.	Planning applications/ approvals from planning portal Tourism health checks – visitor numbers, overnight stays Tourism NI Statistics	To monitor tourism amenity development applications.
5. Number of tourism accommodation planning	Planning applications/ approvals from planning portal	To monitor tourism amenity development applications.

approvals in settlements and countryside.	Tourism health checks – visitor numbers, overnight stays Tourism NI Statistics	

Indicator	Source	Target
Manage material assets sustainably		
1. Total number of housing units built in each settlement on zoned and windfall sites and within/outside the urban footprint	Annual Housing Monitor 1st April to 31 March each year	(HGI) figure of 10,700 housing units 2016-2030 and projection in Plan Strategy for 12,335 housing units 2017-2032 (Strategic Housing Allocation).
2. Renewable Energy schemes in accordance with Government targets	Statistics from DfE and NISRA on renewable energy production and supply Number of planning approvals	Compliance with Government targets on energy supply from renewable sources
3. Provision of telecommunications and digital infrastructure	Statistics and reports from Ofcom Number of planning approvals Planning applications/ approvals from planning portal	Delivery of a fit for purpose tele-communications and digital infrastructure
4. Waste Management schemes in accordance with National and Local targets	The NI Waste Management Strategy Council's Waste Management Plan Northern Ireland Environment Agency statistics on tonnage to landfill or recycling Number of planning approvals	Compliance with National and Local targets on waste management

Indicator	Source	Target
Protect physical resources and use sustainably		
1. Annual Mineral extraction rates in the Council Area	Number of planning approvals from planning portal DFE Annual Monitoring Report on operational quarries in the Council Area	No target. (Objective is that local demand for minerals is met by supply without placing pressure on vulnerable landscapes)
2. The level of growth and amount of physical development that occurs in the district	CORINE Land Cover Inventory Council's Urban Capacity Studies	No target. Objective is to maintain/increase % 'green urban[12]' land use type. Amount of development (Ha) within urban footprint and settlement limits (reviewed at LPP stage)

Indicator	Source	Target
Encourage active and sustainable travel		
1. Active Travel schemes which provide improved linkages	Statistics from DfI and Translink on modal shift Number of planning approvals	Delivery of schemes which support Active Travel (Walking, Cycling, Public Transport)
2. Protection of Strategic Greenways and reuse of disused Transport Routes	Statistics from DfI and Translink on modal shift Number of planning approvals DfI publication 'Strategic Plan for Greenways'	Number of Strategic Greenway or transport schemes on disused transport routes (measured in km)

Indicator	Source	Target
Improve air quality		
1. Air Quality	LCCC Environmental Health Section	Achieving annual mean objectives / improvement in NO_2 air quality, revocation of AQMAs.
2. Active Travel schemes which provide improved linkages	Statistics from DfI and Translink on modal shift Number of planning approvals Transport Schemes/ improvements identified by DFI Number of planning applications/ approvals accompanied by a travel plan, above the relevant Transport Assessment thresholds identified from Planning Portal	Delivery of schemes which support Active Travel (Walking, Cycling, Public Transport)
3. Travel to work by sustainable modes of transport	NISRA (Census) Travel survey for NI (TSNI) (DfI)	No target. (Objective to increase the proportion of journeys carried out using modes other than the car).

[12] Areas with vegetation within or partly embraced by urban fabric identified through the CORINE Land Cover Inventory. This class is assigned for urban greenery, which usually has recreational or ornamental character and is usually accessible for the public.

Indicator	Source	Target
Reduce causes of and adapt to climate change		
1. Renewable Energy schemes in accordance with Government targets	Statistics from DfE and NISRA on renewable energy production and supply Number of planning approvals Planning applications/ approvals supporting renewable energy including wind turbines, solar farms etc. and any cumulative impact on sensitive landscapes from this development Annual Reports from providers	Compliance with Government targets on energy supply from renewable sources
2. Development within Fluvial or Pluvial Zones	DfI Rivers Agency Flood Maps NI DfI Rivers Agency consultation responses Number of planning approvals in areas at risk	To monitor the number of planning applications in areas that are prone to flooding and its potential adverse impacts.
3. Travel to work by sustainable modes of transport	NISRA (Census) Travel survey for NI (TSNI) (DfI)	No target. (Objective to increase the proportion of journeys carried out using modes other than the car).

Indicator	Source	Target
Protect, manage and use water resources sustainably		
1. Available capacity of Waste Water Treatment Works to support residential development	NI Water Data on WWTWs capacity Annual Housing Monitor 1st April to 31st March	All housing applications in settlements connecting to the existing or proposed WWTWs
2. Development within Fluvial or Pluvial Zones	DfI Rivers Agency Flood Maps NI DfI Rivers Agency consultation responses Number of planning approvals in areas at risk	To monitor the number of planning applications in areas that are prone to flooding and their potential adverse impacts.
3. % surface waterbodies in Borough achieving 'good' ecological status (or 'good' ecological potential) or better	DAERA NI Environment Agency Water Management Unit	No target. (Objective is improvement in surface water quality).
4. The number of development proposals permitted that incorporate SuDS, of types that do / do not qualify for adoption by NI Water under The Water and Sewerage Services Act (Northern Ireland) 2016	LCCC Planning Decisions	No target. (Objective is increase in development using 'soft' SuDs)
5. Number and location of properties approved with non-mains wastewater treatment.	DAERA NI Environment Agency LCCC Planning Decisions	No target. (Objective is to decrease number of potential point pollution sources).

Indicator	Source	Target
Protect natural resources and enhance biodiversity		
1. Number of planning permissions in Historic Parks, Gardens and Demesnes	Planning approvals from planning portal Open Space Audit The number of development proposals permitted involving heritage assets contrary to the advice from DFC- Historic Environment Division from planning portal	To monitor planning approvals within existing Historic Parks, Gardens and Demesnes
2. Number of permissions on International, National, Local sites, designated sites and plan designations: Ramsar, ASSI, national nature reserve, local nature reserve, wildlife refuge, AONBs, Areas of High Scenic Value, Green Wedges and Local Landscape Policy Areas	Planning approvals from planning portal The number of development proposals permitted impacting on natural heritage assets contrary to advice from DAERA- Natural Environment Division	To monitor planning applications within sensitive or protected landscapes. (Objective: no loss of designated sites protected or damage to sensitive landscapes and biodiversity through planning approvals).
3. Changes to designation of natural heritage assets (surface area km², number).	DAERA NI Environment Agency	No Target. (Objective is to maintain / increase areas designated for nature conservation value).

4. Condition of natural heritage assets within the Borough (DAERA condition assessments)	DAERA NI Environment Agency	No Target. (Objective is to maintain / improve areas designated for their nature conservation value).

Indicator	Source	Target
Maintain and enhance landscape character		
1. Total amount of Open Space	Planning approvals from planning portal Open Space Audit	Retain level of open space
2. Number of planning permissions in Historic Parks, Gardens and Demesnes	Planning approvals from planning portal Open Space Audit The number of development proposals permitted involving heritage assets contrary to the advice from DFC- Historic Environment Division from planning portal	To monitor planning approvals within existing Historic Parks, Gardens and Demesnes
3. Number of permissions on International, National, Local sites, designated sites and plan designations: Ramsar, ASSI, national nature reserve, local nature reserve, wildlife refuge, AONBs, Areas of High Scenic Value, Green Wedges and Local Landscape Policy Areas	Planning approvals from planning portal The number of development proposals permitted impacting on natural heritage assets contrary to advice from DAERA- Natural Environment Division	To monitor planning applications within sensitive or protected landscapes. (Objective: no loss of designated sites protected or damage to sensitive landscapes and biodiversity through planning approvals).

Indicator	Source	Target
Protect, conserve and enhance the historic environment and cultural heritage		
1. Number of demolitions/ conversions within Conservation Areas and Areas of Town and Village Character	Planning approvals from planning portal The number of development proposals permitted involving heritage assets contrary to the advice from DFC- Historic Environment Division from planning portal	To monitor demolitions/ conversions within Conservation Areas and Areas of Town and Village Character
2. Number of demolitions/conversions of listed buildings	Planning approvals from planning portal The number of development proposals permitted involving heritage assets contrary to the advice from DFC - Historic Environment Division from planning portal	To monitor demolitions/ conversions of listed buildings.
3. Number of planning permissions in Historic Parks, Gardens and Demesnes	Open Space Audit Planning applications/ approvals from planning portal The number of development proposals permitted involving heritage assets contrary to the advice from DFC- Historic Environment Division from planning portal	To monitor planning approvals within existing Historic Parks, Gardens and Demesnes

Lisburn & Castlereagh City Council

Local Development Plan 2032

Plan Strategy

August 2023

Habitats Regulations Assessment (HRA)

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Non-Technical Summary

Habitats Regulations Assessment

Regulation 43 of the Habitats Regulations, requires an appropriate assessment to be undertaken of plans and projects which are likely to have a significant effect on an international site in Northern Ireland or Ireland, either alone or in combination with other plans or projects. This is known as Habitats Regulations Assessment (HRA) and provides for assessment of the implications of a land use plan for international sites in view of their conservation objectives. For this report international sites include Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites.

This HRA report is prepared in support of Lisburn & Castlereagh City Council's Plan Strategy. It records the assessment of the draft Plan Strategy as modified and its potential impacts on international sites.

Overview of the Plan Strategy Habitats Regulations Assessment

A draft HRA was first undertaken in 2019 in support of the draft Plan Strategy. This is Final HRA to be consulted on. Publication of the Final HRA follows the independent examination and the receipt by the Council of a direction from the Department for Infrastructure under the Planning Act (Northern Ireland) 2011. This assesses the Plan Strategy as directed to be modified in the direction from the Department for Infrastructure. It takes account of the views of the Planning Appeals Commission expressed in the independent examination report. It takes account of up-to-date information.

Overview of the Plan Strategy

The Plan Strategy provides a plan-led policy framework for making day-to-day decisions to help Lisburn & Castlereagh City Council (the Council) deliver sustainable development for employment, homes and infrastructure in a high-quality environment across the Council area. It sets out how the area will change and grow until 2032. The nature of the Plan Strategy is that it has the potential to have a significant effect on some international sites, therefore the Council is undertaking a HRA in its role as a competent authority to ensure the legal requirements of the Habitats Regulations are fully met.

International Sites Overview

A total of 15 international sites that have a theoretical connection to the plan area were identified. On further review it was found that 14 of these sites might be affected by the Plan Strategy. There are only two international sites partly within the Council area, Lough Neagh and Lough Beg SPA and Ramsar site, which include the water body of Portmore Lough. Sites beyond the Council area with an ecological connection were also included, for example Belfast Lough SPA and Ramsar site which is connected via the River Lagan. On a precautionary basis, all sites within 10km of the plan area were also considered. Appendix 4, Maps 1 to 4 illustrate these sites in relation to the Council area.

Screening of the Plan

All of the Plan Strategy proposals were reviewed in Section 4, from the Vision and Plan Objectives and the Strategic Policies and Spatial Strategy in Part 1 to the Operational Policies in Part 2. Following the screening of the Plan Strategy it concluded that, in the absence of mitigation, there is potential for likely significant effects to arise from ninety plan policies, in addition eight plans or projects were identified for consideration of in combination effects. These were all screened-in for appropriate assessment.

Appropriate Assessment

Those policies and plans or projects screened-in were assessed in Section 5. It was found that measures were incorporated which can be considered to be mitigation to avoid the Plan Strategy having adverse effects on the integrity of international sites.

Conclusions of the HRA

On the basis of the analysis set out below, the Council can conclude the Plan Strategy (with the modifications set out in the direction made by the Department for Infrastructure) will not adversely affect the integrity of any international sites, either alone or in combination with other plans and projects.

1 Introduction

Local Development Plan 2032

The Plan Strategy for Lisburn & Castlereagh City Council Local Development Plan (LDP) sets out how the area will change and grow over the period up to 2032. It provides:

- a vision for Lisburn & Castlereagh City Council towards the end of the plan period;

> *"The Local Development Plan (LDP) will respond to the needs of the community in providing a sustainable economy, society and environment. It will support a thriving, vibrant and connected place in which people live, work, visit and invest; and an attractive, green and quality place which will enhance the wellbeing and quality of life for all."*

- a set of objectives to deliver the vision;
- a strategy for the growth of the area - how much development should be provided, where it should go and where it should not go;
- a suite of detailed operational policies to guide development; and
- details of how the Plan Strategy will be monitored and reviewed.

The Plan Strategy is the first of two development plan documents which will comprise the LDP. The Plan Strategy provides a plan-led policy framework for making day-to-day decisions to help Lisburn & Castlereagh City Council (herein referred to as 'the Council' or 'Council area') deliver sustainable development including future housing, employment, retail and infrastructure provision across the Council area.

The Plan Strategy is the first document in a two-stage process, the second being the Local Policies Plan. Together these will constitute the Council's new Local Development Plan (LDP). The purpose of the LDP is to inform the general public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will guide development decisions within the Council area.

The Plan Strategy follows the publication of the Preferred Options Paper (POP) in March 2017. In preparing it the Council has taken account of the representations received on the POP, further inputs from key consultees, stakeholders and, in particular, the elected Councillors through Member Workshops and Planning Committee meetings.

The LDP will provide a plan framework to support the economic, social and environmental needs of the Council area in line with regional strategies and policies, providing for the delivery of sustainable development. It is intended to provide a 'plan-led' framework for rational and consistent decision-making by the public, private and community sectors and those affected by development proposals; in particular, it will be the primary document against which the Council will assess and decide on planning applications.

The Plan Strategy is set out in two parts which are subdivided as follows:

Plan Strategy Part 1

- Chapters 1&2 Introduction, Policy and Spatial Context
- Chapter 3 Vision and Plan Objectives
- Chapter 4 Strategic Policies and Spatial Strategy
- Chapter 5 Monitoring and Review
- Appendices 5 appendices that provide detail that informs the Plan Strategy

Plan Strategy Part 2 - Operational Policies which are topic-based and grouped under the six plan objectives as follows:

- A Quality Place - Enabling Sustainable Communities and Delivery of New Homes
- B. A Thriving Place - Driving Sustainable Economic Growth
- C. A Vibrant Place - Growing our City, Town Centres, Retailing and Other Uses
- D. An Attractive Place - Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation
- E. A Green Place - Protecting and Enhancing the Historic and Natural Environment
- F. A Connected Place - Supporting Sustainable Transport and Other Infrastructure

Overview of Lisburn & Castlereagh City Council area

The Council area has a population of approximately 142,640 people and covers 520 km^2. It shares a land boundary with five Council areas: Belfast City Council; Armagh City, Banbridge and Craigavon Borough Council; Antrim and Newtownabbey Borough Council; Ards and North Down Borough Council; and Newry, Mourne and Down District Council. The main centre is Lisburn City located at the heart of the Council's urban area.

Existing Plans and Local Policies Plan

Extant plans will continue to have effect until the next stage i.e. LPP. This is set out in the transitional arrangements in The Planning (Local Development Plan) Regulations (Northern Ireland) 2015[1]. Transitional arrangements in respect of Plan designations are set out on page 16 of Part 1 of the Plan Strategy. BMAP in its post-inquiry forms was at an advanced stage and therefore remains a material consideration.

The existing area plans that apply to Lisburn & Castlereagh City Council are:

- Belfast Urban Area Plan (BUAP) 2001
- Lisburn Area Plan (LAP) 2001
- Carryduff Local Plan 1988-1993
- Ballymacoss Local Plan
- Lisburn Town Centre Plan
- Lagan Valley Regional Park Local Plan 2005.

Once both documents of the LDP are adopted, they will replace the existing area plans.

The LPP will set out the Council's local policies with site specific proposals for the development and use of land within the Council area and contain designations and zonings to deliver the vision and plan objectives. Another draft HRA will be prepared to assess the potential impacts of the draft LPP on international sites. The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 state that the old Development Plans will cease to have effect upon adoption of the new LDP at LPP stage.

Requirement for HRA

The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), commonly referred to as the Habitats Regulations, implemented the requirements of the Habitats[2] and Birds Directives[3]. Regulation 43 of the Habitats Regulations requires an appropriate assessment to be undertaken of plans and projects which are likely to have a significant effect on an international site in Northern Ireland, either alone or in combination with other plans or projects. This is known as Habitats Regulations Assessment (HRA) and provides for assessment of the implications of a land use plan for international sites in view of their conservation objectives. Regulation 64B applies the assessment provisions to land use plans as defined in the Planning Act (Northern Ireland) 2011. International sites include Special Areas of Conservation (SACs), Special Protection Areas (SPAs)

[1] http://www.legislation.gov.uk/nisr/2015/62/schedule/made
[2] Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
[3] Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version)

and Ramsar sites. This final HRA Report is prepared in support of the Plan Strategy, it records the assessment of the Plan Strategy and its potential impacts on international sites.

Approach to HRA

The overall approach for this HRA has been developed in accordance with the Habitats Regulations. The HRA follows the guidance set out in the Habitats Regulations Assessment Handbook[4] (the HRA Handbook) and is also informed by the reference material in Appendix 1. Current subscribers to the Handbook include the Department of Agriculture, the Environment and Rural Affairs (DAERA) which represents the Statutory Nature Conservation Body for Northern Ireland. The approach is detailed in Appendix 2 of this report where case law relevant to HRA for plans is also referred to.

Step 1: Deciding whether a plan should be subject to HRA

The European Commission (EC) Guidance (referenced in Appendix 1) does not specify the scope of a plan which should be subject to the Directive and related transposing legislation, but it does state that the key consideration is whether it is likely to have a significant effect. The HRA Handbook F.3. recommends reviewing proposals against a number of questions. These may lead to plans being exempted, eliminated or excluded from the need for HRA. The Plan Strategy does not directly relate to the management of any international site therefore it cannot be exempted from the requirement of the Habitats Regulations. The Plan Strategy is part of the LDP and clearly represents a strategic and local development plan. The requirement for planning permission to be determined in light of the relevant land use plan, necessarily means that LDPs have considerable influence on development decisions and that, as such, they must be subject to HRA in their own right. The outcome of this step is that the Plan Strategy requires HRA as a strategic and local development plan.

The nature of the Plan Strategy is that it has the potential to have a significant effect on the selection features of some international sites therefore we are undertaking a HRA in our role as a competent authority. Shared Environmental Service (SES) based in Mid and East Antrim Borough Council provides support to Lisburn & Castlereagh City Council and all other Councils in Northern Ireland on HRAs for plans and projects. SES has therefore, in conjunction with the Council, prepared this HRA for the Plan Strategy to ensure the legal requirements of the Habitats Regulations are fully met.

In preparing this HRA opportunities to strengthen the Plan Strategy were identified and have already been incorporated in the policies and supporting text. Examples include adding wording to the Policy or the Policy Justification and Amplification to highlight the potential for impacts on international sites.

This version of the HRA is being published following the Independent Examination and the receipt by the Council of a direction from the Department for Infrastructure under the Planning Act (Northern Ireland) 2011. This assesses the Plan Strategy as directed to be modified in the direction from the Department for Infrastructure. It takes account of the views of the Planning Appeals Commission expressed in the Independent Examination report. It takes account of up to date information.

Context for draft HRA

Appendix 2 explains that the requirement for planning permission to be determined in light of the relevant land use plan, necessarily means that LDPs have considerable influence on development decisions and that, as such, must be subject to HRA in their own right. Many policies represent a continuation of a previous policy, however each was considered on its own merits in the assessment. Many of the proposals affect multiple locations or locations which have not been defined at Plan Strategy.

Other Regulations

[4] Tyldesley, D., and Chapman, C., (2013) *The Habitats Regulations Assessment Handbook,* February 2019 edition UK: DTA Publications Ltd.

An assumption is made that existing regulations and legislation that are independent of planning are implemented and enforced by the relevant authority. Relevant examples are the Water (Northern Ireland) Order 1999, Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland 2006, Pollution Prevention and Control (Industrial Emissions) Regulations (NI) 2013 and the Drainage (Northern Ireland) Order 1973, all as amended.

Consideration of Mitigation

A ruling of the Court of Justice of the European Union (CJEU) in 2018 known as '*People over Wind*' clarified how mitigation should be assessed through HRAs as detailed in Appendix 2. In light of this, measures envisaged to avoid or prevent what might otherwise have been adverse effects on the integrity of international sites are not taken into account in Stage 1 and instead will be assessed at Stage 2 appropriate assessment. Stage 1 Assessment does consider essential features and characteristics of the plan and takes account of regional and strategic context and other regulatory controls that will apply to development under the plan.

HRA at other Stages of Plan Making and Development Management

The LPP will be subject to HRA, at which stage revised or new zonings and local policies will be assessed. The need for HRA will also be considered for individual projects at the development management stage and assessment carried out where required.

Climate Change

It is acknowledged that increased levels of development that will arise from the plan have the potential to add to anthropogenic drivers of climate change. However, the causes of climate change are global and much of the action required must take place at national and international levels as well as at the local level. The conservation objectives for SPAs do not refer to climate change. Those for SACs address climate change as follows: '*Northern Ireland faces changes to its climate over the next century. Indications are that we will face hotter, drier summers, warmer winters and more frequent extreme weather events.*' The action recommended is '*When developing SAC management plans, the likely future impacts of climate change should be considered and appropriate changes made.*' Therefore, while climate change is acknowledged, specific measures have not been addressed in the conservation objectives.

2 Identification of international sites potentially affected

'Long-list' of international sites

Step 2a: 'Long-list' of international sites that should be considered in the HRA

International sites that are connected with the Council area were firstly identified. These include sites within or immediately adjacent to the Council area; with an ecological connection such as a hydrological link; those within 10km; and those that are connected by infrastructure. Ecological connection includes pathways through rivers or marine waters and supporting habitat for site selection features. All sites within 10km of the Council area were included to consider potential impacts of aerial emissions. Infrastructural connectivity is related to the potential linkage of sites to the Council area by infrastructure services such as water abstraction or wastewater discharges which are discussed further in Section 3. The outcome is a 'long-list' of 15 sites that are in or potentially connected to the Council area. Appendix 4, Maps 1 to 4 illustrate these sites in relation to the Council area.

Table 1 Sites Connected with Council Area

Site Name	Connection with plan area			
	Within or Adjacent	Ecological	Within 10km	By Infra-structure
Aughnadarragh Lough SAC			●	
Belfast Lough Open Water SPA		●	●	●
Belfast Lough Ramsar		●	●	●
Belfast Lough SPA		●	●	●
East Coast (Northern Ireland) Marine pSPA		●	●	●
Eastern Mournes SAC				●
Lough Neagh and Lough Beg Ramsar	●	●	●	●
Lough Neagh and Lough Beg SPA	●	●	●	●
Montiaghs Moss SAC		●	●	
Outer Ards Ramsar		●	●	●
Outer Ards SPA		●	●	●
Rea's Wood and Farr's Bay SAC		●	●	●
Strangford Lough Ramsar		●	●	
Strangford Lough SPA		●	●	
Strangford Lough SAC		●	●	

Step 3: Gathering information about the international sites

Information for each site identified at Step 2a was compiled on selection features, conservation objectives, conservation status, potential threats to site integrity from planning related development and location relative to the plan area and any plan designations. This is presented in Appendix 3 with the conservation objectives for each site provided as separate Annex A.

'Short-list' of international sites

Step 2b: 'Short-list' of sites that should be considered in the HRA

Taking account of the information gathered in Step 3, and the 'long-list' of sites identified at Step 2a, a further scan was carried out to determine the effects that could potentially affect international sites as a result of the plan. This step is recorded in Appendix 3, Table A.3.1. No further sites were identified through the scan in A3.1.

The information about the international sites in Appendix 3 was then examined to determine whether the connectivity with the plan area is such that there could be a realistic risk to their selection features. As a result of this step it was found that, while there are theoretical pathways to 15 international sites, it is not conceivable that the Plan Strategy could undermine the conservation objectives for 1 site. This site is therefore eliminated from further consideration due to separation distance and absence of a viable pathway for effects as detailed in Appendix 3, Table A3.1. This results in a list of 14 sites to be further assessed.

The outcome is summarised in Table 2 which records the potential mechanisms through which impacts could affect the 14 international sites listed. The potential effects are as follows and are discussed in Section 3:

- Direct Impacts
- Aquatic Environment
- Marine Environment
- Mobile Species
- Recreational Pressure
- Growth – Water Supply
- Growth – Wastewater
- Growth – Aerial Emissions
- Aerial Emissions (other)
- Disturbance (other)
- Introduced Species

Table 2 Potential Effects on International Sites

	Direct Impacts	Aquatic Environment	Marine Environment	Coastal Processes	Mobile Species	Recreational Pressure	Growth - Water Supply	Growth - Wastewater	Growth - Aerial Emissions	Aerial Emissions (other)
Aughnadarragh Lough SAC										●
Belfast Lough Open Water SPA		●	●					●		
Belfast Lough Ramsar		●	●					●		●
Belfast Lough SPA		●	●					●		●
East Coast (Northern Ireland) Marine pSPA		●	●	●						
Lough Neagh and Lough Beg Ramsar	●	●			●	●		●		●
Lough Neagh and Lough Beg SPA	●	●			●	●		●		●
Montiaghs Moss SAC										●
Outer Ards Ramsar			●							
Outer Ards SPA			●							
Rea's Wood and Farr's Bay SAC	●	●			●	●		●		●

Strangford Lough Ramsar		●	●					●		●
Strangford Lough SPA		●	●					●		●
Strangford Lough SAC		●	●					●		●

Step 4: Discretionary discussions on the method and scope of the appraisal

The Statutory Nature Conservation Body for sites in Northern Ireland is represented by the Northern Ireland Environment Agency (NIEA). NIEA has published Conservation Objectives for SACs and SPAs and further information that NIEA may hold about international sites which is not in the public domain was requested. NIEA provided a spreadsheet on Condition of Features in Areas of Special Scientific Interest (ASSIs) and international sites in 2017 and provided updates where available in October 2019. NIEA was invited to comment on the draft HRA during the draft Plan Strategy consultation period and its representations have informed this assessment.

3 Potential Impacts of Development

The scanning and site selection table A.3.1, Appendix 3, has identified the potential mechanisms through which the Plan might exert an influence over international sites. These are summarised in Section 2, Table 2 which identifies the sites that could be affected by each impact. This section discusses the potential for each of these effects to arise from the Plan Strategy and informs Sections 4 and 5.

Direct Effects

All sites within the plan area are potentially vulnerable to direct impacts. These can lead to degradation or loss of habitat or direct effects on species. There are no European sites wholly within the LDP area. The only European sites partially within the LDP area are Lough Neagh and Lough Beg SPA/Ramsar site which include the water body of Portmore Lough.

Direct effects on international sites will be considered in screening the Plan Strategy in Section 4 and will also be considered at LPP when reviewing or allocating zoned land.

Effects upon the aquatic and marine environment

This covers direct impacts upon the aquatic or marine environment from contamination of surface water or changes in flow regime. Indirect impacts from water supply or disposal of wastewater are covered separately below. While there a number of freshwater, wetland and marine sites that are hydrologically linked to the plan area, such effects are generally limited to proposals in close proximity to an international site. Lough Neagh and Lough Beg SPA/Ramsar site could theoretically be vulnerable to direct effects on the aquatic environment. The LDP does not extend to any coastal area therefore the plan has no direct impacts on the marine environment. Maps 5 and 6 illustrate the major catchments and river sub-basins within the Lisburn & Castlereagh City Council area.

Water pollution causes deterioration of (or failure to improve) water quality, due to direct runoff of pollutants including fuel, chemicals and sediments from development during construction or operation. Development on brownfield sites may lead to risk of release of contaminants which needs to be assessed and, where necessary, remediation carried out.

Many of the mainland uses in the LDP are already zoned and are committed, including Housing and Employment Land. The settlement limits, land use zonings and key site requirements contained in the existing area plans will be retained until the adoption of the LPP. It is the council's intention to review the existing settlement limits and land use zonings as part of the preparation of the draft Local Policies Plan.

Housing land is distributed within the settlement hierarchy. An element of housing in the countryside is also allowed for, to sustain the rural area in accordance with the Strategic Planning Policy Statement (SPPS). The Settlement Hierarchy is identified in the Spatial Strategy Map in Part 1 of the draft Plan Strategy. In Lisburn, Castlereagh and Carryduff some of the zoned housing areas are potentially hydrologically connected to the coastal international sites. Zoned housing land at Glenavy and Lower and Upper Ballinderry may be hydrologically connected to Lough Neagh. Feumore is a small settlement partly within Lough Neagh and Lough Beg Ramsar site. There is very limited scope for development within the settlement limit and the location is such that HRA will be triggered at application stage. Theoretically there may be pathways from undeveloped housing land during construction and operation for pollutant release to coastal international sites and to Lough Neagh and Lough Beg SPA/Ramsar. This is subject to HRA for development management and to other regulatory consents.

Existing areas for Employment are identified in the Spatial Strategy Map. Growth is anticipated to occur at the two Strategic Mixed Used sites at West Lisburn/Blaris and Purdysburn/Knockbracken. The Maze provides an additional land reserve for regionally significant proposals. As for housing there may be pathways from undeveloped economic/industrial land to coastal European sites.

A number of areas of zoned economic land are identified in the existing area plans and remain undeveloped. At LPP stage existing and proposed employment and mixed use zonings will be reviewed and key site requirements may be identified, this will be subject to HRA.

Effects upon the aquatic and marine environment will be considered in screening the Plan Strategy in Section 4 and will also be considered at LPP when reviewing or allocating zoned land.

Effects upon the coast

This includes direct impacts upon coastal processes. Such effects are generally limited to proposals in close proximity to an international site.

The LDP area does not extend to any coastal area.

Effects on mobile species

Most animal species range beyond the international sites for which they are selection features. Land which is outside the boundary of a designated site but provides functional support for those selection features is referred to as supporting habitat. Potentially development can affect such supporting habitat or the selection features utilising it.

Mobile species in the Council area include whooper swans, a selection feature of Lough Neagh and Lough Beg SPA and Ramsar site, that use fields adjacent to Portmore Lough and in the Lagan valley south of Halfpenny Gate. Flight paths for whooper swan could potentially be disrupted by development such as wind turbines and overhead electricity lines. These potential impacts are assessed under RE1 Renewable Energy Development and UT1 in Section 4.

Effects on mobile species will be considered in screening the Plan Strategy in Section 4. Functionally linked land or pathways that may be used by mobile species will also be a consideration at LPP when reviewing or allocating any zoned land.

Effects of recreational pressure

This impact mechanism is directly related to general increases in housing development and associated increases in recreational pressure from new residents moving into an area. It may also arise where there are specific proposals to focus recreational development. Recreation has the potential to have a significant effect if it is intensified to a degree that it causes erosion, habitat damage or persistent disturbance, or if the water sports season is extended to when wintering birds are present.

The population of the Council area is expected to grow to 159,847 by 2032, a projected population increase of 12%. The only European sites partially within the LDP area are Lough Neagh and Lough Beg SPA and Ramsar site which includes Portmore Lough Nature Reserve. There is one access point to Lough Neagh at the Sandy Bay Marina. The shoreline of Lough Neagh and Lough Beg in the Council area is approximately 9.1 km long which limits the scope for further recreational development. Population growth in the main urban areas could theoretically increase recreational pressure at Strangford Lough. The closest urban area is Dundonald which is over 5km from Strangford Lough. Of the zoned housing land in Dundonald more than half is already developed. Therefore, while it may slightly increase occasional visitors it will not generate a significant increase in regular visitors. In addition A Sustainable Outdoor Recreation Plan for Strangford and Lecale Area of Outstanding Natural Beauty and Strangford Lough Marine Protected Area was prepared by Outdoor Recreation NI (May 2018) which informs management of visitor pressures.

Effects of recreational pressure on international sites will be considered in screening the Plan Strategy in Section 4 and will be a consideration at LPP when reviewing or allocating zoned land.

Effects of development growth

This impact mechanism is directly related to general increases in housing and economic development and associated increases in demand for water and treatment of wastewater from new residents or

businesses moving into an area or expansion of existing businesses. The Housing Growth Indicators identified a future need for 10,700 dwelling units across the Council area which is supported with the overall strategic housing allocation (SHA) for the plan of 12,375 dwelling units (as amended following the IE). The Maze Lands are recognised as a site of regional significance for economic development and the two 'Major Employment Locations', West Lisburn/Blaris and Purdysburn are identified to drive a range of opportunities for job creation.

Water Supply

It is the responsibility of NI Water to ensure that a safe supply of drinking water for the population is maintained. The Council area is supplied by a series of impounding reservoirs and water treated at water treatment plants. Water is supplied from Lough Neagh through Dunore Point and Castor Bay Water Treatment Works. The Council area is also supplied by Fofanny Dam which is adjacent to Eastern Mournes SAC. NI Water is satisfied with the sufficiency of the water supply to the Council area over the plan period therefore development under the plan is not expected to necessitate development of any new public water supplies.

NI Water published Water Resource & Supply Resilience Plan (WR&SR Plan) in March 2020. This Plan shows how the company will manage and develop water resources to make sure there is enough water to meet future supply needs. The WR & SR Plan takes into account changes in population, housing, water usage and incorporates any predicted changes to our climate. This includes how water supplies would be maintained during critical periods such as severe winters, drought and also includes a drought plan. The WR & SR Plan acknowledges the need to take account of adopted and emerging Local Development Plans to ensure it complies with the area's aims, objectives and long term vision in terms of growth, constraints and opportunities.

A Habitats Regulations Assessment has been carried out to consider the potential of the options contained within the WR & SR Plan and the Drought Plan to significantly affect internationally important nature conservation sites (SACs, SPAs and Ramsar sites), either alone or in combination with other plans and projects.

This concludes:

> *'Three water resource options and five resilience options have been assessed in this HRA screening report. For four options it was determined there were no, or very weak pathways to European sites and no further assessment within the HRA process was required. However, four options included in the draft WR & SR Plan were identified as requiring HRA Stage 2 AA* [appropriate assessment]. *For these options, LSEs* [likely significant effects] *could be mitigated through the implementation of standard mitigation such as adherence to noise and vibration management plans, species protection plans and pollution management plans. No in-combination effects were identified for the options included in the draft WR & SR Plan. However, project-level HRA should revisit the potential for in-combination effects, once an appropriate level of detail about the timing and design of projects is available'.*

In light of the sufficiency of the water supply to the Council area over the plan period and the HRA of the WR&SR Plan effects that might undermine the conservation objectives can be excluded.

Waste Water Treatment

Wastewater Treatment Works discharge to a number of designated areas. This is reflected in those sites for which there are hydrological connections. All planning applications that indicate mains sewage treatment are referred to NI Water to confirm whether capacity exists.

NIW (March 2022) identified that the following Settlement Wastewater Treatment Works are at or near their capacity in the Plan Area:

NIW (June 2023) identified that the following Wastewater Treatment Works are at or near their capacity in the Plan Area:

- Drumbeg
- Glenavy
- Moneyreagh

In addition it advised that wastewater network capacity issues have been identified in the following catchments:

- Annahilt
- Drumbeg
- Dromara
- Dunmurry
- Glenavy
- Kinnegar
- Lisburn
- Maghaberry
- Moneyreagh
- Newtownbreda
- Ravernet

Where a potential development cannot connect to the mains sewerage network, or where NI Water has indicated that consented capacity at the receiving works is limited or restricted, or there are network constraints, then a project will not be able to proceed unless it satisfies operational policy WM2. This requires '*Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk'*. This means that, should there be credible evidence of a real risk to any international sites, then sufficient information will be available to assess whether the development could have a likely significant effect and whether that can be mitigated by a suitable wastewater treatment solution. The Justification and Amplification (J&A) adds that '*The method of non mains sewage disposal must be to the satisfaction of the Council's Environmental Health Department and the Northern Ireland Environment Agency. A consent to discharge under the Water (Northern Ireland) Order 1999 will also be required from the Department for Agriculture, Environment and Rural Affairs (DAERA) and the onus is on the developer/householder to ensure such consent is, or can be agreed for the development proposed.* The J&A also indicates that a package treatment plant is preferrable to the use of a septic tank for non mains sewage treatment and dispersal. Therefore there are sufficient measures to ensure that development that might undermine the conservation objectives of international sites cannot proceed.

The Water Utility Regulation Group of DAERA regulates sewage discharges and is also a competent authority under the Habitats Regulations. Every consent granted outlines the required quality and quantity of the discharge into the water environment and takes into account the requirements of relevant regulations.

In light of the NIW capacity constraints in the District, it is considered that the demand for wastewater treatment arising as a result of the level of growth enabled by the Plan Strategy could result in such pressures that could undermine conservation objectives of international sites. Potential impacts of waste water will also be a consideration at LPP when reviewing or allocating any zoned land.

Aerial emissions (traffic)

Housing and economic development tends to be linked with increased traffic and emissions from traffic have been shown to be linked to impacts on vegetation within 200m of the road edge. Beyond 200m significant vegetation level effects associated with traffic emissions (including deposition) have not been observed in scientific studies.

Effects of aerial emissions from traffic on international sites will be considered in screening the Plan Strategy in Section 4 and will also be a consideration at LPP when reviewing or allocating any zoned land.

Aerial Emissions (Other)

Deposition of aerial pollutants can damage habitats and species through toxic effects and nutrient enrichment. Nitrogen deposition is identified as a threat for many international sites. Livestock production and associated landspreading of manure, slurry or litter, is a significant source of nitrogen deposition, particularly in the form of ammonia. For the purposes of screening for this HRA sites within 10km have been considered. The current advice from DAERA is that all livestock developments within 7.5km of an international site should be modelled for ammonia distribution. Policy COU12 Agricultural and Forestry Development applies to livestock development.

Potential effects of aerial emissions from agriculture on international sites will be considered in screening the Plan Strategy in Section 4 and will also be a consideration at LPP when reviewing or allocating any zoned land.

Disturbance (Other)

Noise, light or activity during construction and operation can have adverse impacts on sensitive species and mammals and birds in particular. Salmon passage can also be affected by vibration from piling or lighting. Such disturbance from construction or additional built development can occur within or adjacent to international sites or functionally linked land. It may create barrier effects to species; result in changes in species breeding, roosting, commuting and foraging behaviour; or increase predation. Construction can be planned to avoid causing disturbance at critical times and development can be designed or located to avoid disturbance to sensitive species during operation.

Potential effects of disturbance on international sites will be considered in screening the Plan Strategy in Section 4 and will also be a consideration at LPP when reviewing or allocating any zoned land.

Introduced Species

New development has the potential to introduce invasive or non-native species or cause their spread to other sites. The introduction of invasive species, non-native, competitive or predatory species can adversely affect habitats and species. Watercourses are prone to the spread of invasive species such as giant hogweed and Himalayan balsam which are easily transferred by water if released as a result of development. Invasive species may also be transported to new sites by machinery. Development that extends navigable waters or which introduces new boating may also increase the potential for spread of invasive species or waterborne diseases of protected species to waters where they are not currently present. Introduced species such as *Rhododendron ponticum* which is highly invasive on peatlands can displace habitats for which a site has been designated.

Potential effects of introduced species on international sites will be considered in screening the Plan Strategy in Section 4 and will also be a consideration at LPP when reviewing or allocating any zoned land.

4 Screening draft Plan Strategy for Likely Significant Effects

Overview of screening

Step 5: Screening the draft/proposed plan for likely significant effects

The approach to screening the proposals is detailed in Appendix 2. All of the Plan Strategy proposals were reviewed, from the Vision and Plan Objectives and the Strategic Policies and Spatial Strategy in Part 1 to the Operational Policies in Part 2. Appendix 5 presents the full review of the draft Plan Strategy. The outcome of the screening of proposals and policies is summarised below and informed by the findings of Section 3 above.

Screening introductory chapters (Chapters 1 to 2)

These chapters introduce the plan and present the regional and local policy context and profile of the Council area. They are administrative text that does not direct development. Further assessment is not required.

Screening the Vision and Plan Objectives (Chapter 3)

The Vision is an overall aspiration for the Council area. Delivery of the Vision is through the Plan Objectives and the Strategic Policies and Spatial Strategy in Part 1 and the Operational Policies in Part 2. There are six Plan Objectives, each followed by a series of sub-objectives which illustrate the main objective. The objectives all represent general policy statements. Further assessment is not required.

Screening the Strategic Policies and Spatial Strategy (Chapter 4)

SP01 to SP07 are strategic high-level policies which provide a framework for delivering sustainable growth, place-making and well-being and they are delivered through subsequent policies. The spatial strategy is a set of high level statements which are delivered through the Strategic Policies and Operational Policies. This also sets out the settlement hierarchy, any potential effects and implications will be assessed under related policies. The remaining strategic policies are grouped under the six Plan Objectives identified under the Spatial Strategy. With the exception of SMU01 and SMU02 all were found to be general statements of policy which, in themselves, cannot lead to development but will be delivered through operational policies.

Part 1 Chapter 4 states:

> *'a range of strategic policies have been developed to support the implementation of the operational policies contained in Part 2 of the Plan Strategy…'.*
>
> *'These strategic policies underpin the Spatial Strategy of the Plan and must be read together and in conjunction with other planning policy, including the RDS 2035, SPPS and Operational Policy in Part 2 of this Plan Strategy'.*

These policies are therefore screened-out of further assessment.

A Quality Place (SP08 –SP10)

The Strategic Housing Allocation is set out in Table 3 in SP08. No greenfield extension of settlements is required to allow for future housing growth. Housing in the countryside is provided for in SP09 however it is constrained through operational policies. Approvals will be monitored through the annual housing monitor and the related policies subject to review if the annual average build in the countryside exceeds 54 units. SP10 is a general statement of policy providing for community infrastructure. The strategic housing policies and potential effects are considered in relation to water supply and wastewater treatment capacity in Section 3 and will be assessed through the operational policies.

A Thriving Place (SP11 – SP13)

These strategic policies relate to economic growth in settlements and the countryside with SP13 providing for minerals development. The Plan retains a supply of employment land, both developed/undeveloped, which will continue to meet the district's economic needs throughout the period of the plan. Strategic Mixed Use (SMU) sites will serve to attract inward investment while Local Employment sites will help support local employment needs through providing a range of sites suitable for all economic sectors. All sites will be subject to review at the Local Policies Plan.

SMU01 West Lisburn/Blaris and SMU02 Purdysburn/Knockbracken have potential to generate pathways for effects, may have a likely significant effect on an international site and are screened-in for further assessment.

The strategic policy for mineral development SP13 has been informed by regional and local policy, which aims to support sustainable economic growth whilst recognising the limits of our natural resources and the need to protect and improve the quality of our natural environment. Further work in identifying mineral safeguarding areas and areas of mineral constraint will be taken forward at the Local Policies Plan stage. There are two sand processing sites at Sandy Bay which are within Lough Neagh and Lough Beg Ramsar site but are excluded from the SPA. Potential effects will be assessed under related operational policies.

A Vibrant Place (SP14 –SP15)

SP14 aims to protect and enhance the range of town centre uses and SP15 seeks to promote the evening and night-time economy in the city and town centres to promote their vitality and vibrancy. These strategic policies, in themselves, cannot lead to any development or change.

An Attractive Place (SP16 –SP17)

SP16 seeks to facilitate sustainable tourism growth by identifying appropriate opportunities and safeguarding tourism assets from harmful development. A key asset is Lagan Valley Regional Park, for which there is a pathway to Belfast Lough SPA and related sites, and where opportunity exists to further enhance its tourism/recreational potential. These opportunities will be further explored at the Local Policies Plan stage which will be subject to HRA. The Lagan Navigation consists of the potential restoration of the 27 mile route from Belfast Harbour through Lisburn and on to Lough Neagh and its reopening would create opportunities for water-based tourism and outdoor recreation. This could have implications for Lough Neagh and Lough Beg SPA and Ramsar site and Belfast Lough SPA and related sites, however it is a long term aspiration which is not reflected in current tourism strategies. The current focus is on the Discover Waterways Lisburn project within Lisburn.

SP17 will support development proposals that protect and enhance existing open space, provide new open space, support and protect a network of accessible green and blue infrastructure and support and promote the development of strategic and community greenways.

These are all strategic high-level policies, the delivery of which is detailed through operational policies, and are therefore screened out of further assessment.

A Green Place (SP18 –SP19)

SP18 is intended to protect and enhance the historic environment and archaeological remains. SP19 is to protect and enhance natural heritage. Both policies are general statements of policy that are broadly protective and, in themselves, cannot lead to any development or change.

Local Development Plan designations under SP19 include Areas of High Scenic Value (AoHSV) one of which, Portmore Lough, includes all of the portion of Lough Neagh and Lough Beg SPA and Ramsar site in our Council area and also extends inland from these international sites. Other designations are Local Landscape Policy Areas (LLPAs) within or adjoining settlements, Landscape Wedges and Sites of Local Nature Conservation Interest (SLNCIs). These designations are carried forward from the existing

development plan however further work in reviewing existing and future AoHSVs, LLPAs, Landscape Wedges and SLNCIs will be assessed as part of the Local Policies Plan.

A Connected Place (SP20 –SP24)

These strategic policies provide for infrastructure. SP20 provides for accessibility while promoting public transport, active travel and a shift away from private car dependency. SP21 facilitates the delivery of renewable energy generation in the most appropriate locations to help meet the regional target for renewable energy production. SP22 supports development proposals that facilitate the delivery of sustainable telecommunications and other utilities infrastructure requirements to meet need and encourage future proofing while minimising environmental impacts. SP23 aims to facilitate the delivery of waste management infrastructure in the most appropriate locations while ensuring environmental protections are in place. SP24 supports development proposals that reduce the risks and impacts of flooding and encourages the use of Sustainable Drainage Systems. These are all strategic high-level policies, the delivery of which is detailed through operational policies, and are therefore screened out of further assessment.

Screening the Operational Policies (Part 2)

Part 2 contains 114 operational policies in topic-based sections grouped under the six Plan Objectives identified under the Spatial Strategy.

A Quality Place

A Quality Place includes policies for 1. Housing in Settlements, 2. Community Facilities in Settlements and 3. Development in the Countryside.

Policies HOU4, HOU6, HOU10, COU1, COU 15 and COU16 are general statements of policy or listing acceptable criteria and cannot have any effect on an international site. These policies are screened-out from further assessment.

All other HOU, CF and COU policies enable development, have potential to generate pathways for effects on international sites and have been screened-in for further assessment

A Thriving Place

A Thriving Place includes policies for 4. Economic Development and 5. Minerals Development.

Policy ED8 relates specifically to incompatibility of other development with neighbouring economic development uses. The policy test is therefore solely about protecting existing economic uses - no wider remit and does not require further assessment.

MD2 MD6, MD7, MD8 and MD9 are policies listing acceptable criteria or constrain development in the interests of visual impacts, environmental protection, safety and amenity. They cannot lead to development or other change and are screened-out from further assessment.

All other ED and MD policies allow for development and have been screened-in for further assessment.

A Vibrant Place

A Vibrant Place includes policies for 6. Town Centres, Retailing and Other Uses.

These policies set out criteria for what is acceptable as retailing, business or community development, with a presumption in favour of town centres and settlements. All the TC policies enable development, have potential to generate pathways for effects on international sites and have been screened-in for further assessment.

An Attractive Place

An Attractive Place includes policies for 7. Tourism and 8. Open Space, Sport and Outdoor Recreation.

TOU8 Safeguarding of Tourism Assets, is both a protective policy and one that cannot lead to development or other change.

TOU1 is a policy listing general criteria for testing the acceptability of proposals and enables tourism development in settlements. TOU2 to TOU7 are not spatially specific and the scale of development is hard to predict, particularly for TOU6 which allows for major tourism development the nature of which is unknown. All these policies could theoretically be relevant to schemes which might impact upon international sites and are therefore all screened-in for further assessment.

OS1 Protection of Open Space is generally a protective policy but does permit exceptions which enable development. Each of the policies OS2 to OS6 lists the general criteria for testing the acceptability and sustainability of proposals, they also enable development. All specifically include criteria within the policy that are protective of the natural environment in terms of disturbance and/or pollution. The OS policies contain protective caveats which could be construed to be mitigation for the protection of international sites and are therefore all screened-in for further assessment.

A Green Place

A Green Place includes policies for 9. Historic Environment and Archaeology and 10. Natural Heritage.

HE3 is a general environmental safeguarding policies and screened-out from further assessment.

All other HE policies enable development and have potential to generate pathways of effects on international sites. These policies have been screened-in for further assessment.

Policies NH2-NH6 are general plan-wide environmental/site safeguarding policies, which cannot have any adverse effect on an international site and some of which may afford protection to supporting habitat for site selection features. Further assessment is not required.

NH1 applies to all development under the LDP and reinforces the requirements of the Habitats Regulations. This policy is intended to avoid or reduce harmful effects on international sites and is screened-in to be considered further through appropriate assessment.

A Connected Place

A Connected Place includes policies for 11. Access and Transport, 12. Renewable Energy, 13. Telecommunications, 14. Utilities, 15. Waste Management, 16. Flooding, 17. Advertisements.

TRA1,TRA4, TRA5, TRA6, TRA8, FLD2 and FLD3 are all statements of policy and cannot affect any international sites, these policies are screened-out from further assessment.

All other TRA, RE, TEL, UT, WM, FLD and AD policies enable development, have potential to generate pathways for effects or contain protective caveats which could be construed to be mitigation for the protection of international sites and are therefore all screened-in for further assessment.

Outcome of screening

Table 3 summarises the strategic and operational policies that are screened in for further assessment. These will be assessed in relation to the sites listed in Table 2, and their selection features and conservation objectives which are presented in Annex A.

Table 3 Policies having a likely significant effect and requiring further assessment

Part 1
STRATEGIC MIXED USE POLICIES
SMU01 West Lisburn/Blaris
SMU02 Purdysburn/Knockbracken
Part 2
A QUALITY PLACE
HOU1 New Residential Development
HOU2 Protection of Land Zoned for Housing
HOU3 Site Context and Characteristics of New Residential Development
HOU5 Public Open Space in New Residential Development
HOU7 Residential Extensions and Alterations
HOU8 Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas
HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments
HOU11 Specialist Accommodation
HOU12 Accommodation for the Travelling Community
CF01 Necessary Community Facilities in Settlements
CF02 Protection of a Local Community Facility
COU2 New Dwellings in Existing Clusters
COU3 Replacement Dwellings
COU4 The Conversion and Reuse of Buildings for Residential Use
COU5 Affordable Housing
COU6 Personal and Domestic Circumstances
COU7 Dwellings for Non-Agricultural Business Enterprises
COU8 Infill/Ribbon Development
COU9 Temporary Caravan
COU10 Dwellings on Farms
COU11 Farm Diversification
COU12 Agricultural and Forestry Development
COU13 Necessary Community Facilities in the Countryside
COU14 The Conversion and Reuse of Buildings for Non-Residential Use
A THRIVING PLACE
ED1 Economic Development in Cities and Towns
ED2 Economic Development in Villages and Small Settlements
ED3 Expansion of an Established Economic Development Use in the Countryside
ED4 Redevelopment of an Established Economic Development Use in the Countryside
ED5 Major Economic Development in the Countryside
ED6 Small Rural Projects
ED7 Retention of Zoned Land and Economic Development

ED9 General Criteria for Economic Development
MD1 Environmental Protection
MD3 Areas of Mineral Constraint
MD4 Valuable Minerals
MD5 Unconventional Hydrocarbon Extraction
A VIBRANT PLACE
TC1 Town Centre, Retailing and Other Uses
TC2 Lisburn City Centre Primary Retail Core and Retail Frontage
TC3 Town Centres
TC4 District and Local Centres
TC5 Villages and Small Settlements
TC6 Petrol Filling Stations and Roadside Service Facilities
AN ATTRACTIVE PLACE
TOU1 Tourism Development in Settlements
TOU2 Proposals for Tourism Amenity in the Countryside
TOU3 Proposals for Tourist Accommodation in the Countryside
TOU4 Self-Catering Tourist Accommodation in the Countryside
TOU5 Holiday Parks in the Countryside
TOU6 Proposals for Major Tourism Development in the Countryside
TOU7 General Criteria for Tourism Development
OS1 Protection of Open Space
OS2 Intensive Sports Facilities
OS3 Noise-Generating Sports and Outdoor Recreational Activities
OS4 Facilities ancillary to Water Sports
OS5 Floodlighting of Sports and Outdoor Recreational Facilities
OS6 Outdoor Recreation in the Countryside
A GREEN PLACE
HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings
HE2 The Preservation of Archaeological Remains of Local Importance and their Settings
HE4 Archaeological Mitigation
HE5 Historic Parks, Gardens and Demesnes of Special Historic Interest
HE6 Change of Use and/or Extensions or Alterations to a Listed Building
HE7 Control of Advertisements on a Listed Building
HE8 Demolition or Partial Demolition of a Listed Building
HE9 Development affecting the Setting of a Listed Building
HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character
HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character
HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character
HE13 The Conversion and Reuse of Non-Listed Buildings
HE14 Enabling Development
NH1 European and Ramsar Sites – International
A CONNECTED PLACE
TRA2 Access to Public Roads

TRA3 Access to Protected Routes
TRA7 Car Parking and Servicing Arrangements in New Developments
TRA9 Park and Ride/Park and Share Car Parks
TRA10 Provision of Public and Private Car Parks
TRA11 Temporary Car Parks
RE1 Renewable Energy Development
RE2 Integrated Renewable Energy
TEL1 Telecommunications Development
UT1 Utilities
WM1 Waste Management Facilities
WM2 Treatment of Waste Water
WM3 Waste Disposal
WM4 Land Improvement
WM5 Development in the Vicinity of Waste Management Facilities or Waste Water Treatment Works
FLD1 Development in Fluvial (River) Flood Plains
FLD4 Artificial Modification of Watercourses
FLD5 Development in Proximity to Reservoirs
AD1 Amenity and Public Safety

Consideration of in combination assessment with other plans and projects in screening

Consideration must be given to any cumulative effects of proposals during plan preparation. These include potential cumulative effects from the plan with 'in combination' effects with other relevant plans and projects.

The plans and projects identified below are likely to give rise to developments causing effects that could combine or interact with those of the Plan Strategy and will be considered further as part of the appropriate assessment in Section 5.

- Regional Development Strategy 2035
- Strategic Planning Policy Statement
- Antrim and Newtownabbey Borough Council - Antrim and Newtownabbey Local Development Plan 2030 Draft Plan Strategy
- Ards and North Down Borough Council - Ards and Down Area Plan 2015; North Down and Ards Area Plan 1984-1995; and draft Belfast Metropolitan Area Plan 2015 (BMAP)
- Armagh City Banbridge and Craigavon Borough Council - Armagh Area Plan (AAP) 2004; Armagh Area Plan 2004, Alteration No.1 - Armagh Countryside Proposals; Banbridge / Newry and Mourne Area Plan (BNMAP) 2015; Craigavon Area Plan (CAP) 2010; Craigavon Town Centre Boundaries and Retail Designations Plan 2010; and Dungannon and South Tyrone Area Plan (DSTAP) 2010
- Belfast City Council - Belfast Local Development Plan 2035 Plan Strategy
- Newry, Mourne and Down District Council - Down Area Plan 2015; Banbridge, Newry and Mourne Area Plan 2015

5 Appropriate Assessment

Step 6: The Appropriate Assessment

Following the screening of plan proposals, as summarised in Table 3, it has been found that there is potential for likely significant effects to arise from ninety development plan policies as identified in Table 3. In combination effects are also assessed.

Protective Measures in the draft Plan Strategy

The Preamble to Part 2 of the draft Plan Strategy sets out how the operational policies apply to development. It makes clear that all policies, including NH1, apply to any development that will be brought forward under the adopted Plan Strategy.

> *'For the purposes of ensuring sustainable development these operational policies must not be read in isolation from one another. Proposals must comply with all policy requirements contained in the operational policies, where relevant to the development.'*

Part 2 Section E includes Policy NH1 European and Ramsar Sites – International, reiterates the legislative requirements of the Habitats Regulations in relation to international sites as follows:

> *'NH1 European and Ramsar Sites - International*
>
> *Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:*
>
> *a) a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance)*
> *b) a listed or proposed Ramsar Site.*
>
> *Where a development proposal is likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains, the Council, through consultation with the Department of Agriculture, Environment and Rural Affairs (DAERA), is required by law to carry out an appropriate assessment of the implications for the site in view of the site's conservation objectives. Only after having ascertained that it will not adversely affect the integrity of the site, can the Council agree to the development and impose appropriate mitigation measures in the form of planning conditions.*
>
> *In exceptional circumstances, a development proposal which could adversely affect the integrity of a European or Ramsar Site may only be permitted where:*
>
> *a) there are no alternative solutions; and*
> *b) the proposed development is required for imperative reasons of overriding public interest; and*
> *c) compensatory measures are agreed and fully secured.*
>
> *As part of the consideration of exceptional circumstances, where a European or a listed or proposed Ramsar site hosts a priority habitat or priority species listed in Annex I or II of the Habitats Directive, a development proposal will only be permitted when:*
>
> *a) it is necessary for reasons of human health or public safety or there is a beneficial consequence of primary importance to the environment; or*
> *b) agreed in advance with the European Commission.'*

For most policies the fact that all relevant parts of the plan, including NH1, must also apply is sufficient. This ensures that site selection features are a consideration when a proposal is being developed and reduces the potential for tensions between NH1 and other development management policies.

Mitigation measures

The consideration of measures intended to avoid or reduce the harmful effects of a plan on an international site has been progressed to Stage 2 appropriate assessment. The first step in this appropriate assessment is to assess or incorporate mitigation measures which might be relied upon to avoid any adverse effects to the integrity of the international sites potentially affected. For this plan it was found that case-specific policy caveats which have been incorporated will provide sufficient mitigation to ensure policies cannot undermine the conservation objectives of any international site.

This section therefore considers the policies identified in Table 3 above in light of potential mitigation measures which have been incorporated into the plan. With the approach in Appendix 2, Step 6 in mind the policies as grouped within their relevant chapter which were identified as having a likely significant effect were considered further below. All policies considered to have potential to generate pathways for effects have been screened-in for further assessment.

Strategic Policies (Part 1)

A Thriving Place

Policies SMU01 West Lisburn/Blaris and SMU02 Purdysburn/Knockbracken allow for strategic mixed use development providing a combined total of approximately 186 hectares of land zoned for mixed use and have potential to generate pathways for effects on international sites. Development of the sites will only be permitted subject to a Masterplan and these policies set out the key requirements whereby development will be permitted.

As all policies must be read together and in conjunction with other planning policies, including policy NH1 these policies cannot undermine the conservation objectives of any international sites.

No further policy amendments are required to A thriving Place Strategic Policies.

Operational Policies (Part 2)

A Quality Place

The HOU, CF and COU policies identified in Table 3 all enable development and have potential to generate pathways for effects on international sites.

Policies COU11 Farm Diversification and COU12 Agricultural and Forestry Development specify that planning permission will only be granted where it is demonstrated that *'it will not have an adverse impact on the natural or historic environment'*.

Policy COU12 enables agricultural development including ammonia emitting elements which could impact international sites in Northern Ireland and/or Ireland.

Deposition of aerial pollutants can damage habitats and species through toxic effects and nutrient enrichment. Nitrogen deposition is identified as a threat for many international sites. Habitats such as peatlands, wetlands and woodlands containing lichens and bryophytes are particularly sensitive to the effects of ammonia. The majority of Northern Ireland's designated sites are exceeding their critical levels, the concentration at which environmental damage occurs, for ammonia. Livestock production and associated landspreading of manure, slurry or litter, is a significant source of nitrogen deposition, particularly in the form of ammonia. Increased or more intensive agricultural activities may further exacerbate this pressure.

The policy clearly addresses ammonia emissions stating *'Ammonia (NH3) is an air pollutant largely emitted from agriculture which is known to have a damaging impact on biodiversity including sensitive habitats, and ecosystem resilience, as well as human health. It is produced by many common farming activities, such as the housing of livestock, the storage and spreading of manure and slurry and the application of fertiliser. Reducing ammonia emissions across Northern Ireland is a key priority of DAERA. In assessing all applications for agriculture and forestry development, DAERA is legally obliged to consider the impact of ammonia emissions and subsequent nitrogen deposition that a proposed building development would have on the environment. The Council will consult with DAERA as necessary regarding this issue.'* This ensures that the need to consider adverse environmental effects of intensive farming or animal husbandry is clear.

As operational policies must not be read in isolation from one another, proposals must comply with all policy requirements including NH1 and in view of policy caveats and constraints on development, these policies cannot undermine the conservation objectives of any international sites.

No further policy amendments are required to A Quality Place Operational Policies.

A Thriving Place

The ED and MD policies identified in Table 3 all enable development and have potential to generate pathways for effects on international sites.

Economic Development Policies 1-8 will also be required to meet all the criteria in ED9 which states that any proposal *'meets the requirements of Policy NH1.'* The J&A indicates that 'Environmental issues relating to economic development are not only important in themselves but can make sound economic sense.

While minerals development is significantly constrained through caveats within the MD policies there are exceptions that could enable direct effects on international sites. There is potential for effects from run off of sediment on aquatic habitats in designated sites or functionally linked land to which there is a hydrological pathway.

Policy MD1 includes a caveat to constrain development in designated areas *'Minerals development within or in close proximity to an area that has been designated, or is proposed for designation to protect its landscape, scientific, natural or built heritage significance will not normally be granted permission where this would prejudice the essential character of the area and the rationale for its designation.'* Furthermore, the J&A states *'The Council, having regard to Environmental Impact Assessment (EIA), Habitats Regulations Assessment (HRA) and the Wildlife and Natural Environment Act (NI) 2011 (WANE), where necessary, will balance the case for a particular mineral working proposal against the need to protect and conserve the environment.'*

Policy MD5 prohibits unconventional hydrocarbon extraction until there is sufficient and robust evidence on all environmental impacts. The J&A states *'Until proven otherwise unconventional methods of extraction will not be permitted'*. The act of exploration is generally small scale and short duration however it potentially could affect sites directly or via hydrological pathways and there is potential for exploration over the plan period as research advances.

As operational policies must not be read in isolation from one another, proposals must comply with all policy requirements including NH1 and in view of policy caveats and constraints on development, these policies cannot undermine the conservation objectives of any international sites.

No further policy amendments are required to A Thriving Place Operational Policies.

A Vibrant Place

The TC policies identified in Table 3 all enable development and have potential to generate pathways for effects on international sites.

No specific caveats for the protection of international sites are included in the TC policies, however, as operational policies must not be read in isolation from one another and proposals must comply with all policy requirements including NH1 these policies cannot undermine the conservation objectives of any international sites.

No further policy amendments are required to A Vibrant Place Operational Policies.

An Attractive Place

The TOU and OS policies identified in Table 3 all enable development and have potential to generate pathways for effects on international sites.

TOU1 to TOU6 are not spatially specific and the scale of development is hard to predict, particularly for TOU6 which allows for major tourism development the nature of which is unknown. All these policies could theoretically be relevant to schemes which might impact upon Lough Neagh and Lough Beg SPA and Ramsar site and for this reason were screened in for appropriate assessment. The tourism policies could potentially have indirect effects on international sites through increasing visitor numbers and thus disturbance levels.

TOU7 General Criteria for Tourism Development applies to any proposal for a tourism use, outlined in Policies TOU1 to TOU6. Any extension/alteration to existing tourism uses will also be required to meet all the TOU7 criteria including: i) it does not adversely affect features of the natural or historic environment; j) it is capable of dealing with any emission or effluent in accordance with legislative requirements; k) all proposals that may affect a European or Ramsar site must meet the requirements of NH1.

TOU7 J&A states *'Within the Council area there is one Special Protection Area (SPA) and the Ramsar site at Lough Neagh including the water body of Portmore Lough which could be adversely affected by cumulative disturbance effects. Such disturbance could arise directly from a tourism development or indirectly through increasing visitor pressures beyond the development.'*

All the OS policies include criteria within the policy that are protective of the natural environment in terms of disturbance and/or pollution. Policy OS3, Noise-Generating Sports and Outdoor Recreational Activities J&A states *'...can also be disruptive to farm animals and wildlife and have a detrimental effect on the natural and historic environment'*. OS4, Facilities ancillary to Water Sports, specifies that there must be no conflict with the provisions of any local management plan associated with the body of water. The J&A goes on to clarify: *'Management plans drawn up for particular water areas, for example River Basin Management Plans or natural heritage designations such as Ramsar sites, seek to control and address the compatibility of varying demands on waterbodies.'* OS6 applies to all outdoor recreation development and could theoretically be relevant to schemes which might impact upon international sites. Proposals for outdoor recreational use in the countryside will be permitted where all the criteria are met including: a) there is no adverse impact on features of importance to natural environment/nature conservation, or the historic environment. The J&A states *'Special care will be exercised in areas of nature conservation, heritage importance or landscape amenity value. Proposals in such areas will also need to be considered in relation to the Council's operational policies relating to the Historic Environment and Natural Heritage (Policies HE1-HE14 and NH1-NH6).'*

The TOU and OS policy caveats ensure that NH1 will be an important consideration for all tourism development and that potential indirect disturbance of site selection features must be considered in applying all of the tourism policies.

As operational policies must not be read in isolation from one another, proposals must comply with all policy requirements including NH1 and in view of policy caveats and constraints on development, these policies cannot undermine the conservation objectives of any international sites.

No further policy amendments are required to An Attractive Place Operational Policies.

A Green Place

The HE and NH policies identified in Table 3 all enable development and have potential to generate pathways for effects on international sites.

Some of the HE policies could be considered as site safeguarding/preservation policies due to their nature and constraints, however they do enable development and therefore have potential to generate pathways for effects on international sites.

Policy NH1 is intended to avoid or reduce harmful effects on international sites. NH1 applies to all development under the LDP, it is considered the policy faithfully reflects the legislative requirements of the Habitats Directive and will ensure no adverse effect on any international sites.

As operational policies must not be read in isolation from one another, proposals must comply with all policy requirements including NH1 and in view of policy caveats and constraints on development, these policies cannot undermine the conservation objectives of any international sites.

No further policy amendments are required to A Green Place Operational Policies.

A Connected Place

The TRA, RE, TEL, UT, WM, FLD and AD policies identified in Table 3 all enable development and have potential to generate pathways for effects on international sites.

The TRA, TEL and AD policies do not include specific caveats for the protection of international sites, however, must be read in conjunction which and comply with NH1.

RE1 and RE2 support renewable energy development. RE1 states *'The generation of energy from renewable resources will be permitted provided the proposal, and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on: c) biodiversity or the natural or historic environment; d) local natural resources, such as air quality or water quality.* A potential impact of renewable energy is disruption of flight paths, this would be addressed through criterion c).

UT1 Utilities specifies that proposals for all overhead electricity lines and associated infrastructure will be subject to criteria including *'b) avoidance of areas of nature conservation, the historic environment or archaeological interest where possible, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects.'* The bird features of Lough Neagh and Lough Beg SPA and Ramsar site are mobile and therefore vulnerable to disruption of flight paths. This may be a consideration in routing overhead lines or mitigation in the form of line markers may be implemented. The policy J&A ensures that such potential impacts must be considered stating *'The potential of overhead lines to disrupt the flight paths of birds, including site selection features of Lough Neagh and Lough Beg Special Protection Area and Ramsar Site is also a consideration'*.

WM1 details criteria for environmental protection and applies to WM2 and WM3. The second part of WM2 Treatment of Waste Water, relating to non mains sewage treatment, also serves as a general plan-wide environmental safeguarding policy stating, *'Development relying on non mains sewage treatment will only be permitted where it is demonstrated to the Council and its statutory consultees that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk'*. WM4 includes an environmental protection criterion and WM5 avoids conflicting land uses.

The FLD policies are related to flooding. Potential impacts arising from surface water (pluvial) flood risk has been considered through Policy FLD3 whereby development will only be permitted where the applicant can demonstrate any risk can be managed through adequate drainage arrangements. This must be demonstrated through a Drainage Assessment (DA). Where development exceeds the identified thresholds, with the exception of minor development a DA will also be required where *'surface water run-off from the development may adversely impact on other development or features of importance to nature conservation, archaeology or historic environment features.'*

As operational policies must not be read in isolation from one another, proposals must comply with all policy requirements including NH1 and in view of policy caveats and constraints on development, these policies cannot undermine the conservation objectives of any international sites.

No further policy amendments are required to A Connected Place Operational Policies.

Step 7: Amending the plan until there would be no adverse effects on site integrity

Integrity test taking account of mitigation measures

Having identified potential case specific policy restrictions and caveats in respect of aspects of the Plan which were identified as having a likely significant effect, it is now necessary to apply the integrity test, taking account of these mitigation measures. Following incorporation of the mitigation measures identified above the re-screening of the elements of the Plan which are affected by the mitigation measures is set out in Table 4 below.

Table 4 Applying the integrity test following incorporation of mitigation measures

PLAN PROPOSAL/POLICY	RECOMMENDED MITIGATION MEASURES	INTEGRITY TEST CONCLUSION
STRATEGIC MIXED USE POLICIES		
SMU01 West Lisburn/Blaris	No further policy amendments are required.	In view of constraints on development, policy caveats and Policy NH1 these policies cannot undermine the conservation objectives of any international sites.
SMU02 Purdysburn/Knockbracken		
A QUALITY PLACE		
HOU1 New Residential Development	No further policy amendments are required.	In view of constraints on development, policy caveats and Policy NH1 these policies cannot undermine the conservation objectives of any international sites.
HOU2 Protection of Land Zoned for Housing		
HOU3 Site Context and Characteristics of New Residential Development		
HOU5 Public Open Space in New Residential Development		
HOU7 Residential Extensions and Alterations		
HOU8 Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas		
HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments		
HOU11 Specialist Accommodation		
HOU12 Accommodation for the Travelling Community		
CF01 Necessary Community Facilities in Settlements		
CF02 Protection of a Local Community Facility		
COU2 New Dwellings in Existing Clusters		
COU3 Replacement Dwellings		
COU4 The Conversion and Reuse of Buildings for Residential Use		
COU5 Affordable Housing		
COU6 Personal and Domestic Circumstances		
COU7 Dwellings for Non-Agricultural Business Enterprises		
COU8 Infill/Ribbon Development		
COU9 Temporary Caravan		

COU10 Dwellings on Farms		
COU11 Farm Diversification		
COU12 Agricultural and Forestry Development		
COU13 Necessary Community Facilities in the Countryside		
COU14 The Conversion and Reuse of Buildings for Non-Residential Use		
A THRIVING PLACE		
ED1 Economic Development in Cities and Towns	No further policy amendments are required.	In view of constraints on development, policy caveats and Policy NH1 these policies cannot undermine the conservation objectives of any international sites.
ED2 Economic Development in Villages and Small Settlements		
ED3 Expansion of an Established Economic Development Use in the Countryside		
ED4 Redevelopment of an Established Economic Development Use in the Countryside		
ED5 Major Economic Development in the Countryside		
ED6 Small Rural Projects		
ED7 Retention of Zoned Land and Economic Development		
ED9 General Criteria for Economic Development		
MD1 Environmental Protection		
MD3 Areas of Mineral Constraint		
MD4 Valuable Minerals		
MD5 Unconventional Hydrocarbon Extraction		
A VIBRANT PLACE		
TC1 Town Centre, Retailing and Other Uses	No further policy amendments are required.	In view of constraints on development, policy caveats and Policy NH1 these policies cannot undermine the conservation objectives of any international sites.
TC2 Lisburn City Centre Primary Retail Core and Retail Frontage		
TC3 Town Centres		
TC4 District and Local Centres		
TC5 Villages and Small Settlements		
TC6 Petrol Filling Stations and Roadside Service Facilities		
AN ATTRACTIVE PLACE		
TOU1 Tourism Development in Settlements	No further policy amendments are required.	In view of constraints on development, policy caveats and Policy NH1 these policies cannot undermine the conservation objectives of any international sites.
TOU2 Proposals for Tourism Amenity in the Countryside		
TOU3 Proposals for Tourist Accommodation in the Countryside		
TOU4 Self-Catering Tourist Accommodation in the Countryside		
TOU5 Holiday Parks in the Countryside		
TOU6 Proposals for Major Tourism Development in the Countryside		
TOU7 General Criteria for Tourism Development		
OS1 Protection of Open Space		
OS2 Intensive Sports Facilities		
OS3 Noise-Generating Sports and Outdoor Recreational Activities		
OS4 Facilities ancillary to Water Sports		
OS5 Floodlighting of Sports and Outdoor Recreational Facilities		
OS6 Outdoor Recreation in the Countryside		
A GREEN PLACE		
HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings	No further policy amendments are required.	In view of constraints on development, policy caveats and Policy NH1 these policies cannot undermine the conservation objectives of any international sites.
HE2 The Preservation of Archaeological Remains of Local Importance and their Settings		
HE4 Archaeological Mitigation		
HE5 Historic Parks, Gardens and Demesnes of Special Historic Interest		

HE6 Change of Use and/or Extensions or Alterations to a Listed Building		
HE7 Control of Advertisements on a Listed Building		
HE8 Demolition or Partial Demolition of a Listed Building		
HE9 Development affecting the Setting of a Listed Building		
HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character		
HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character		
HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character		
HE13 The Conversion and Reuse of Non-Listed Buildings		
HE14 Enabling Development		
NH1 European and Ramsar Sites – International		
A CONNECTED PLACE		
TRA2 Access to Public Roads	No further policy amendments are required.	In view of constraints on development, policy caveats and Policy NH1 these policies cannot undermine the conservation objectives of any international sites.
TRA3 Access to Protected Routes		
TRA7 Car Parking and Servicing Arrangements in New Developments		
TRA9 Park and Ride/Park and Share Car Parks		
TRA10 Provision of Public and Private Car Parks		
TRA11 Temporary Car Parks		
RE1 Renewable Energy Development		
RE2 Integrated Renewable Energy		
TEL1 Telecommunications Development		
UT1 Utilities		
WM1 Waste Management Facilities		
WM2 Treatment of Waste Water		
WM3 Waste Disposal		
WM4 Land Improvement		
WM5 Development in the Vicinity of Waste Management Facilities or Waste Water Treatment Works		
FLD1 Development in Fluvial (River) Flood Plains		
FLD4 Artificial Modification of Watercourses		
FLD5 Development in Proximity to Reservoirs		
AD1 Amenity and Public Safety		

Consideration of in combination effects

It was found that there are protective measures and overarching policies in the Plan Strategy that will ensure that development causing an adverse effect on site integrity cannot be approved. It will be important that HRAs for individual developments also consider in combination effects before planning permission is granted.

The Policy Clarification for NH1 is explicit that a development proposal will be subject to appropriate assessment where it is 'likely to have a significant effect (either alone or in combination) or reasonable scientific doubt remains' on a SAC, SPA or Ramsar site. Policy NH1 therefore ensures that any development approved under the plan will have to demonstrate compliance with the 'in combination' provisions of the Habitats Regulations. There is therefore no risk of a residual effect at this Plan Strategy HRA stage, which might act in combination with other plans and projects as identified in Table 5.

On the basis of the underlying reasoning supporting Principle 6 of Section C.8.1 of the HRA Handbook, reliance on Policy NH1 provides the basis upon which effects which might act in combination with other plans and projects including those considered below can be ruled out.

Table 5 Plan or Project Identified for consideration of in combination effects

Plan or Project	Possible significant effects from plan or project	Is there a risk of in combination effects	Possible significant effects in combination
Regional Regional Development Strategy 2035	Potential in-combination effects may arise where there is a requirement to provide for new infrastructure or where new development occurs, such effects may include: • Disturbance to habitats/species; • Species mortality; • Alterations to water quality and/or water movement; • Release of contaminated material (soils, runoff); and • Introduction or spread of invasive species.	The RDS has been subject to AA and mitigation measures recommended. It is not considered that there is potential for in-combination effects to arise, however in the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No, The mitigation measures contained within individual plans prioritise the avoidance of effects where possible and provide measures to minimise effects. In combination effects from projects which arise from implementation of the RDS will not be significant, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.
Strategic Planning Policy Statement	Potential in-combination effects may arise where there is a requirement to provide for new infrastructure or where new development occurs, such effects may include: • Disturbance to habitats/species; • Species mortality; • Alterations to water quality and/or water movement; • Release of contaminated material (soils, runoff); and • Introduction or spread of invasive species.	The SPPS has been subject to SEA. No significant adverse environmental effects were identified and mitigation was not required, therefore it is not considered that there is potential for in-combination effects to arise.	No. No significant adverse effects were identified from the SPSS in the absence of mitigation measures. In combination effects from projects which arise from implementation of the SPPS will not be significant, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.

Plan or Project	Possible significant effects from plan or project	Is there a risk of in combination effects	Possible significant effects in combination
County	Potential in-combination effects may arise where there is a requirement to provide for new infrastructure or where new development occurs, such effects may include: • Disturbance to habitats/species; • Species mortality; • Alterations to water quality and/or water movement; • Release of contaminated material (soils, runoff); and • Introduction or spread of invasive species.	This Neighbouring Council draft Plan Strategy has been published and was subject to SA and AA which incorporates robust mitigation measures into the plan itself to avoid effects. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded	No. The mitigation measures contained within the projects prioritise the avoidance of effects and provide measures to minimise effects. In combination effects from projects which arise from the implementation of these plans will not be significant, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.
Antrim and Newtownabbey Local Development Plan 2030 Draft Plan Strategy			
Ards and North Down Borough Council - Ards and Down Area Plan 2015; North Down and Ards Area Plan 1984-1995; and draft Belfast Metropolitan Area Plan 2015 (BMAP)	Potential in-combination effects may arise where there is a requirement to provide for new infrastructure or where new development occurs, such effects may include: • Disturbance to habitats/species; • Species mortality; • Alterations to water quality and/or water movement; • Release of contaminated material (soils, runoff); and • Introduction or spread of invasive species.	This Neighbouring Council is currently advancing their draft Plan Strategy for publication which will replace the existing area plans. The draft Plan Strategy will have been subject to AA which incorporates robust mitigation measures into the plan itself to avoid effects. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No. The mitigation measures contained within the projects prioritise the avoidance of effects and provide measures to minimise effects. In combination effects from projects which arise from the implementation of these plans will not be significant, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.
Armagh City Banbridge and Craigavon Borough Council - Armagh Area Plan (AAP) 2004; Armagh Area Plan 2004, Alteration No.1 - Armagh Countryside Proposals; Banbridge / Newry and Mourne Area Plan (BNMAP) 2015; Craigavon Area Plan (CAP) 2010; Craigavon Town Centre Boundaries and Retail Designations Plan 2010; and Dungannon and South Tyrone Area Plan (DSTAP) 2010	Potential in-combination effects may arise where there is a requirement to provide for new infrastructure or where new development occurs, such effects may include: • Disturbance to habitats/species; • Species mortality; • Alterations to water quality and/or water movement; • Release of contaminated material (soils, runoff); and • Introduction or spread of invasive species.	This Neighbouring Council is currently advancing their draft Plan Strategy for publication which will replace the existing area plans. The draft Plan Strategy will have been subject to AA which incorporates robust mitigation measures into the plan itself to avoid effects. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No. The mitigation measures contained within the projects prioritise the avoidance of effects and provide measures to minimise effects. In combination effects from projects which arise from the implementation of these plans will not be significant, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.
Belfast City Council - Belfast Local Development Plan 2035 Plan Strategy	Potential in-combination effects may arise where there is a requirement to provide for new infrastructure or where new development occurs, such effects may include: • Disturbance to habitats/species; • Species mortality; • Alterations to water quality and/or water movement; • Release of contaminated material (soils, runoff); and • Introduction or spread of invasive species.	This Neighbouring Council Plan has been subject to SA and AA which incorporates robust mitigation measures into the plan itself to avoid effects. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No. The mitigation measures contained within the projects prioritise the avoidance of effects and provide measures to minimise effects. In combination effects from projects which arise from the implementation of these plans will not be significant, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.

Plan or Project	Possible significant effects from plan or project	Is there a risk of in combination effects	Possible significant effects in combination
Newry, Mourne and Down District Council - Down Area Plan 2015; Banbridge, Newry and Mourne Area Plan 2015	Potential in-combination effects may arise where there is a requirement to provide for new infrastructure or where new development occurs, such effects may include: • Disturbance to habitats/species; • Species mortality; • Alterations to water quality and/or water movement; • Release of contaminated material (soils, runoff); and • Introduction or spread of invasive species.	This Neighbouring Council is currently advancing their draft Plan Strategy for publication which will replace the existing area plans. The draft Plan Strategy will have been subject to AA which incorporates robust mitigation measures into the plan itself to avoid effects. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No. The mitigation measures contained within the projects prioritise the avoidance of effects and provide measures to minimise effects. In combination effects from projects which arise from the implementation of these plans will not be significant, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.
Local Knockmore Link Road LA05/2018/1155/F	Potential in-combination effects may arise from this project on international sites. Such effects may include: disturbance to habitats/species; Species mortality; Alterations to water quality and/or water movement; and Release of contaminated material (soils, runoff). Potential in-combination effects may arise from this project on international sites. Such effects may include: disturbance to habitats/species; Species mortality; Alterations to water quality and/or water movement; and Release of contaminated material (soils, runoff).	All project elements will require a HRA to be undertaken. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No. This project is subject to HRA and should a robust AA conclude no adverse effects and that the decision-maker is subject to the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995, then there can be no in combination effects with the Plan Strategy, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.
Blaris/Lisburn Mixed use development LA05/2018/1154/O	Potential in-combination effects may arise from this project on international sites. Such effects may include: disturbance to habitats/species; Species mortality; Alterations to water quality and/or water movement; and Release of contaminated material (soils, runoff).	All project elements will require a HRA to be undertaken. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No. This project is subject to HRA and should a robust AA conclude no adverse effects and that the decision-maker is subject to the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995, then there can be no in combination effects with the Plan Strategy, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.
Draynes Farm' Residential development and associated roads LA05/2017/1124/F	Potential in-combination effects may arise from this project on international sites. Such effects may include: disturbance to habitats/species; Species mortality; Alterations to water quality and/or water movement; and Release of contaminated material (soils, runoff).	All project elements will require a HRA to be undertaken. In the absence of mitigation or appropriate consideration of potential adverse effects upon European Sites, adverse in-combination effects may occur and cannot be excluded.	No. This project is subject to HRA and should a robust AA conclude no adverse effects and that the decision-maker is subject to the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995, then there can be no in combination effects with the Plan Strategy, especially when viewed in light of the mitigation in the Plan Strategy against policy NH1 which will require Appropriate Assessment.

6 Conclusions

Outcome of HRA

Step 8: Preparing the HRA Record

The Plan Strategy has been subject to screening under the Habitats Regulations. All proposals and policies have been considered in respect of the potential for likely significant effects upon any international site, either alone or in combination with other plans and projects. For all these objectives the implications can be assessed under related policies. The assessment is therefore undertaken through the consideration of related policies.

Following the initial screening exercise, ninety policies were identified as having a likely significant effect in the absence of mitigation. Mitigation measures, in the form of case-specific policy caveats, were incorporated in respect of these policies and reviewed as part of an appropriate assessment. The rationale for these is set out in Section 5 and they are summarised in Table 4.

On the basis of the analysis set out above, the Council can conclude that the Plan Strategy (with the modifications set out in the direction made by the Department for Infrastructure) will not adversely affect the integrity of any international sites, either alone or in combination with other plans and projects.

The Local Policies Plan (LPP) is the second stage of the LDP and will identify settlement limits, zonings and detailed boundaries of environmental designations and, where appropriate, introduce local policies or key site requirements for these zonings and designations. Another draft HRA will be prepared to assess the potential impacts of the draft LPP on international sites. The information about international sites in Appendix 3, which will be updated, will be important as a starting point for the HRA at LPP. Following independent examination of the draft LPP that HRA will be finalised and adopted by the Council and published alongside the adopted LPP.

Abbreviations

AoHSV	Areas of High Scenic Value
AoMC	Areas of Minerals Constraint
CEMP	Construction Environmental Management Plan
CJEU	Court of Justice of the European Union
CMS	Construction Method Statement
CSM	Common Standards Monitoring
DAERA	The Department of Agriculture, Environment and Rural Affairs
DEFRA	Department for Environment, Food and Rural Affairs
EC	European Commission
FCS	Favourable Conservation Status
HRA	Habitats Regulations Assessment
J&A	Justification and Amplification
JNCC	Joint Nature Conservation Committee
LDP	Local Development Plan
LLPA	Local Landscape Policy Areas
LPP	Local Policies Plan
NA	Not Applicable
NIEA	Northern Ireland Environment Agency
pSPA	Proposed Special Protection Area
SAC	Special Area of Conservation
SES	Shared Environmental Service
SLNCI	Sites of Local Nature Conservation Interest
SPA	Special Protection Area
SPPS	Strategic Planning Policy Statement
WR&SR	Water Resource & Supply Resilience Plan
WWTW	Waste Water Treatment Works

Glossary

Adverse effect on site integrity	An effect on the qualifying features of an international site which would undermine the achievement of the conservation objectives for that site and which would have a negative effect on the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitats, complex of habitats and/or the levels of populations of the species for which the site is or will be designated.
Competent Authority	For the purposes of the Habitats Regulations the expression 'competent authority' includes government departments, district councils and statutory undertakers, and any trustees, commissioners, board or other persons who, as a public body and not for their own profit, act under any statutory provision for the improvement of any place or the production or supply of any commodity or service.
Cumulative Impact	A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment.
De Minimis	Having no appreciable effect.
Global Status	The global status is an expert judgement of the overall value of the international site for the conservation of the relevant Annex I habitat. Sites have been graded A, B or C.
International sites	Collective term that includes European SACs, SPAs, SACs, pSPAs, SCIs and Ramsar sites (the latter is a wider international designation).
Habitats Regulations	The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).
In combination effect	Refers to effects that may be likely significant effects when considered in combination with effects from other plans or projects.
Likely significant effect	An effect that cannot be ruled out on the basis of objective information. Likely in this context means there is a risk or possibility that an effect will be significant. An effect is significant if it would undermine an international site's conservation objectives.
Mitigation measures	Measures to avoid, cancel or reduce the effects of a plan or project on an international site.
Natura 2000 (N2K)	The European network of special areas of conservation and special protection areas under the Wild Birds Directive, provided for by Article 3(1) of the Habitats Directive.
Ramsar site	Site listed under the Convention on Wetlands of International Importance adopted at Ramsar, Iran in 1971. As a matter of policy these sites are treated in the same way as international sites.
Special Areas of Conservation (SACs)	Special Areas of Conservation (SACs) are sites that have been adopted by the European Commission and formally designated by the government of each country in whose territory the site lies.
Special Protection Area (SPA)	Area classified under Article 4 of the EU Birds Directive 1979 and 2009.
The Directives	Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version). These Directives are referred to as the Habitats Directive and the Birds Directive respectively and together are called 'The Directives' for the purposes of this report.

Appendix 1: References & Evidence Sources

In the absence of specific Northern Ireland guidance on carrying out Habitats Regulations Assessment for plans and programmes reference has been made to other sources of guidance and relevant documents including those listed below:

Assessment of plans and projects significantly affecting Natura 2000 sites, Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (2001), European Commission Environment DG

DAERA (2015 – 2017) Conservation Objectives *(Online) Available at* https://www.daera-ni.gov.uk/landing-pages/protected-areas (Accessed October 2019)

DAERA (2019) Data Layers for designated and proposed European and Ramsar sites *Available at* https://www.daera-ni.gov.uk/articles/download-digital-datasets (Accessed October 2019)

Habitats Regulations Appraisal of Plans Guidance for Plan-Making Bodies in Scotland Version 3.0, (2015) Scottish Natural Heritage (Initially Prepared by David Tyldesley and Associates) (Accessed September 2019)

Joint Nature Conservation Committee (JNCC) (Dates vary) Information Sheet on Ramsar Wetlands (RIS). *(Online) Available at* http://jncc.defra.gov.uk/page-1393 (Accessed October 2019)

JNCC (Dates vary) Standard data forms generated from the Natura 2000 Database submitted to the European Commission. *(Online) Available at* http://jncc.defra.gov.uk/page-161 (Accessed October 2019)

NI Water (2019) draft Water Resource & Supply Resilience Plan https://www.niwater.com/managing-northern-irelands-water-resources/ (Accessed October 2019)

Outdoor Recreation NI (2018) A Sustainable Outdoor Recreation Plan for Strangford and Lecale Area of Outstanding Natural Beauty and Strangford Lough Marine Protected Area. Strangford Lough and Lecale Partnership http://www.strangfordlough.org/ (Accessed October 2019)

Spatial NI (2017) Data Layers for Local Government boundaries *(Online) Available at* https://www.spatialni.gov.uk/ (Accessed October 2019)

Tyldesley, D., and Chapman, C., (2013) *The Habitats Regulations Assessment Handbook*, February 2019 edition UK: DTA Publications Ltd

Appendix 2: The Approach to Habitats Regulations Assessment for Plans

Introduction

This appendix sets out the approach to carrying out Habitats Regulations Assessments for Local Development Plans (LDPs) in Northern Ireland in the context of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). It is informed by the Habitats Regulations Assessment Handbook[5] (HRA Handbook) which is regularly updated to reflect case law. The HRA Handbook is aimed at statutory bodies, local authorities, and other 'competent authorities'. It is a definitive source of detailed guidance that is regularly updated for good practice and monitored by a barrister specialising in environmental law and the Habitats Regulations in particular. In places reference is made to relevant sections of the HRA Handbook where more detail can be found and, at times, extracts of the HRA Handbook are quoted.

The context for HRA is set out firstly. This is followed by an overview of how HRA applies to plans and the consideration of mitigation. Finally the stages and steps for the HRA process, as applied to Local Development Plans in Northern Ireland, are detailed. HRA is an iterative process carried out in parallel with plan preparation. The HRA will be modified in light of consultation and representations on and any amendments to the draft Plan Strategy. The record of the HRA will be completed and published with the adopted plan (Plan Strategy or Local Policies Plan).

The Directives and Regulations

The Directives are Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version). These Directives are referred to as the Habitats Directive and the Birds Directive respectively and together are called the Directives for the purposes of this report. The overall aim of the Directives is to maintain or restore the favourable conservation status of habitats and species of community interest. Special Areas of Conservation and Special Protection Areas are designated to afford protection to habitats and species listed in the Habitats and Birds Directives. These designations form a suite of sites that are collectively known as the Natura 2000 network.

The Directives are implemented through the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) commonly referred to as the Habitats Regulations. For the purposes of the Habitats Regulations the expression 'competent authority' is construed in accordance with Regulation 5. Competent authorities include government departments, district councils and statutory undertakers, and any trustees, commissioners, board or other persons who, as a public body and not for their own profit, act under any statutory provision for the improvement of any place or the production or supply of any commodity or service. Councils as planning authorities are competent authorities. Regulation 43 (1) of the Habitats Regulations requires competent authorities to make an appropriate assessment of plans and projects which are likely to have a significant effect on an international site in Northern Ireland, either alone or in combination with other plans or projects. For this report international sites include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), proposed SPAs and Ramsar sites.

Applying HRA to Local Development Plans

LDPs are prepared under the provisions of the Planning Act (Northern Ireland) 2011 (the Planning Act) and the Planning (Local Development Plan) Regulations (NI) 2015. The Planning Act requires the LDP

[5] Tyldesley, D., and Chapman, C., (2013) *The Habitats Regulations Assessment Handbook,* February 2019 edition UK: DTA Publications Ltd.

to be produced in two stages – the first being the Plan Strategy, followed upon adoption, by the Local Policies Plan.

The approach to HRA for a plan differs to that for a project. In the case of projects the precise location of development is known and more detailed information is generally available, or can be obtained about construction, operation and other stages of the development thus enabling full assessment.

By comparison, a Plan Strategy is a strategic level plan setting out a framework for development but generally lacking detail of where and when developers will bring forward development. This will not be known until after the plan has been published. Therefore the approach to HRA for LDPs differs to that for projects. The plan does however steer how and where projects may be brought forward.

The assessment of strategic plans can present a challenge in terms of deciding what effects may come about as a result of the plan and which cannot occur due to other strategic and regulatory requirements with which the LDP and development management decisions must comply. The view could be taken that, given that a policy is included to meet the requirements of the Strategic Planning Policy Statement (SPPS), and that all planning applications must comply with the Habitats Regulations, then the draft Plan Strategy cannot result in an adverse effect on the integrity of any international site. However, this argument has been rejected by the Courts who have ruled[6] that the requirement for planning permission to be determined in light of the relevant land use plan, necessarily means that those plans have considerable influence on development decisions and that, as such, land use plans must be subject to HRA in their own right. As a result, to terminate the HRA on this basis would not only be contrary to case law but it would also miss the opportunity to draw attention to the extent of international sites in, or connected to, the Council area and to inform land use planning in such a way as to minimise the regulatory burden of compliance with the Regulations at the later project HRA stage.

There are a number of pieces of case law that clarify how the Directives should be interpreted as applying to plans. The key points are summarised here, these are detailed in the Habitats Regulations Handbook and the relevant section of Handbook content is referenced accordingly (e.g. F.x.x or C.x etc.).

EC v UK[7] detailed in F.10.1.5.

A. Land use plans can potentially have significant effects on European sites, despite the subsequent need for planning permission at 'project' level stage.
B. Assessment of land use plans must therefore be secured under the provisions of the Habitats Directive.
C. The assessment of plans has to be tailored to the stage of plan making.
D. The assessment should be 'to the extent possible based on the basis of the precision of the plan'.

Feeney[8] (UK High Court) F.10.1. reinforced this.

- 'Each appropriate assessment must be commensurate to the relative precision of the plans at any particular stage and no more. There does have to be an appropriate assessment at the Core Strategy stage, but such an assessment cannot do more than the level of detail of the strategy at that stage permits.'

[6] Refer para 55 in EC v UK Case C-6/04 (2005)

[7] Case C-6/04: Commission of the European Communities v United Kingdom of Great Britain and Northern Ireland judgment of the Court 20 October 2005.

[8] Sean Feeney v Oxford City Council and the Secretary of State CLG para 92 of the judgment dated 24 October 2011 Case No CO/3797/2011, Neutral Citation [2011] EWHC 2699 Admin

Boggis[9] Court of Appeal & EC v UK C.7.5.2.

The implications for HRA of plans are that the HRA should be proportionate to the level of detail. There should be *"credible evidence that there was a real, rather than a hypothetical, risk"*

- The plan has weight as planning applications must be determined in accordance with the development plan (unless material considerations indicate otherwise).
- HRA should concentrate on aspects of the plan that could, realistically, be likely to have a significant effect.
- A likely significant effect should not be assumed for:
  - policies and proposals that are no more than general policy statements or which express a general aspiration or intent;
  - policies which generate no more than theoretical risks, or vague or hypothetical effects; or
  - policies or proposals for which meaningful assessment can be made at this stage, where no particular significant effect on any particular international site can actually be identified.
- Reliance should not simply be placed on a general international site protection policy as this does not address potential tensions or conflicts in the plan between site protection and policies or proposals which could significantly affect international sites.
- Tensions in the plan must be resolved in favour of protecting the international sites from harm.
- Policies or proposals with a high potential for significant adverse effects on international sites should be removed or subject to mitigation measures.

Assessing and applying mitigation measures

CJEU Case C323/17 (People over Wind & Sweetman)[10] C.5, F7.1

On 12 April 2018, the Court of Justice of the European Union (CJEU) issued a judgment, *Case C323/17 (People over Wind & Sweetman),* which ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures, referred to in the judgment as measures which are intended to avoid or reduce effects, should be assessed within the framework of an appropriate assessment. It is therefore no longer permissible to take account of measures intended to avoid or reduce the harmful effects of a plan or project on an international site at the Stage 1 test of likely significance.

In light of this Stage 1 Assessment does consider essential features and characteristics of the plan; it also takes account of regional and strategic context and other regulatory controls that will apply to development under the plan. However measures envisaged to avoid or prevent what might otherwise have been adverse effects on the integrity of international sites are not taken into account in Stage 1 and instead are assessed at Stage 2 appropriate assessment.

The consideration of mitigation differs between projects and plans, although for both cases it is not appropriate to take account of mitigation measures which might be incorporated into the plan at the screening stage. The first step in appropriate assessment is therefore to seek to incorporate mitigation measures which might be relied upon to avoid any adverse effects to the integrity of the international site.

[9] Peter Charles Boggis and Easton Bavants Conservation v Natural England and Waveney District Council, High Court of Justice Court of Appeal case C1/2009/0041/QBACF Citation No [2009] EWCA Civ. 1061 20th October 2009

[10] Case C-323/17 Request for a preliminary ruling, *People Over Wind* and Peter Sweetman v Coillte Teoranta, 12th April 2018

Feeney v Oxford City Council[11] F10.1.

Case law has established that it is acceptable in principle to include policies within a Local Plan which are conditional upon certain conditions being met.

Abbotskerswell v Teignbridge (2014)[12] F10.1.

In this case the High Court specifically endorsed an approach which potentially relies upon matters being finalised after the adoption of the plan. The competent authority must however be satisfied that the measures can be delivered in practice.

This is captured in the HRA Handbook F.10.1 (emphasis added):

'Because the integrity test incorporates the application of the precautionary principle as a matter of law, and because plan assessments are, by their nature, less precise than project assessments, it is important for the assessment process to eliminate the prospect of adverse effects on site integrity in so far as that is possible at the level of specificity inherent in the nature and purpose of the particular plan.'

F.10.1.2 of the Handbook refers to mitigation measures which might be relied upon to show that there would be no adverse effects on site integrity. Examples are provided as follows:

'mitigation measures that may be introduced during or after the 'appropriate assessment' stage may be:

a) *Case-specific policy restrictions;*
b) *Case-specific policy caveats;*
c) *Prescribing how adverse effects on site integrity will be avoided by mitigation measures in a lower level or more detailed plan, to be confirmed by a more detailed Habitats Regulations Assessment at that level;*
d) *Deleting aspects of the plan that will probably fail the tests of the Directive at project application stage;*
e) *Ensuring that there are no proposals that could adversely affect the integrity of a European site that if retained in the plan may lead to a case for the proposal to be permitted, using the incorporation in the plan as the imperative reason of overriding public interest in its favour, because the plan relies on it being, or assumes that it will be, implemented;*

To be an appropriate restriction or caveat (in (a) or (b) above), enabling the plan-making body to ascertain no adverse effect on the integrity of a European site, the restriction must be:

- *case-specific;*
- *explicit; and*
- *added to the policy and not merely added to the explanatory text or commentary, or not merely inserted into the implementation or monitoring chapters.'*

Co-ordination with other Habitats Regulations Assessments

The Habitats Regulations provides for co-ordination between competent authorities at Regulation 47. While Regulation 47 does not strictly apply to HRA for Local Development Plans it does establish the principle that a competent authority can place weight on a HRA carried out by another competent authority. This is subject to the proviso that the competent authority should be satisfied that the earlier HRA was robust and has not become outdated by further information or developments. No guidance has been issued by DAERA as allowed for under 47(3) however the Department for

[11] Sean Feeney v Oxford City Council and the Secretary of State CLG para 92 of the judgment dated 24 October 2011 Case No CO/3797/2011, Neutral Citation [2011] EWHC 2699 Admin

[12] Abbotskerswell Parish Council v Teignbridge District Council [2014] EWHC 4166 (Admin)

Environment, Food and Rural Affairs (DEFRA) published guidance[13] in 2012 to meet the equivalent regulation for England. Paragraphs 5 – 7 of that guidance are referred to here as an expansion of how it interprets co-ordination between competent authorities.

> *'5. The Regulations transposing the Habitats Directive enable competent authorities to adopt the reasoning or conclusions of another competent authority as to whether a plan or project is likely to have a significant effect on a European site, or will adversely affect the integrity of a European site. They also provide that a competent authority is not required to assess any implications of a plan or project that would be more appropriately assessed by another competent authority'.*
>
> *6. Competent authorities should adopt the reasoning, conclusion or assessment of another competent authority in relation to the appropriate assessment requirements for a plan or project, if they can. This can happen when all or part of the appropriate assessment requirements have already been met by another competent authority. It could also happen if one competent authority is completing all or part of the appropriate assessment requirements on behalf of others. Competent authorities remain responsible for ensuring their decisions are consistent with the Habitats Directive, so must be satisfied:*
>
> - *No additional material information has emerged, such as new environmental evidence or changes or developments to the plan or project, that means the reasoning, conclusion or assessment they are adopting has become out of date*
> - *The analysis underpinning the reasoning, conclusion or assessment they are adopting is sufficiently rigorous and robust. This condition can be assumed to be met for a plan or project involving the consideration of technical matters if the reasoning, conclusion or assessment was undertaken or made by a competent authority with the necessary technical expertise.*
>
> *7. Due to these conditions there may be cases where it is not appropriate to adopt the reasoning, conclusions or assessment of another competent authority, or it is only appropriate to adopt some elements of an earlier assessment. In addition, even where the conditions are met, a competent authority may need to undertake additional work to supplement the assessment they have adopted in order to meet the full appropriate assessment requirements.'*

The application and implications of the DEFRA guidance has been considered in detail within Part C.12 of the HRA Handbook. Therefore it is accepted as good practice that consideration may be given to HRAs carried out by other competent authorities where they are applicable to development to be brought forward under the LDP.

HRA the Stages and Steps - Overview

HRA is normally described in four stages:

- Stage 1: Screening for likely significant effects;
- Stage 2: Appropriate Assessment and the Integrity Test;
- Stage 3: Alternative Solutions; and
- Stage 4: Imperative reasons of overriding public interest and compensatory measures.

The approach to HRA for LDPs in Northern Ireland is described through 11 Steps across Stages 1 and 2. These steps are not named as such in the HRA Handbook however the section which applies to each step is referenced and Figure A.1.1 illustrates each step in the HRA process.

[13] Defra guidance on competent authority co-ordination, July 2012

Stage 1 involves firstly deciding whether a plan or project should be subject to HRA (Step 1). Steps 2, identifying international sites, and 3, gathering information about those sites, help to identify the international sites which the plan may affect and compiles information about those sites. Step 4 allows for discretionary discussion with the Statutory Nature Conservation Body and other stakeholders. The final step of Stage 1 is the preliminary screening of the plan to determine which elements of it are likely to have a significant effect on an international site and identify the sites that may be affected.

Stage 2 is referred to as 'appropriate assessment' and assesses the implications of the plan or project for international sites in view of the sites' conservation objectives. A plan can only proceed if it can be ascertained that it will not adversely affect the integrity of an international site, either alone or in combination with other projects or plans.

If Stage 2 Appropriate Assessment finds that there would be an adverse effect on site integrity then alternative solutions which are financially, legally and technically feasible need to be considered further in Stage 3. Alternative solutions are already considered in preparation of many plans, for example through the Preferred Options Paper for Local Development Plans and in carrying out Strategic Environmental Assessment which requires consideration of reasonable alternatives. Compliance with regional policies and strategies also means that environmental effects will have been taken into account. It is therefore rare for HRAs for LDPs to progress beyond Stage 2.

Stage 4 applies in the event that there is an imperative reason of public interest which overrides the risk and harm to sites, and priority features where appropriate. It provides for compensatory measures to protect the overall coherence of the Natura 2000 network to be identified, delivery detailed and the government notified. As already noted, it is rare for HRAs for LDPs to progress beyond Stage 2. Stage 3 and 4 are not therefore detailed further in this approach.

Stage 1: Screening Plan for Likely Significant Effects

Step 1: Deciding whether a plan should be subject to Habitats Regulations Assessment

This involves considering the nature of the plan and its individual proposals to determine whether there is a requirement to carry out a Habitats Regulations Assessment (HRA) and is further detailed in HRA Handbook F.2. and F.3.

The following questions help determine whether the document being reviewed is a plan in the context of the Directives.

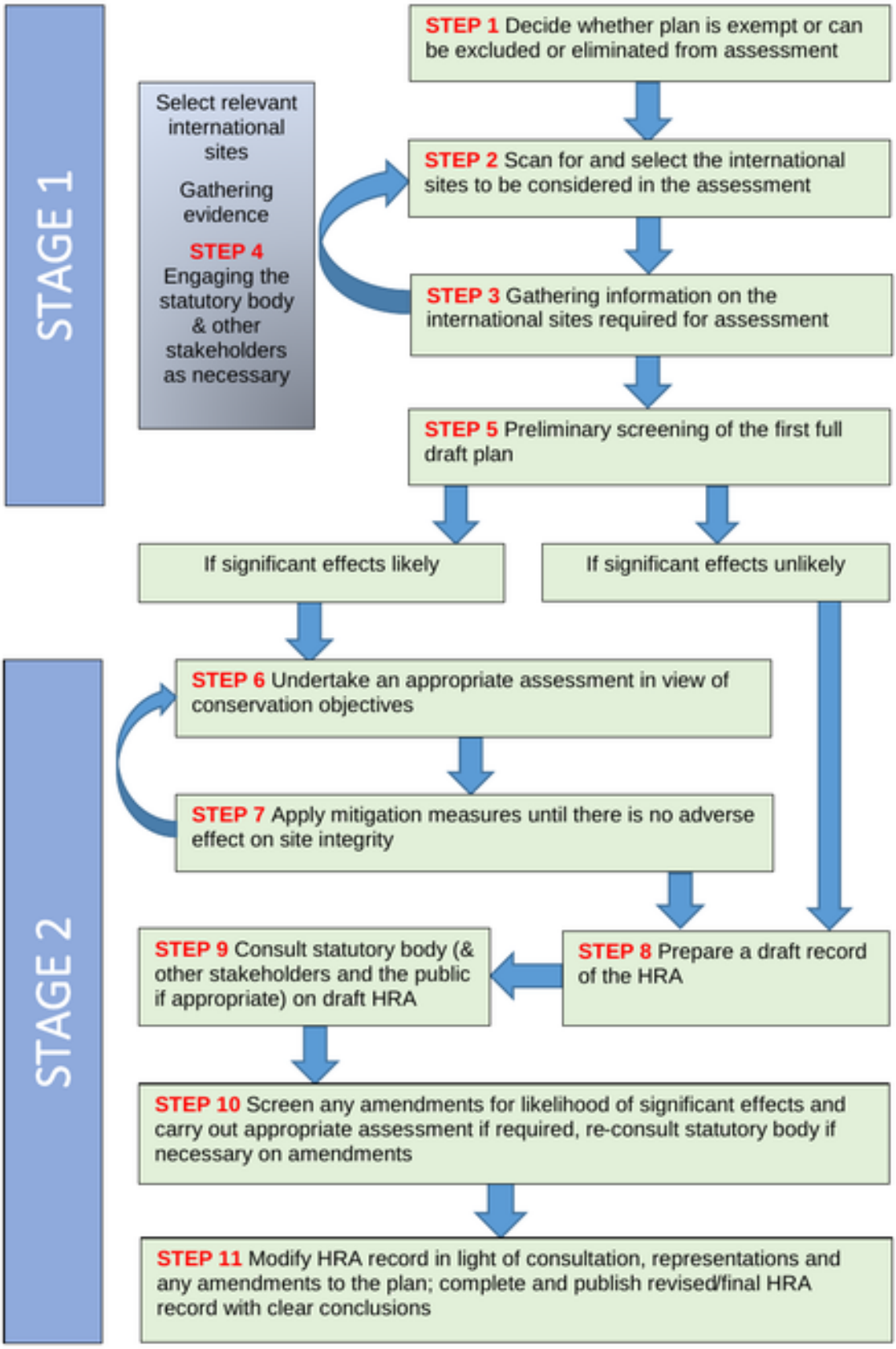
- Is the whole of the plan directly connected with or necessary to the management of an international site for nature conservation purposes?
- Is the plan a strategic development plan, local development plan, supplementary guidance?
- Is the plan a general statement of policy showing only the general political will or intention of the plan making body, and no effect on any particular international site can reasonably be predicted?
- Does the plan contain a programme, or policies, or proposals which could affect one or more particular international sites?

Step 1 is recorded at the end of Section 1 of this report. If it is found that the plan is not subject to HRA then the outcome is recorded and it is not necessary to progress beyond this step. In practice an LDP is a plan in the context of the Directives and subject to HRA.

Step 2: Scanning and selecting international sites potentially affected

This step follows the scan-collate-consider-select procedure set out in the HRA Handbook Figure F.4.3 and is carried out in parallel with Step 3. Step 2a is the scanning stage; Step 3 collates information; Step 2b involves considering the information and selecting the relevant sites that may be affected.

Figure A.1.1 Steps in the Habitats Regulations Assessment Process



Step 2a: 'Long-list' of sites with potential connection to plan area

International sites that are within the plan area, within a zone of influence beyond the plan area or connected to the plan area though ecology or infrastructure are identified. This is detailed in the HRA Handbook F.4 and presented in Section 2. Information is collected about this 'long-list' of sites in Step 3 and presented in Appendix 3.

Step 2b: 'Short-list' of sites that should be considered in the HRA

Taking account of in the information gathered in Step 3 and the 'long-list' of sites identified at Step 2a a further scan is carried out to determine the effects that could potentially affect international sites as a result of the plan. This is carried out using the Scanning and Site Selection List in Figure F.4.4. of the HRA Handbook. As this takes account of the site selection features, pathways to sites and conservation objectives this is likely to find that some of the sites on the long-list can be eliminated from further assessment as there is no conceivable effect or their conservation objective could not be undermined. This step could potentially identify some sites that were overlooked at Step 2a.

This step is recorded in Appendix 3, Table A.3.1. Any sites that are eliminated as a result of this step are listed in Table A.3.2. The outcome is summarised in Section 2, Table 2.

Step 3: Gathering information about the international sites

This step is carried out in parallel with and informs Step 2. Information for each site on the long-list identified at Step 2a is compiled to include selection features, conservation objectives, conservation status, potential threats to site integrity from planning related development and location relative to the plan area and any plan designations. This is detailed in the HRA Handbook F.4 and presented in Appendix 3.

Step 4: Discretionary discussions on the method and scope of the appraisal

The Statutory Nature Conservation Body, represented by the Department of Agriculture, the Environment and Rural Affairs (DAERA), may be consulted informally to ensure that the information at Step 3 is up to date and reflects known issues for the international sites. This provides the opportunity to invite comment on the scope of the HRA and potential in combination considerations.

Step 5: Screening the draft/proposed plan for likely significant effects

This step is detailed in the HRA Handbook F.6 Part A and F.7 advises how the outcome should be recorded. The screening of the whole plan is presented in Appendix 5 and the outcome summarised in Section 4 of the HRA. The HRA Handbook also presents principles, with reference to case law and government guidance, which inform screening and the interpretation of terms used; some relevant extracts are:

> *'As a result of European case law in Waddenzee, irrespective of the normal English meaning of 'likely', in this statutory context a 'likely significant effect' is a possible significant effect; one whose occurrence cannot be excluded on the basis of objective information. In this context it is permissible to ask whether a plan or project 'may have a significant effect'...(principle 3)'*
>
> *'A significant effect is any effect that would undermine the conservation objectives for a European site... (principle 4)'*
>
> *'An effect which would not be significant can properly be described as : as 'insignificant effect'; or a 'de Minimis effect; or a 'trivial effect'; or as having 'no appreciable effect'; but it is important to bear in mind that, in this context, all the terms are synonymous and are being used to describe effects which would not undermine the conservation objectives'....(principle 8)'*
>
> *'Objective', in this context, means clear verifiable fact rather than subjective opinion. It will not normally be sufficient for an applicant merely to assert that the plan or project will not have an adverse effect on a site, nor will it be appropriate for a competent authority to rely on reassurances based on supposition or speculation. On the other hand, there should be credible*

evidence to show that there is a real rather than a hypothetical risk of effects that could undermine the site's conservation objectives. Any serious possibility of a risk that the conservation objectives might be undermined should trigger an 'appropriate assessment' (principle 11).'

Draft Plan Strategies are set in the context of a vision and objectives which indicate the outcomes intended to be achieved through the plan. How these should be considered is set out in Sections F.6.2.2 and F.6.2.3 of the HRA Handbook as follows:

'...it is possible that the goals and objectives are the drivers for the possibility of a significant effect on a European site, but in most cases, it will be subsequent, more detailed policies or proposals that would have such implications, rather than the general goals or objectives. In most cases the general goals and objectives will be screened out, either because they will have no effect at all, or because they are general statements which are too vague to have a significant effect on a particular site. Even if they are the driver of the potential effect, it is likely that the plan will contain a more specific policy or proposal that would be the better target for assessment.'

The 'screening categories' in Part F of the HRA Handbook are used to provide a consistent and transparent approach to the screening process. The following categories are used to assess whether an overall plan and its individual proposals require HRA. They are explained in detail in the section of the HRA Handbook referenced.

A. General statement of policy/general aspiration (screened out). F.6.3.1
B. Policy listing general criteria for testing the acceptability/sustainability of proposals (screened out). F.6.3.2
C. Proposal referred to but not proposed by the plan (screened out). F.6.3.3
D. General plan-wide environmental protection/site safeguarding/threshold policies (screened out). F.6.3.4
E. Policies or proposals which steer change in such a way as to protect international sites from adverse effects (screened out). F.6.3.5
F. Policy that cannot lead to development or other change (screened out). F.6.3.6
G. Policy or proposal that could not have any conceivable effect on a site (screened out). F.6.3.7
H. Policy or proposal the (actual or theoretical) effects of which cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects) (screened out). F.6.3.8
I. Policy or proposal which may have a likely significant effect on a site alone (screened in) F.6.3.9
J. Policy or proposal with an effect on a site but unlikely to be significant alone, so need to check for likely significant effects in combination F.6.3.10
K. Policy or proposal unlikely to have a significant effect either alone or in combination (screened out after the in combination test). F.6.3.11
L. Policy or proposal which might be likely to have a significant effect in combination (screened in after the in combination test). F.6.3.11
M. Bespoke area, site or case-specific policies or proposals intended to avoid or reduce harmful effects on an international site (screened in) F.6.3.12

In some cases more than one category may apply. Where it is the case that part of a policy is in one category e.g. B. 'policy listing general criteria', whereas another part is in another category e.g. H. 'cannot undermine the conservation objectives' then both categories are listed e.g. B/H. Where part of a policy is screened in then this part will be further assessed.

Consideration must be given to any cumulative effects of proposals during plan preparation as detailed in HRA Handbook F.6.3.11. These include potential cumulative effects within the plan and in combination effects with other relevant plans and projects. For those proposals falling under

categories A to H there is no likely significant effect alone and cannot be any effect in combination. Those under category I are deemed to have a likely significant effect alone and will be progressed to appropriate assessment therefore in combination assessment is not required at Stage 1. Those policies or proposals falling under category J do need to be assessed further to determine whether they fall into K or L when considered in combination.

If there are likely significant effects, either alone or in combination, then the sites and features which may be affected and potential impacts are summarised in preparation for Stage 2.

Stage 2: Appropriate Assessment and the Integrity Test

Step 6: The appropriate assessment

The summary from Step 5 is the starting point for the appropriate assessment. Step 6 assesses whether any likely significant effect could lead to an adverse effect on site integrity for each site. This is set out in the HRA Handbook F.6. PART B and in F.9.

Where it is found that there could be an adverse effect for any site then measures are identified to remove any potential for adverse effects as described above. Measures considered at appropriate assessment must be subject to *'a full and precise analysis of the measures capable of avoiding or reducing any significant effects'*. These measures may include case-specific policy restrictions or caveats, adding mitigation in a further plan that will deliver the current plan, removing proposals that could have an adverse effect on site integrity, specific mitigation plans or a large scale mitigation strategy which includes measures to mitigate adverse effects of the current plan.

In considering in combination assessment at appropriate assessment principle 4 of C.8.1 in Section C.8 'The in combination assessment' of the HRA Handbook reads as follows:

> *'In deciding the required scope of an appropriate assessment one must always keep firmly in mind that the underlying purpose of Article 6(3) of the Habitats Directive is to ensure (subject to the operation of Article 6(4)) that a plan or project is authorised only to the extent that it will not, either alone or in combination with other plans or projects, adversely affect the integrity of the European site; the key purpose.*
>
> *European Commission guidance and case law establishes that the underlying intention of the in-combination provision is to take account of cumulative effects. An appropriate assessment need not be extended further than is necessary to fulfil the key purpose.'*

Principle 6 of Section C.8.1 of the HRA Handbook states that, following an appropriate assessment:

> *'...if on assessment alone it is ascertained that the subject plan or project will in fact have no effect at all on the European site, an adverse effect in combination is ruled out and no further assessment is required. The plan or project may be authorised.'*

Step 7: Amending the plan until there would be no adverse effects on site integrity

Any mitigation identified in Step 6 is incorporated in the plan. This is further detailed in the HRA Handbook F.11 and presented in Section 5. In the case of a draft HRA the mitigation will be incorporated before the draft plan is finalised and adopted.

Step 8: Preparing a draft of the HRA Record

This is a draft report which records the HRA and supporting evidence and comprises this report with clear conclusions as set out in Section 6.

Step 9: Consultation

If the HRA is concluded at Stage 1 the HRA Report with a Statement of Finding of No Likely Significant Effects is published. Consultation is not required on this Stage 1 Test of Likely Significance in these circumstances however it is recommended that the record is published as a supporting document for the plan. If the draft plan is subject to consultation a draft Stage 1 HRA Report may be included in the

consultation with a note that it will be updated to take account of any changes in the proposals or international sites before the plan is finalised.

If the HRA progresses to Stage 2 then DAERA must be consulted on a draft Stage 2 HRA Report (also known as an appropriate assessment). Other stakeholders such as managers of international sites should be consulted where appropriate. Public consultation is not required on the draft Stage 2 HRA Report however it may be included as a supporting document for any public consultation on the draft plan and comment on it invited. It should be stated that the HRA will be updated to take account of any changes in the proposals or international sites before the plan is finalised.

Step 10: Proposed modifications

Modifications to a plan may come about as a result of consultation, independent examination or the outcome of the HRA and the approach to their consideration is set out in F.12 of the HRA Handbook. Representations by DAERA and other consultees are recorded with a note on if and how they have been addressed in the HRA. Further mitigation identified through Step 9, or a result of a revised HRA in light of modifications to the plan, is incorporated in the plan. Steps 6 - 8 are updated to reflect any additional mitigation and adverse effects reviewed.

Step 11: Modifying and completing the appraisal record

If it is found that there are no adverse effects on site integrity then the HRA may be concluded and a Stage 2 HRA Appropriate Assessment Report published to include a Record of No Adverse Effect on the Integrity of any international site under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).

Appendix 3: Site information

An overview of the information to be presented for each site is firstly provided. This is followed by a record of Step 2b: 'Short-list' of sites that should be considered in the HRA. Information for each site identified in the 'long-list' identified in Section 2, Step 2a follows. This details selection features, conservation objectives, conservation status, potential threats to site integrity from planning related development and location relative to the plan area and any plan designations. This has informed the current draft HRA and will also provide baseline information for the HRA to be carried out for the LPP. The site information is grouped as follows.

Aughnadarragh Lough SAC	Aughnadarragh Lough SAC
Belfast Lough & Associated SPAs and Ramsar Sites	Belfast Lough Open Water SPA
	Belfast Lough Ramsar Site
	Belfast Lough SPA
	East Coast (Northern Ireland) Marine pSPA
	Outer Ards Ramsar Site
	Outer Ards SPA
Eastern Mournes SAC	Eastern Mournes SAC
Lough Neagh and Lough Beg SPA and Ramsar Site	Lough Neagh and Lough Beg Ramsar Site
	Lough Neagh and Lough Beg SPA
Montiaghs Moss SAC	Montiaghs Moss SAC
Rea's Wood and Farr's Bay SAC	Rea's Wood and Farr's Bay SAC
Strangford Lough SAC	Strangford Lough SAC
Strangford Lough SPA and Ramsar site	Strangford Lough SPA
	Strangford Lough Ramsar

Introduction to Site Information

Conservation Objectives

EU Member States have responsibility under the Habitats and Birds Directives to ensure that all habitats and species of Community Interest are maintained or restored to Favourable Conservation Status (FCS). Natura 2000 sites have a role to play in achieving this overall objective as the most important core sites for these species and habitats. Each site must therefore be managed in a way that ensures it contributes as effectively as possible to helping the species and habitats for which it has been designated reach a favourable conservation status.

In accordance with Article 6.1 of the Habitats Directive, Member States are required to implement, on each site, the necessary conservation measures which correspond to the ecological requirements of the protected habitat types and species of Community Interest present. DAERA has commissioned management plans for many international sites. Those that are available will be taken into account when this HRA is finalised.

Member States must also prevent any damaging activities that could significantly disturb those species and habitats (Article 6.2) and protect the site from new plans and projects that are potentially damaging or likely to have a significant effect on a Natura 2000 site (Article 6.3, 6.4).

To ensure that each Natura 2000 site contributes fully to reaching this overall target of FCS, it is important to set clear conservation objectives for each individual site. These define the desired state for each of the species and habitat types for which the site was designated. Conservation objectives are not published for Ramsar sites therefore the conservation objectives for the associated SAC/SPA were referred to.

Conservation Objectives have a role in:

- Conservation planning and management by guiding management to maintain habitats and species in, or restore them to, favourable condition;
- Assessing plans and projects, as required under article 6(3) of the Habitats Directive in light of the site's conservation objectives; and
- Monitoring and reporting by providing the basis for assessing the condition of a feature, the factors that affect it and the actions required.

Favourable Condition is defined as *'the target condition for an interest feature in terms of the abundance, distribution and/or quality of that feature within the site'*. The most recent condition assessment for site selection features was referred to where available in preparing this report.

Sources of information Northern Ireland sites

The appropriate assessments draw on or refer to source documents as detailed below. Digital maps for all sites can be viewed on the DAERA Natural Environment Map Viewer[14] or downloaded from its digital datasets web page[15]. Maps are also provided in Appendix 4 to illustrate the relationship between the plan area and international sites. Additional, site specific, sources of information are listed for each site.

Special Areas of Conservation

An overview of each SAC can be found on the JNCC website at its section on UK Protected Sites[16]. Under 'General Site Character' there is a link to the Natura 2000 standard data form for that SAC. Further detail is provided on this website about the Annex I habitats and Annex II species that are a primary reason for selection of the site. It also explains why the site is important and provides a link to information about that habitat in the UK context. Further information for each SAC can be found online through the DAERA Protected Areas page[17]. On each site page the link to guidance and literature allows the Reasons for designation, Conservation Objectives and site map to be accessed.

Special Protection Areas

A link to the Natura 2000 standard data form for each SPA can be found on the JNCC website at its section on UK protected sites. Further information for each site can be found through the DAERA Protected Areas page. On each site page the link to guidance and literature allows the SPA citation document and Conservation Objectives to be accessed.

Ramsar sites

A link to the Information Sheet on Ramsar Wetlands (RIS) for each Ramsar site can be found on the JNCC UK Protected Sites page. Further information for each site can be found through the DAERA Protected Areas page. On the DAERA site page the link to guidance and literature allows the Ramsar site citation document and map to be accessed.

Condition Assessment

DAERA has compiled and made available a spreadsheet, 'Condition of Features in ASSIs and N2Ks'. This details the most recent condition assessment for features, usually with an explanation of the reason why a feature is in unfavourable condition. This spreadsheet was referred to in compiling site information. DAERA also provided unpublished condition assessment reports for some individual sites and some site selection features such as marsh fritillary butterfly.

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[14] DAERA (2018) 'Natural Environment Map Viewer' Available at: https://www.daera-ni.gov.uk/services/natural-environment-map-viewer

[15] DAERA (2018) 'Download Digital Datasets' Available at https://www.daera-ni.gov.uk/articles/download-digital-datasets (accessed 23/01/2019).

[16] http://jncc.defra.gov.uk/page-1458

[17] https://www.daera-ni.gov.uk/landing-pages/protected-areas

Step 2b: 'Short-list' of sites that should be considered in the HRA

Taking account of the 'long-list' of sites identified in Section 2, the discussion of potential impacts of development in Section 3 and the site information in this Appendix, a further scan was carried out to determine the effects that could potentially affect international sites as a result of the plan. This was carried out using the Scanning and Site Selection List in Figure F.4.4. of the HRA Handbook as described in Appendix 2.

Table A.3.1 Scanning and site selection list for sites that could potentially be affected by the plan

Extract from The Habitats Regulations Assessment Handbook, www.dtapublications.co.uk © DTA Publications Limited (November 2018) all rights reserved. This work is registered with the UK Copyright Service

Types of plan	Sites to scan for and check	Names of sites selected
1. All plans (terrestrial, coastal and marine)	Sites within the geographic area covered by or intended to be relevant to the plan	Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Rea's Wood and Farr's Bay SAC
2. Plans that could affect the aquatic environment	Sites upstream or downstream of the plan area in the case of river or estuary sites	Belfast Lough Open Water SPA Belfast Lough Ramsar Site Belfast Lough SPA East Coast Marine pSPA Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Rea's Wood and Farr's Bay SAC Strangford Lough SPA Strangford Lough SAC Strangford Lough Ramsar Site
	Open water, peatland, fen, marsh and other wetland sites with relevant hydrological links to land within the plan area, irrespective of distance from the plan area	Belfast Lough Open Water SPA Belfast Lough Ramsar Site Belfast Lough SPA East Coast Marine pSPA Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Rea's Wood and Farr's Bay SAC Strangford Lough SPA Strangford Lough SAC Strangford Lough Ramsar Site
3. Plans that could affect the marine environment	Sites that could be affected by changes in water quality, currents, or flows; or effects on the inter-tidal or sub-tidal areas or the sea bed, or marine species	Belfast Lough Open Water SPA Belfast Lough Ramsar Site Belfast Lough SPA East Coast (NI) Marine pSPA Outer Ards SPA Outer Ards Ramsar Site Strangford Lough SPA Strangford Lough SAC Strangford Lough Ramsar Site
4. Plans that could affect the coast	Sites in the same coastal 'cell,' or part of the same coastal ecosystem, or where there are interrelationships with or between different physical coastal processes	None

Types of plan	Sites to scan for and check	Names of sites selected
5. Plans that could affect mobile species	Sites whose qualifying features include mobile species which may be affected by the plan irrespective of the location of the plan's proposals or whether the species would be in or out of the site when they might be affected	Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Montiaghs Moss SAC Rea's Wood and Farr's Bay SAC
6. Plans that could increase recreational pressure on international sites potentially vulnerable or sensitive to such pressure	Such international sites in the plan area	Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Rea's Wood and Farr's Bay SAC
	Such international sites within an agreed zone of influence or other reasonable and evidence-based travel distance of the plan area boundaries that may be affected by local recreational or other visitor pressure from within the plan area	None
	Such international sites within an agreed zone of influence or other evidence-based longer travel distance of the plan area, which are major (regional or national) visitor attractions such as international sites which are National Nature Reserves where public visiting is promoted, sites in National Parks, coastal sites and sites in other major tourist or visitor destinations	None
7. Plans that would increase the amount of development	Sites in the plan area or beyond that are used for, or could be affected by, water abstraction irrespective of distance from the plan area	None
	Sites used for, or could be affected by, discharge of effluent from waste water treatment works or other waste management streams serving the plan area, irrespective of distance from the plan area	Belfast Lough Open Water SPA Belfast Lough Ramsar Site Belfast Lough SPA East Coast (NI) Marine pSPA Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Rea's Wood and Farr's Bay SAC Strangford Lough SPA Strangford Lough SAC Strangford Lough Ramsar Site
	Sites that could be affected by the provision of new or extended transport or other infrastructure	None

Types of plan	Sites to scan for and check	Names of sites selected
7. cont., Plans that would increase the amount of development	Sites that could be affected by increased deposition of air pollutants arising from the proposals, including emissions from significant increases in traffic	Aughnadarragh Lough SAC Belfast Lough Ramsar Site Belfast Lough SPA East Coast (NI) Marine pSPA Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Montiaghs Moss SAC Rea's Wood and Farr's Bay SAC Strangford Lough SPA Strangford Lough SAC Strangford Lough Ramsar Site
8. Plans for linear developments or infrastructure	Sites within a specified distance from the center line of the proposed route (or alternative routes), the distance may be varied for differing types of site/qualifying features and in the absence of established good practice standards, distance(s) to be agreed by the statutory nature conservation body	None
9. Plans that introduce new activities or new uses into the marine, coastal or terrestrial environment	Sites considered to have qualifying features potentially vulnerable or sensitive to the effects of the new activities proposed by the plan	None (No such 'new' uses introduced by the draft Plan Strategy)
10. Plans that could change the nature, area, extent, intensity, density, timing, or scale of existing activities or uses	Sites considered to have qualifying features potentially vulnerable or sensitive to the effects of the changes to existing activities proposed by the plan	None (recreational uses covered at 6 above)
11. Plans that could change the quantity, quality, timing, treatment or mitigation of emissions or discharges to air, water or soil	Sites considered to have qualifying features potentially vulnerable or sensitive to the changes in emissions or discharges that could arise as a result of the plan	Aughnadarragh Lough SAC Belfast Lough Ramsar Site Belfast Lough SPA East Coast (NI) Marine pSPA Lough Neagh and Lough Beg Ramsar Site Lough Neagh and Lough Beg SPA Montiaghs Moss SAC Rea's Wood and Farr's Bay SAC Strangford Lough SPA Strangford Lough SAC Strangford Lough Ramsar Site
12. Plans that could change the quantity, volume, timing, rate, or other characteristics of biological resources harvested, extracted, or consumed	Sites whose qualifying features include the biological resources which the plan may affect, or whose qualifying features depend on the biological resources which the plan may affect, for example as prey species or supporting habitat or which may be disturbed by the harvesting, extraction, or consumption	Not applicable to land use plans

Types of plan	Sites to scan for and check	Names of sites selected
13. Plans that could change the quantity, volume, timing, rate, or other characteristics of physical resources extracted or consumed	Sites whose qualifying features rely on the non- biological resources which the plan may affect, for example, as habitat or a physical environment on which habitat may develop or which may be disturbed by the extraction or consumption	None
14. Plans which could introduce or increase, or alter the timing, nature, or location of disturbance to species	Sites whose qualifying features are considered to be potentially sensitive to disturbance, for example as a result of noise, activity or movement, or the presence of disturbing features that could be brought about by the plan	None (recreational uses covered at 6 above)
15. Plans which could introduce or increase or change the timing, nature or location of light or noise pollution	Sites whose qualifying features are considered to be potentially sensitive to the effects of changes in light or noise that could be brought about by the plan	None
16. Plans which could introduce or increase a potential cause of mortality of species	Sites whose qualifying features are considered to be potentially sensitive to the source of new or increased mortality that could be brought about by the plan	None (recreational uses covered at 6 above)

Sites considered but eliminated

As Step 2b takes account of the site selection features, pathways to sites and conservation objectives it found that one of the sites on the long-list can be eliminated from further assessment as the site conservation objectives could not be undermined.

Table A.3.2 Sites Eliminated from Further Assessment

Site	Elimination Reason
Eastern Mournes SAC	There is a theoretical pathway however it is not conceivable that the plan would generate additional development impacts to an extent that it could undermine the conservation objectives for this site.

Appendix 4: Maps

Map 1: SPAs in relation to Lisburn & Castlereagh City Council

Map 2: SACs in relation to Lisburn & Castlereagh City Council

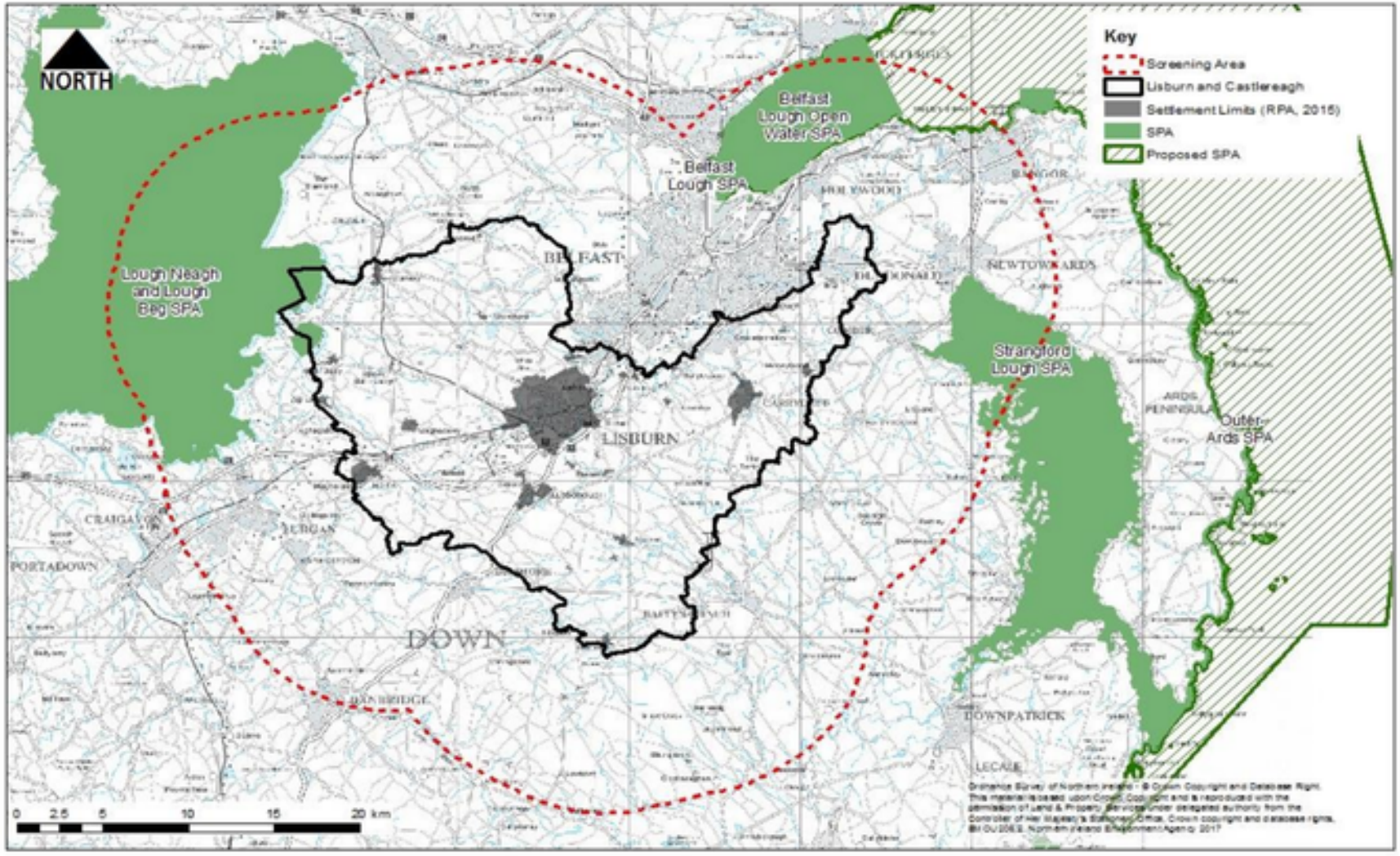
Map 3: Ramsar Sites in relation to Lisburn & Castlereagh City Council

Map 4: Marine SACs in relation to Lisburn & Castlereagh City Council

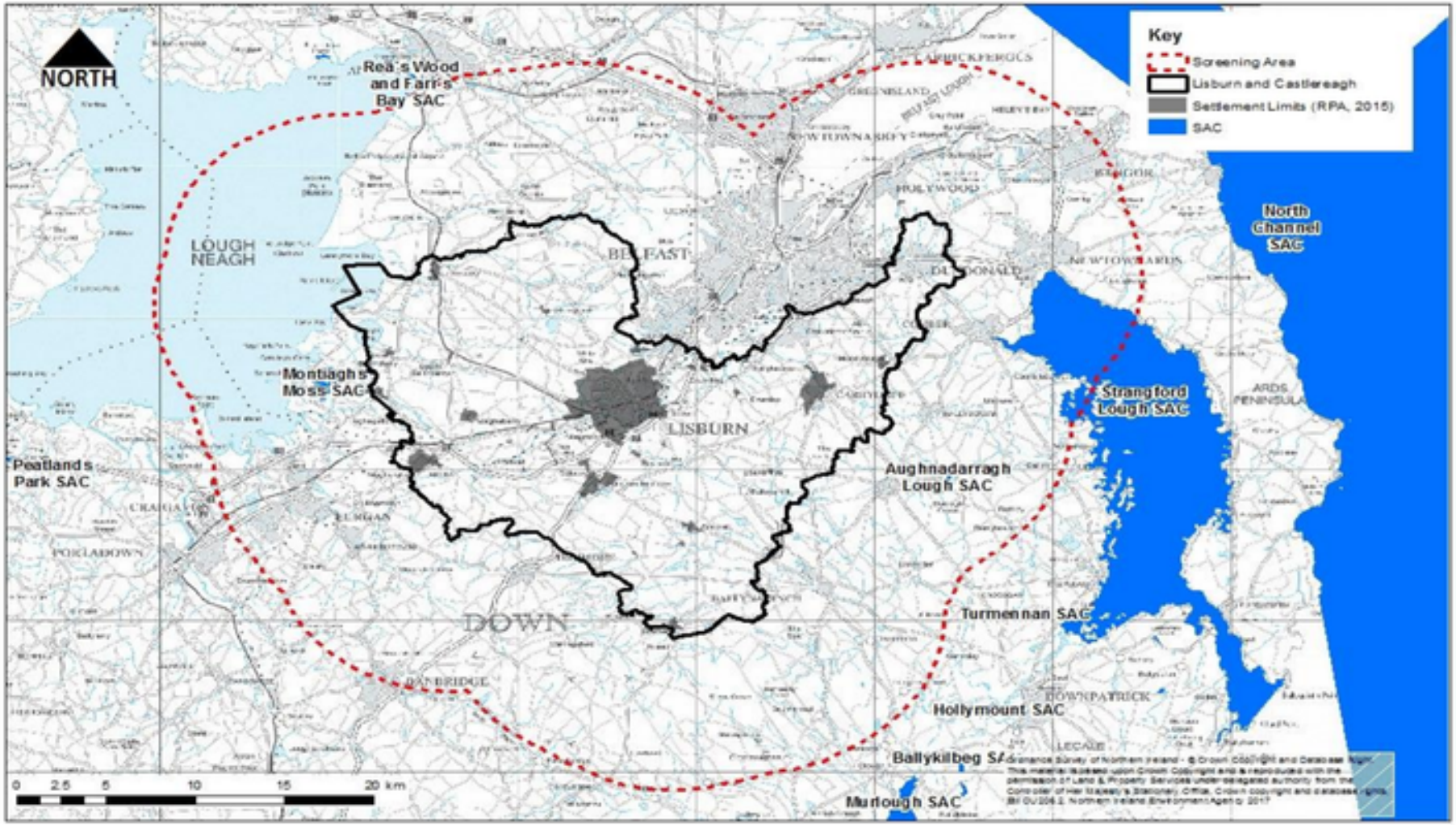
Map 5: Major Catchments within the Lisburn & Castlereagh City Council area

Map 6: River Sub-basins within the Lisburn & Castlereagh City Council area

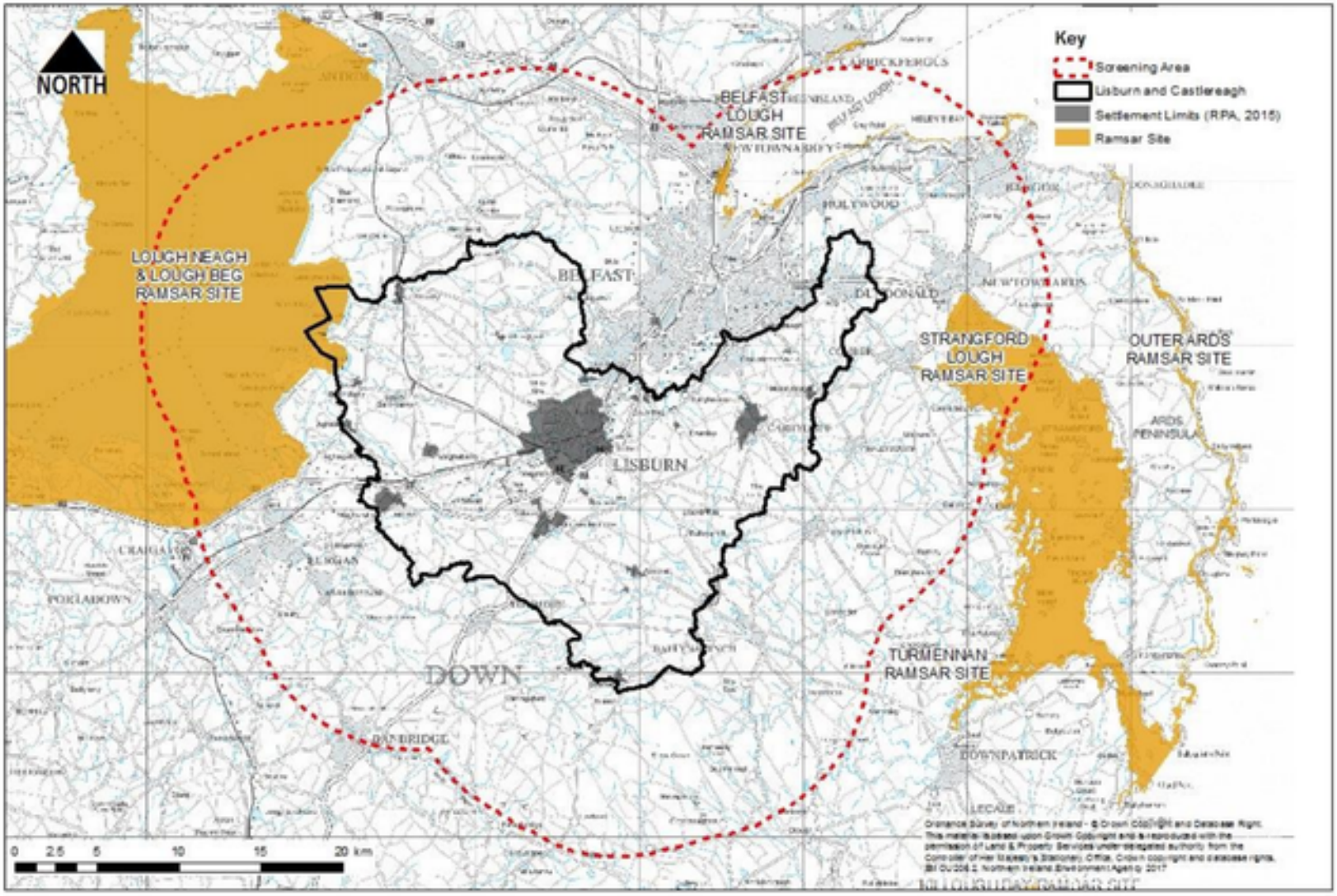
Map 1: SPAs in relation to Lisburn & Castlereagh City Council



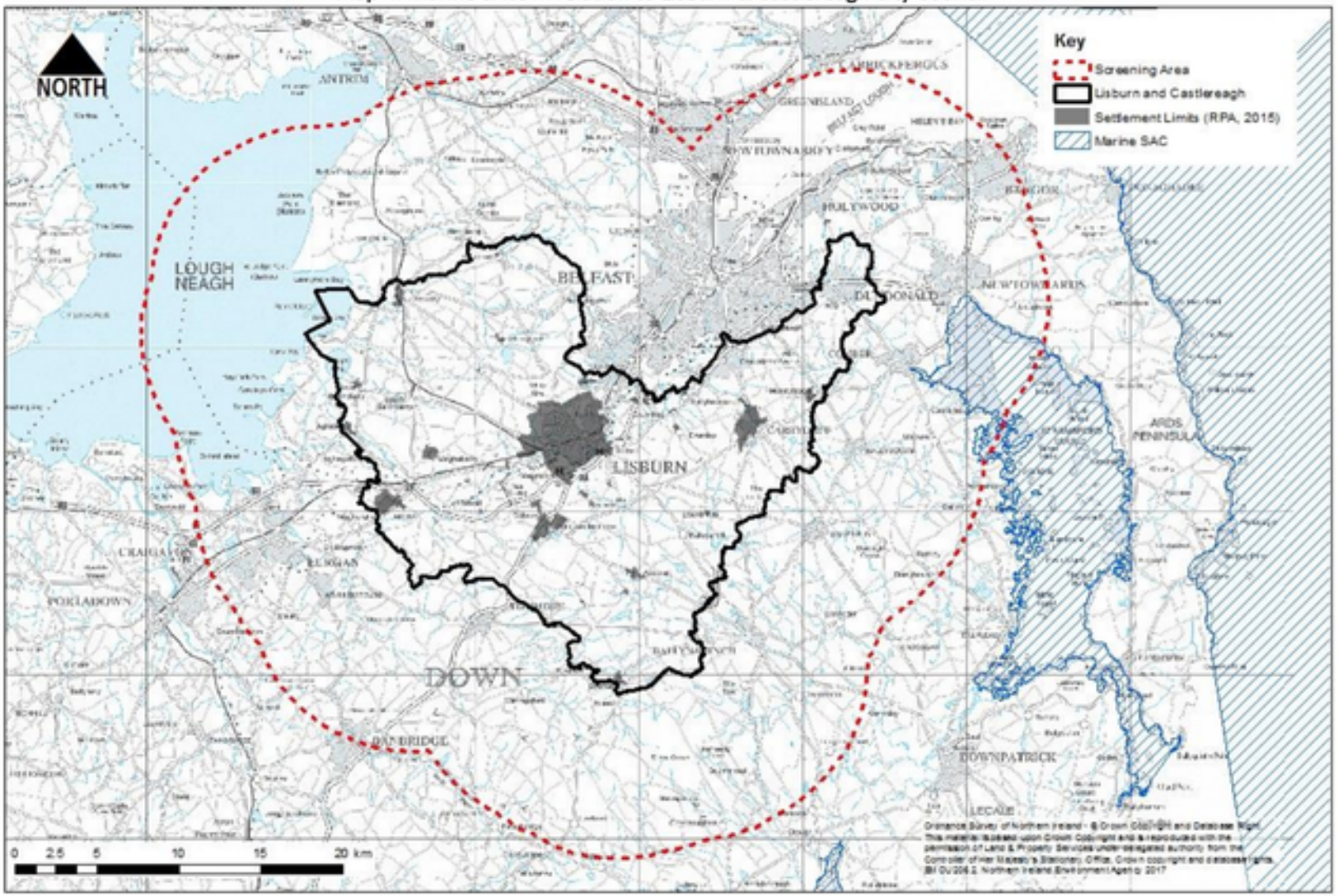
Map 2: SACs in relation to Lisburn & Castlereagh City Council



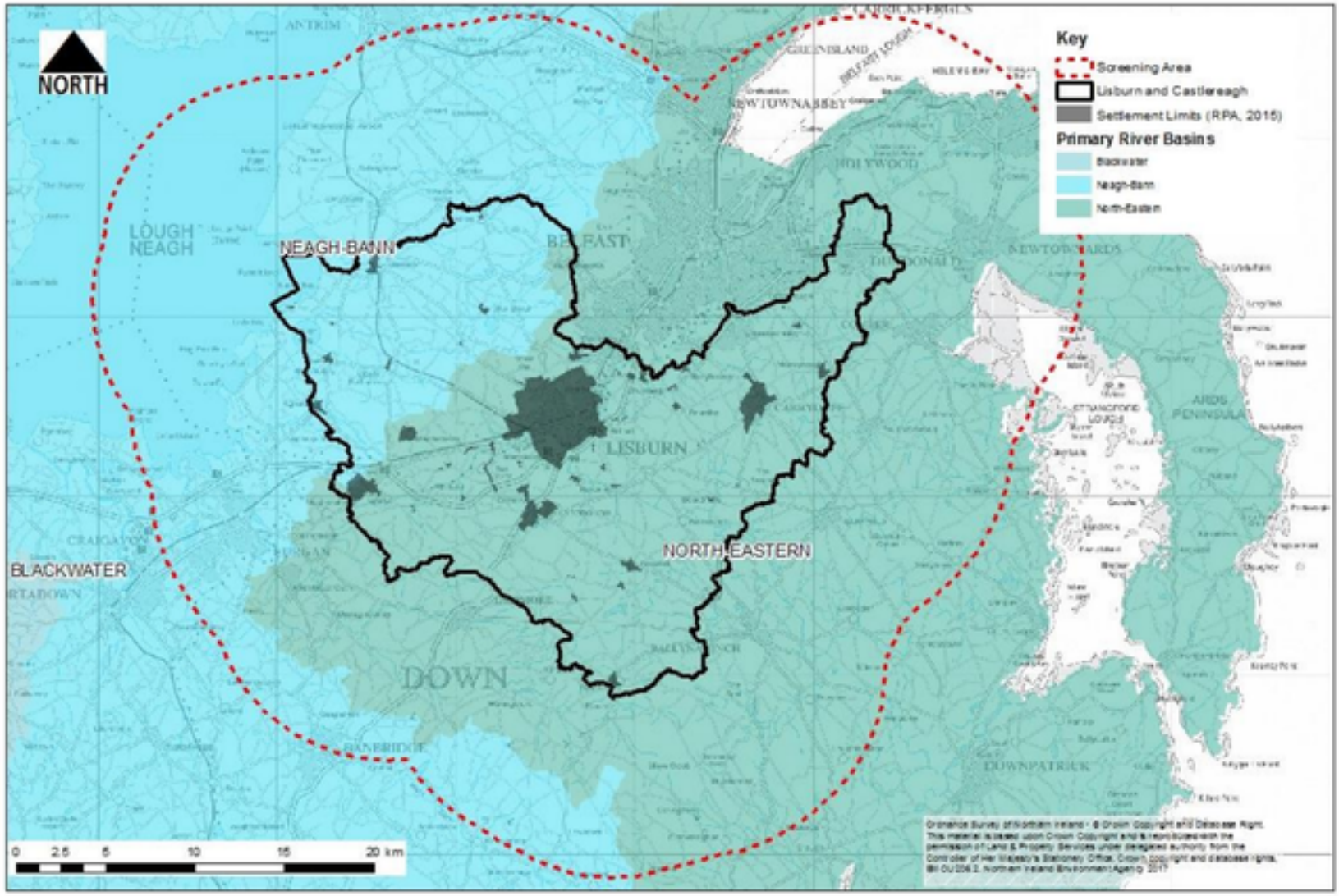
Map 3: Ramsar Sites in relation to Lisburn & Castlereagh City Council



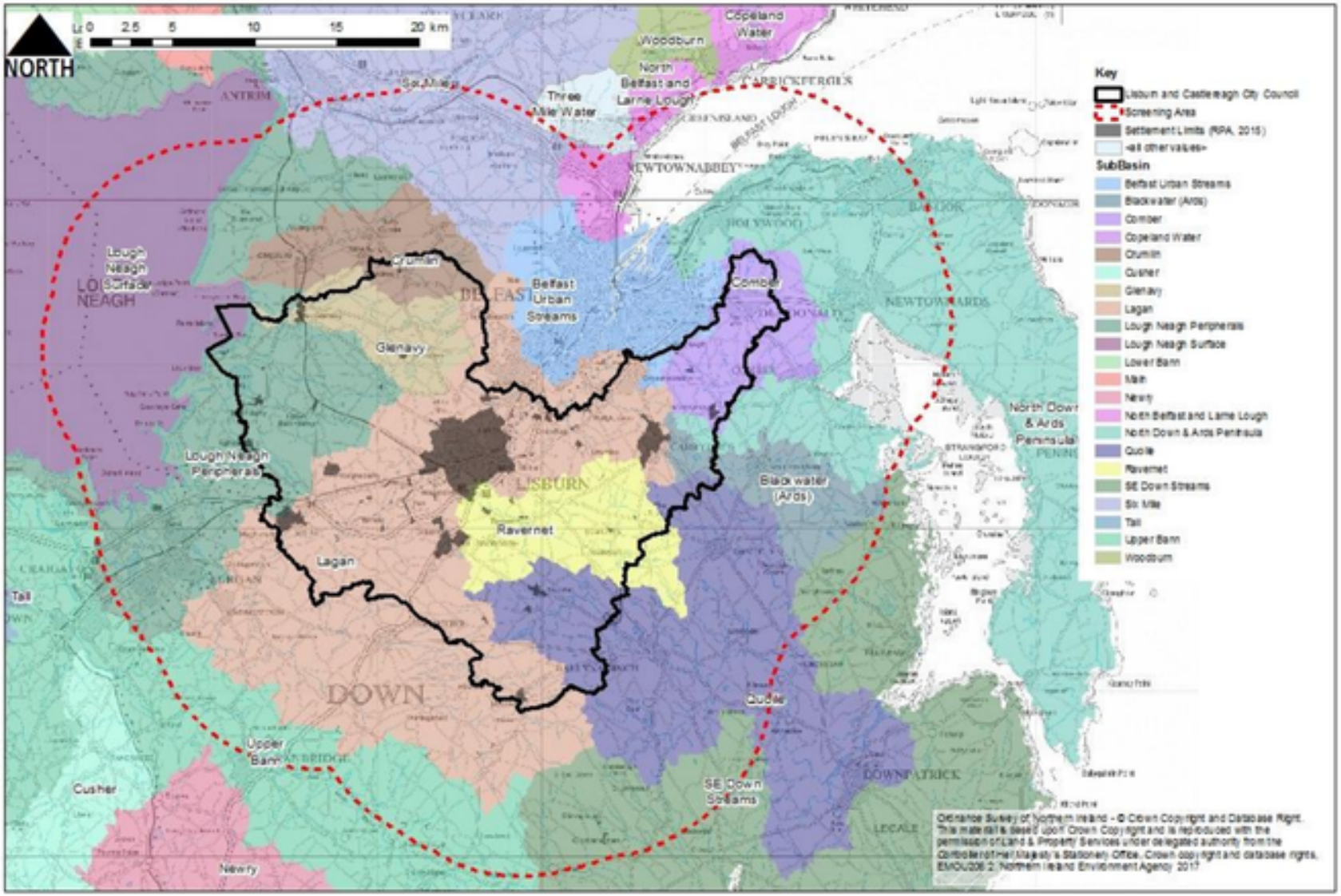
Map 4: Marine SACs in relation to Lisburn & Castlereagh City Council



Map 5: Major Catchments within the Lisburn & Castlereagh City Council area



Map 6: River Sub-basins within the Lisburn & Castlereagh City Council area



Appendix 5: Review of draft Plan Strategy Proposals and Policies

The following categories are used to assess whether an overall plan and its individual proposals require HRA as described in Appendix 2. These are taken from Part F of the HRA Handbook where they are explained in detail in the sections referenced.

A. General statement of policy/general aspiration (screened out). F.6.3.1
B. Policy listing general criteria for testing the acceptability/sustainability of proposals (screened out). F.6.3.2
C. Proposal referred to but not proposed by the plan (screened out). F.6.3.3
D. General plan-wide environmental protection/site safeguarding/threshold policies (screened out). F.6.3.4
E. Policies or proposals which steer change in such a way as to protect international sites from adverse effects (screened out). F.6.3.5
F. Policy that cannot lead to development or other change (screened out). F.6.3.6
G. Policy or proposal that could not have any conceivable effect on a site (screened out). F.6.3.7
H. Policy or proposal the (actual or theoretical) effects of which cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects) (screened out). F.6.3.8
I. Policy or proposal which may have a likely significant effect on a site alone (screened in) F.6.3.9
J. Policy or proposal with an effect on a site but unlikely to be significant alone, so need to check for likely significant effects in combination F.6.3.10
K. Policy or proposal unlikely to have a significant effect either alone or in combination (screened out after the in combination test). F.6.3.11
L. Policy or proposal which might be likely to have a significant effect in combination (screened in after the in combination test). F.6.3.11
M. Bespoke area, site or case-specific policies or proposals intended to avoid or reduce harmful effects on an international site (screened in) F.6.3.12

In some cases more than one category may apply. Where it is the case that part of a policy is in one category e.g. B. policy listing general criteria, whereas another part is in another category e.g. H. cannot undermine the conservation objectives then both categories are listed e.g. B/H. Where part of a policy is screened in then this part will be further assessed.

Local Development Plan 2032 Draft Plan Strategy - Part 1			
Plan Proposal/Policy	**Criteria**	**Screening**	**Screening Comment**
Chapter 1 Introduction	NA	NA	Adminstrative text
Chapter 2 Policy and Spatial Context	NA	NA	Regional and local context
Chapter 3 Vision and Plan Objectives	A	Out	General statement of objectives.
A: A Quality Place - Enabling Sustainable Communities and Delivery of New Homes			
1. Support the existing settlement hierarchy, recognising Lisburn and Castlereagh as a growth area consistent with the RDS and reflective of its strategic location	A	Out	General statement of objectives.
2. Encourage the creation of accessible and connected places to sustain communities with good access to jobs, housing, public transport, education, community and recreation facilities	A	Out	General statement of objectives.
3. Provide for strategic growth at West Lisburn/Blaris including the delivery of new homes	A	Out	General statement of objectives.
4. Support towns, villages and small settlements in the Council area as vibrant and attractive centres providing homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development	A	Out	General statement of objectives.
5. Provide appropriate opportunities for housing in settlements with a range of types and tenures, including affordable housing	A	Out	General statement of objectives.
6. Encourage good design and positive place-making in all development appropriate to its locality and context	A	Out	General statement of objectives.

7. Support the provision of adequate infrastructure (including water, sewage and transport) for sustainable residential development	A	Out	General statement of objectives.
8. Support vibrant rural communities with appropriate opportunities for dwellings and sustainable development in the countryside.	A	Out	General statement of objectives.
B: A Thriving Place - Driving Sustainable Economic Growth			
1. Support a thriving and diverse economy with a sufficient supply of land and in locations for a range of employment uses facilitating the creation of new jobs and to encourage existing and new businesses to invest with confidence	A	Out	General statement of objectives.
2. Accommodate population growth to ensure a continuous supply of labour and allow the resident population the opportunity to avail of high quality employment opportunities in sustainable locations close to where they live	A	Out	General statement of objectives.
3. Promote Mixed Use development at strategic locations at West Lisburn and Purdysburn with appropriate employment uses to facilitate opportunities for economic growth and inward investment	A	Out	General statement of objectives.
4. Promote access to higher and further education to meet employment needs	A	Out	General statement of objectives.
5. Support Lisburn City, the towns and villages as employment and service centres for their surrounding hinterland	A	Out	General statement of objectives.
6. Support the provision of infrastructure both physical and digital to facilitate employment growth, economic regeneration, inward investment and physical renewal	A	Out	General statement of objectives.

7. Manage mineral resources in a sustainable manner, protecting and safeguarding vulnerable landscapes	A	Out	General statement of objectives.
C: A Vibrant Place - Growing our City, Town Centres, Retailing and Other Uses			
1. Promote the regeneration of our city and town centres as quality places to live, work, shop and visit	A	Out	General statement of objectives.
2. Promote Lisburn City Centre as a vibrant destination offering a mix of residential, shopping, employment, high grade office development, leisure and community uses; and better transportation linking people and places	A	Out	General statement of objectives.
3. Support our towns and villages, encouraging appropriate retailing, offices, mixed use and housing opportunities	A	Out	General statement of objectives.
4. Support the role of the District and Local Centres in accordance with the Retail Hierarchy (Figure 5, page 97)	A	Out	General statement of objectives.
5. Promote regeneration and reuse of existing buildings and previously developed land for mixed use development, whilst maintaining environmental quality and protecting residential amenity	A	Out	General statement of objectives.
6. Promote a vibrant and thriving night-time economy in our city and town centres to support economic growth, furthering opportunity for enhancing their vitality and viability	A	Out	General statement of objectives.
D: An Attractive Place - Promoting Sustainable Tourism, Open Space, Sport and Outdoor Recreation			
1. Support and develop tourism infrastructure as a key growth area	A	Out	General statement of objectives.
2. Facilitate tourism development whilst protecting heritage assets, encouraging development in appropriate locations, including a wide range of tourist accommodation	A	Out	General statement of objectives.

3. Safeguard key tourism/recreation assets from inappropriate development	A	Out	General statement of objectives.
4. Support the recreation and leisure offer to grow in a sustainable manner	A	Out	General statement of objectives.
5. Protect and enhance open space recognising its value in promoting health and well-being and resolving flood issues through the introduction of sustainable urban drainage infrastructure	A	Out	General statement of objectives.
6. Support and encourage accessibility to open space including the Lagan Valley Regional Park and Lagan Navigation as key assets within the Council area	A	Out	General statement of objectives.
E: A Green Place - Protecting and Enhancing the Historic and Natural Environment			
1. Protect our historic and natural environment recognising their contribution to sustainable communities, economic growth, sustainable transport and health and well-being	A	Out	General statement of objectives.
2. Protect, conserve and enhance our historic environment, optimising the use of brownfield sites and promoting heritage-led regeneration	A	Out	General statement of objectives.
3. Recognise the value of our Conservation Areas and Areas of Townscape/Village Character as important heritage assets	A	Out	General statement of objectives.
4. Shape our places, the quality of new buildings and our town and village centres by promoting good design and maximise benefits to communities	A	Out	General statement of objectives.
5. Protect our natural heritage assets and promote their sensitive reuse to help create a sense of place	A	Out	General statement of objectives.

6. Ensure new development does not cause harm to biodiversity and other natural resources such as air, water and soil	A	Out	General statement of objectives.
7. Protect and enhance our designated natural heritage assets including the Lagan Valley Regional Park and Area of Outstanding Natural Beauty (AONB) and other high quality landscapes such as Areas of High Scenic Value (AoHSV) and secure, through appropriate designations, to ensure they remain unspoilt for future generations	A	Out	General statement of objectives.
F: A Connected Place - Supporting Sustainable Transport and Other Infrastructure			
1. Support the growth of the Council area, exploiting its strategic location on Key Transport Corridors and the rail network	A	Out	General statement of objectives.
2. Designate and protect the location of strategic infrastructure, promote strategic transport schemes and linkages, maximising accessibility by sustainable modes across the Council area, ensuring infrastructure development is flood resilient	A	Out	General statement of objectives.
3. Promote opportunities for sustainable travel through development of Active Travel Networks to support walking, cycling and public transport, reducing the need to travel by private car	A	Out	General statement of objectives.
4. Develop and promote strategic greenways to provide opportunities for walking, cycling, biodiversity, health and well-being	A	Out	General statement of objectives.
5. Recognise the contribution green and blue infrastructure offers to human health and sustainable urban drainage	A	Out	General statement of objectives.
6. Mitigate and adapt to climate change by minimising greenhouse gas emissions	A	Out	General statement of objectives.

7. Support renewable energy infrastructure whilst affording protection to the environment	A	Out	General statement of objectives.
8. Facilitate the delivery of telecommunications and utilities infrastructure throughout the Plan period	A	Out	General statement of objectives.
9. Support effective waste management through reuse, recycling and reduction of waste to landfill, minimising environmental impacts	A	Out	General statement of objectives.
10. Prevent inappropriate development in areas at risk of flooding or that increase flood risk elsewhere, whilst managing flood risk and providing mitigation where necessary.	A	Out	General statement of objectives.
Chapter 4 Strategic Policies and Spatial Strategy			
SP01 Sustainable Development	A	Out	General statement of policy.
SP02 Improving Health and Well-being	A	Out	General statement of policy.
SP03 Creating and Enhancing Shared Space and Quality Places	A	Out	General statement of policy.
SP04 Supporting Sustainable Economic Growth	A	Out	General statement of policy.
SP05 Good Design and Positive Place-Making	A	Out	General statement of policy.
SP06 Protecting and Enhancing the Environment	A	Out	General statement of policy.
SP07 Section 76 Planning Agreements	A	Out	General statement of policy.
SP08 Housing in Settlements	A	Out	General statement of policy.
SP09 Housing in the Countryside	A	Out	General statement of policy.
SP10 Education, Health, Community and Culture	A	Out	General statement of policy.
SP11 Economic Development	A	Out	General statement of policy.
SP12 Economic Development in the Countryside	A	Out	General statement of policy.
SP13 Mineral Development	A	Out	General statement of policy.
SP14 Town Centres, Retailing and Other Uses	A	Out	General statement of policy.
SP15 Evening/Night-time Economy	A	Out	General statement of policy.
SP16 Tourism	A	Out	General statement of policy.

SP17 Open Space, Sport and Outdoor Recreation	A	Out	General statement of policy.
SP18 Protecting and Enhancing the Historic Environment and Archaeological Remains	A	Out	General statement of policy.
SP19 Protecting and Enhancing Natural Heritage	A	Out	General statement of policy.
SP20 Transportation Infrastructure	A	Out	General statement of policy.
SP21 Renewable Energy	A	Out	General statement of policy.
SP22 Telecommunications and Other Utilities	A	Out	General statement of policy.
SP23 Waste Management	A	Out	General statement of policy.
SP24 Flooding	A	Out	General statement of policy.
STRATEGIC MIXED USE POLICIES			
SMU01 West Lisburn/Blaris	I	In	This policy may have a likely significant effect on international sites.
SMU02 Purdysburn/Knockbracken	I	In	This policy may have a likely significant effect on international sites.
Chapter 5 Monitoring and Implementation	NA	NA	Adminstrative text about how plan will be monitored.
Local Development Plan 2032 Draft Plan Strategy - Part 2 Operational Policies			
A QUALITY PLACE			
1. HOUSING IN SETTLEMENTS			
HOU1 New Residential Development	I	In	This policy may have a likely significant effect on international sites.
HOU2 Protection of Land Zoned for Housing	I	In	This policy may have a likely significant effect on international sites.
HOU3 Site Context and Characteristics of New Residential Development	I	In	This policy may have a likely significant effect on international sites.
HOU4 Design in New Residential Development	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
HOU5 Public Open Space in New Residential Development	I	In	This policy may have a likely significant effect on international sites.
HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
HOU7 Residential Extensions and Alterations	I	In	This policy may have a likely significant effect on international sites.
HOU8 Protecting Local Character, Environmental Quality and Residential Amenity in Established Residential Areas	I	In	This policy may have a likely significant effect on international sites.

HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments	I	In	This policy may have a likely significant effect on international sites.
HOU10 Affordable Housing in Settlements	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
HOU11 Specialist Accommodation	I	In	This policy may have a likely significant effect on international sites.
HOU12 Accommodation for the Travelling Community	I	In	This policy may have a likely significant effect on international sites.
2. COMMUNITY FACILITIES IN SETTLEMENTS			
CF01 Necessary Community Facilities in Settlements	I	In	This policy may have a likely significant effect on international sites.
CF02 Protection of a Local Community Facility	I	In	This policy may have a likely significant effect on international sites.
3. DEVELOPMENT IN THE COUNTRYSIDE			
COU1 Development in the Countryside	A	Out	General statement which introduces the Development in the Countryside operational policies and identifies Policies which any proposal in the countryside will have to meet.
COU2 New Dwellings in Existing Clusters	I	In	This policy may have a likely significant effect on international sites.
COU3 Replacement Dwellings	I	In	This policy may have a likely significant effect on international sites.
COU4 The Conversion and Reuse of Buildings for Residential Use	I	In	This policy may have a likely significant effect on international sites.
COU5 Affordable Housing	I	In	This policy may have a likely significant effect on international sites.
COU6 Personal and Domestic Circumstances	I	In	This policy may have a likely significant effect on international sites.
COU7 Dwellings for Non-Agricultural Business Enterprises	I	In	This policy may have a likely significant effect on international sites.
COU8 Infill/Ribbon Development	I	In	This policy may have a likely significant effect on international sites.
COU9 Temporary Caravan	I	In	This policy may have a likely significant effect on international sites.
COU10 Dwellings on Farms	I	In	This policy may have a likely significant effect on international sites.
COU11 Farm Diversification	I	In	This policy may have a likely significant effect on international sites.
COU12 Agricultural and Forestry Development	I	In	This policy may have a likely significant effect on international sites.
COU13 Necessary Community Facilities in the Countryside	I	In	This policy may have a likely significant effect on international sites.

COU14 The Conversion and Reuse of Buildings for Non-Residential Use	I	In	This policy may have a likely significant effect on international sites.
COU15 Integration and Design of Buildings in the Countryside	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
COU16 Rural Character and other Criteria	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
A THRIVING PLACE			
4. ECONOMIC DEVELOPMENT			
ED1 Economic Development in Cities and Towns	I	In	This policy may have a likely significant effect on international sites.
ED2 Economic Development in Villages and Small Settlements	I	In	This policy may have a likely significant effect on international sites.
ED3 Expansion of an Established Economic Development Use in the Countryside	I	In	This policy may have a likely significant effect on international sites.
ED4 Redevelopment of an Established Economic Development Use in the Countryside	I	In	This policy may have a likely significant effect on international sites.
ED5 Major Economic Development in the Countryside	I	In	This policy may have a likely significant effect on international sites.
ED6 Small Rural Projects	I	In	This policy may have a likely significant effect on international sites.
ED7 Retention of Zoned Land and Economic Development	I	In	This policy may have a likely significant effect on international sites.
ED8 Development Incompatible with Economic Development Uses	F	Out	The policy is a strategic high level policy to avoid incompatible development. In itself (i.e. in the absence of other policies) the policy cannot lead to any development or change.
ED9 General Criteria for Economic Development	I	In	This policy may have a likely significant effect on international sites.
5. MINERALS DEVELOPMENT			
MD1 Environmental Protection	I	In	This policy may have a likely significant effect on international sites.
MD2 Visual Impact	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
MD3 Areas of Mineral Constraint	I	In	This policy may have a likely significant effect on international sites.

MD4 Valuable Minerals	I	In	This policy may have a likely significant effect on international sites.
MD5 Unconventional Hydrocarbon Extraction	I	In	This policy may have a likely significant effect on international sites.
MD6 Mineral Safeguarding Areas	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
MD7 Safety and Amenity	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
MD8 Traffic Implications	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
MD9 Restoration Proposals	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any international sites.
A VIBRANT PLACE			
6. TOWN CENTRES, RETAILING AND OTHER USES			
TC1 Town Centre, Retailing and Other Uses	I	In	This policy may have a likely significant effect on international sites.
TC2 Lisburn City Centre Primary Retail Core and Retail Frontage	I	In	This policy may have a likely significant effect on international sites.
TC3 Town Centres	I	In	This policy may have a likely significant effect on international sites.
TC4 District and Local Centres	I	In	This policy may have a likely significant effect on international sites.
TC5 Villages and Small Settlements	I	In	This policy may have a likely significant effect on international sites.
TC6 Petrol Filling Stations and Roadside Service Facilities	I	In	This policy may have a likely significant effect on international sites.
AN ATTRACTIVE PLACE			
7. TOURISM			
TOU1 Tourism Development in Settlements	I	In	This policy may have a likely significant effect on international sites.
TOU2 Proposals for Tourism Amenity in the Countryside	I	In	This policy may have a likely significant effect on international sites.
TOU3 Proposals for Tourist Accommodation in the Countryside	I	In	This policy may have a likely significant effect on international sites.
TOU4 Self-Catering Tourist Accommodation in the Countryside	I	In	This policy may have a likely significant effect on international sites.

TOU5 Holiday Parks in the Countryside	I	In	This policy may have a likely significant effect on international sites.
TOU6 Proposals for Major Tourism Development in the Countryside	I	In	This policy may have a likely significant effect on international sites.
TOU7 General Criteria for Tourism Development	I	In	This policy may have a likely significant effect on international sites.
TOU8 Safeguarding of Tourism Assets	D/F	Out	This policy is a general plan-wide safeguarding policy and one that cannot lead to development or other change.
8. OPEN SPACE, SPORT AND OUTDOOR RECREATION			
OS1 Protection of Open Space	I	In	This policy may have a likely significant effect on international sites.
OS2 Intensive Sports Facilities	I	In	This policy may have a likely significant effect on international sites.
OS3 Noise-Generating Sports and Outdoor Recreational Activities	I	In	This policy may have a likely significant effect on international sites.
OS4 Facilities ancillary to Water Sports	I	In	This policy may have a likely significant effect on international sites.
OS5 Floodlighting of Sports and Outdoor Recreational Facilities	I	In	This policy may have a likely significant effect on international sites.
OS6 Outdoor Recreation in the Countryside	I	In	This policy may have a likely significant effect on international sites.
A GREEN PLACE			
9. HISTORIC ENVIRONMENT AND ARCHAEOLOGY			
HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings	I	In	This policy may have a likely significant effect on international sites.
HE2 The Preservation of Archaeological Remains of Local Importance and their Settings	I	In	This policy may have a likely significant effect on international sites.
HE3 Archaeological Assessment and Evaluation	D	Out	This policy is a general plan-wide environmental / site safeguarding policy.
HE4 Archaeological Mitigation	I	In	This policy may have a likely significant effect on international sites.
HE5 Historic Parks, Gardens and Demesnes of Special Historic Interest	I	In	This policy may have a likely significant effect on international sites.
HE6 Change of Use and/or Extensions or Alterations to a Listed Building	I	In	This policy may have a likely significant effect on international sites.
HE7 Control of Advertisements on a Listed Building	I	In	This policy may have a likely significant effect on international sites.

HE8 Demolition or Partial Demolition of a Listed Building	I	In	This policy may have a likely significant effect on international sites.
HE9 Development affecting the Setting of a Listed Building	I	In	This policy may have a likely significant effect on international sites.
HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character	I	In	This policy may have a likely significant effect on international sites.
HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character	I	In	This policy may have a likely significant effect on international sites.
HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character	I	In	This policy may have a likely significant effect on international sites.
HE13 The Conversion and Reuse of Non-Listed Buildings	I	In	This policy may have a likely significant effect on international sites.
HE14 Enabling Development	I	In	This policy may have a likely significant effect on international sites.
10. NATURAL HERITAGE			
NH1 European and Ramsar Sites – International	M	In	This policy is intended to avoid or reduce harmful effects on international sites. NH1 applies to all development under the LDP.
NH2 Species Protected by Law	D	Out	This policy is a general plan-wide environmental / site safeguarding policy. Affords additional protection to some site selection features.
NH3 Sites of Nature Conservation Importance - National	D	Out	This policy is a general plan-wide environmental / site safeguarding policy.
NH4 Sites of Nature Conservation Importance - Local	D	Out	This policy is a general plan-wide environmental / site safeguarding policy.
NH5 Habitats, Species or Features of Natural Heritage Importance	D	Out	This policy is a general plan-wide environmental / site safeguarding policy. May afford protection to supporting habitat for site selection features.
NH6 Areas of Outstanding Natural Beauty	D	Out	This policy is a general plan-wide environmental / site safeguarding policy.
A CONNECTED PLACE			
11. ACCESS AND TRANSPORT			
TRA1 Creating an Accessible Environment	A	Out	This is a general statement of policy which cannot have any effect on an international site.
TRA2 Access to Public Roads	I	In	This policy may have a likely significant effect on international sites.

TRA3 Access to Protected Routes	I	In	This policy may have a likely significant effect on international sites.
TRA4 Protection for New Transport Schemes	A	Out	This is a general statement of policy which cannot have any effect on an international site.
TRA5 Strategic Greenways and Disused Transport Routes	A	Out	This is a general statement of policy which cannot have any effect on an international site.
TRA6 Transport Assessment	A	Out	This is a general statement of policy which cannot have any effect on an international site.
TRA7 Car Parking and Servicing Arrangements in New Developments	I	In	This policy may have a likely significant effect on international sites.
TRA8 Active Travel Networks and Infrastructure Provision	A	Out	This is a general statement of policy promoting provision of active travel opportunities which cannot have any effect on an international site.
TRA9 Park and Ride/Park and Share Car Parks	I	In	This policy may have a likely significant effect on international sites.
TRA10 Provision of Public and Private Car Parks	I	In	This policy may have a likely significant effect on international sites.
TRA11 Temporary Car Parks	I	In	This policy may have a likely significant effect on international sites.
12. RENEWABLE ENERGY			
RE1 Renewable Energy Development	I	In	This policy may have a likely significant effect on international sites.
RE2 Integrated Renewable Energy	I	In	This policy may have a likely significant effect on international sites.
13. TELECOMMUNICATIONS			
TEL1 Telecommunications Development	I	In	This policy may have a likely significant effect on international sites.
14. UTILITIES			
UT1 Utilities	I	In	This policy may have a likely significant effect on international sites.
15. WASTE MANAGEMENT			
WM1 Waste Management Facilities	I	In	This policy may have a likely significant effect on international sites.
WM2 Treatment of Waste Water	I	In	This policy may have a likely significant effect on international sites.
WM3 Waste Disposal	I	In	This policy may have a likely significant effect on international sites.
WM4 Land Improvement	I	In	This policy may have a likely significant effect on international sites.
WM5 Development in the Vicinity of Waste Management Facilities or Waste Water Treatment Works	I	In	This policy may have a likely significant effect on international sites.

16. FLOODING			
FLD1 Development in Fluvial (River) Flood Plains	I	In	This policy may have a likely significant effect on international sites.
FLD2 Protection of Flood Defence and Drainage Infrastructure	A	Out	This is a general statement of policy which cannot have any effect on an international site.
FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains	A	Out	This is a general statement of policy which cannot have any effect on an international site.
FLD4 Artificial Modification of Watercourses	I	In	This policy may have a likely significant effect on international sites.
FLD5 Development in Proximity to Reservoirs	I	In	This policy may have a likely significant effect on international sites.
17. ADVERTISEMENTS			
AD1 Amenity and Public Safety	I	In	This policy may have a likely significant effect on international sites.
Appendices			
Appendix A: Extract from Development Plan Practice Note 6 Soundness April 2015	NA	Out	Guidance
Appendix B: Technical Supplement accompanying the Plan Strategy	NA	Out	Guidance
Appendix C: Statutory Link with Community Plan	NA	Out	Guidance
Appendix D: Evaluation of Settlement Characteristics	NA	Out	Guidance
Appendix E: Monitoring Framework	NA	Out	Guidance

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LCCC
Local Development Plan 2032
Plan Strategy
Addendum to Rural Needs Impact Assessment

New front cover and date to be inserted

Executive Summary

This document comprises a further Addendum to the Draft Plan Strategy Rural Need Impact Assessment (RNIA) dated October 2019 and the Addendum to the RNIA Screening Report dated January 2021 published as part of the consultation on focused and minor changes. Both of these documents were prepared as part of the suite of plan documents for Lisburn & Castlereagh City Council's Local Development Plan (LDP) 2032.

The Department for Infrastructure (DfI) appointed the Planning Appeals Commission (PAC) to conduct an Independent Examination (IE) of the Lisburn & Castlereagh City Council's Local Development Plan Strategy. The draft Plan Strategy was subject to IE from 28th March to 6th April 2022, and 16th May to 26th May 2022 inclusive. During the course of the IE sessions a number of additional proposed changes were required to be put forward by the Council. The PAC concluded that, subject to modifications, the draft Plan Strategy met the tests of soundness as required.

In June 2023, the Department for Infrastructure issued a Direction to the Council to adopt the Plan Strategy with modifications. The Department's Direction included two schedules. The first Schedule 1A of the Direction identifies the recommendations from the PAC which are focused and minor changes that the Council consulted upon in January 2021 with no further amendments. Schedule 1B of the Direction identifies the recommendations which are focused and minor changes which the Commissioner said were not required for soundness, however DfI commends their inclusion. The Council has already screened these proposed changes in the RNIA Addendum dated January 2021 and referred to as SUBDOC-016(d) during the IE.

The second Schedule (2 and 2A) in the Direction included for screening purposes below as Table 1 are those modifications which DfI have directed as being necessary for the adoption of the Plan Strategy. It should be noted of the 59 proposed modifications directed by DfI, many of these consist of minor edits or alterations to the focused and minor changes previously suggested by Lisburn & Castlereagh City Council. Therefore, this additional RNIA addendum should be read in conjunction with the documents referred to at IE as RNIA SUBDOC-030 and the RNIA Addendum SUBDOC-016(d).

This report assesses the modifications in Schedule 2 and 2A as presented in the Direction from the Department for Infrastructure.

This report assesses the modifications through the RNIA process comprising:

• Screening all the modifications to policies to identify whether there are any changes to the original screening processes; and

• if necessary, to undertake an assessment of the changes that have not been screened out.

The findings are set out in this document in Table 1.

1. Introduction

1.1 The modifications to policies and related clarification set out in Schedule 2 and 2A require consideration in order to check if they alter the outcome of the screening process in the published Rural Needs Impact Assessment (RNIA) Report and RNIA Addendum. In particular, the screening process is to identify if any of the changes to policies are likely to have a negative impact on rural needs.

1.2 This document forms a further Addendum to the original RNIA Report and subsequent Addendum and identifies whether the outcomes of that report should be varied from those originally reported as a result of the Direction. As such, this Addendum should be read in conjunction with the RNIA and RNIA Addendum which accompanied the published Draft Plan Strategy.

1.3 This Addendum includes the following:

- Screening of all the Proposed Changes and modifications as set out in the Planning Appeals Commission Independent Examination report to see if they 'materially' change the conclusions of the RNIA; and
- Conclusions to clarify why an updated RNIA is not required.

2. Statutory Requirements

2.1 The Rural Needs Act 2016 came into operation on 1 June 2017 and requires district councils and other public authorities to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans, and when designing and delivering public services. The principles of rural proofing are incorporated in the RNIA process.

2.2 The purpose of the Act is to ensure that public authorities have due regard to the social and economic needs (i.e. rural needs) of people in rural areas when carrying out certain activities and to provide a mechanism for ensuring transparency in relation to how public authorities consider rural needs when undertaking these activities.

2.3 Most strategies and policies developed and implemented across government have a rural dimension and it is recognised that they can have a different impact in rural areas than urban areas due to issues relating to, for example, geographical isolation and lower population densities. It is recognised that as a result of rural circumstances people in rural areas may have different needs and therefore a policy or public service that works well in urban areas may not be as effective in rural areas.

3. Screening of the Modifications

3.1 The Modifications have been screened to identify whether there were any changes to the assumptions made regarding rural impact and the assessment of how individual policies have been influenced by rural needs which would change the final outcome of the RNIA. Each of the Modifications to the policies were compared against the original RNIA in terms of the aim of the policy, the rural impact and influence of rural needs on the policy.

Table 1

The following are modifications made by the Department (DfI) following the Department's consideration of the recommended amendments under Section 12 of the 2011 Act.

DfI Modification No.	FC, MC, typo or Matters arising No.	Policy, section or Para number of dPS or document	Page no of the dPS	Summary of Modification/Justification	Has the aim of the policy changed? Yes/No	Reconsideration of Rural Impact
MOD01	Typos	Various	Various Parts 1 & 2	Incorporate "Typographical Errors Local Development Plan 2032, draft plan Strategy" (SUBDOC-032) into the plan where appropriate. As consulted upon in January 2021.	No	Unchanged
MOD02	TY25	Policy HE9	Part 2 Page 79	First sentence of policy the word "proposal" is missing the letter "s". Amended to fix minor typographical error. As consulted upon in January 2021.	No	Unchanged
MOD03	MA001	Draft Sustainability appraisal SUBDOC-005	Page 47	Relates to proposed change arising from IE. 2nd last line replace 6B by 6A to. Amended to fix referencing error.	No	Unchanged
MOD04	MA001	Draft Sustainability appraisal SUBDOC-005	Page 235	Relates to proposed change arising from IE. Top left hand corner of first row replace 6B by 6A. Amended to fix referencing error.	No	Unchanged
MOD05		Strategic Policy 07	Part 1 Page 46	Footnote 17 deleted. Not required.	No	Unchanged
MOD06	MC3A	Strategic Policy 08	Part 1 Page 57	DfI directs to modify SP08 with an additional paragraph to be added to the J&A to read "For the purposes of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114).	No	Unchanged

				Variation of MC3A which was consulted upon in January 2021. See also MOD58 definition of Affordable Housing in the Glossary of the Plan Strategy.		
MOD07	MA011	Chapter 5 Monitoring and Review	Part 1 Page 158	Relates to proposed change arising from IE. 2nd bullet point to read, "The number of net additional housing units built in the period since the LPP was first adopted". Amended to provide clarity for monitoring purposes.	No	Unchanged
MOD08		Appendix E- Monitoring Framework	Part 1 Page 175	DfI directs to modify Appendix E – Monitoring Framework - the 1st row under the heading "Monitoring Target ", to read: "(HGI) figure of (10,700 housing units 2016-2030) and projection in Plan Strategy for 12,375 housing units 2017-2032 (Strategic Housing Allocation)." This also corrects a typo in the PAC report.	No	Unchanged
MOD09	MA012	Appendix E- Monitoring Framework	Part 1 Page 175	Relates to proposed change arising from IE. DfI directs to modify Appendix E – Monitoring Framework - the first row under trigger point to read "building more than 750 housing units per year or less than 700 housing units per year in the Council Area". This is to reflect the revised figures agreed at IE. In addition DfI directed that the forth row under the trigger point is amended to read "Planning approvals above the density bands which are not located in the city centre, town centres or other highly accessible locations" as a result of direction at MOD012 which amends Policy HOU4.	No	Unchanged
MOD10	FC5A	Policy HOU2	Part 2 Page 12	DfI directs to modify Policy HOU2 second Para of J&A to read: "In all cases proposed alternative uses must comply with criteria a), b), g), h), i), j) and l) of Policy HOU4 to ensure…".	No	Unchanged
MOD11	MA013	Policy HOU3	Part 2 Page 13	Relates to proposed change arising from IE. Final paragraph of Policy HOU3 to read: "For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. All development should be in accordance with available published space standards."	No	Unchanged

MOD12		Policy HOU4	Part 2 Page 15	DfI directs to modify Policy HOU4 for clarity, by adding an additional bullet point to criterion d) to read: "d) residential development should be brought forward in line with the following density bands: • City Centre Boundary: 120-160 dwellings per hectare • Settlement Development Limit of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare • Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare. • Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities" Additionally DfI directs the council to update the J&A of Policy HOU4 adding an additional paragraph following the first paragraph, regarding Supplementary Planning Guidance. For clarity, this 2nd paragraph should read: "Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy". DfI further directs the council to amend SUBDOC-003 to take account of the additional paragraph inserted into the J&A above.	No	Unchanged
MOD13	MC13	Policy HOU4	Part 2 Page 15	DfI directs to modify HOU4, criterion e), to read: criterion e) a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded. Furthermore, DfI directs the Council to modify the J&A of Policy	No	Unchanged

				HOU 4, paragraph subtitled 'Adaptable Accommodation' to read: Accessible Accommodation Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptions. Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.		
MOD14		Policy HOU5	Part 2 Page 19	DfI directs to modify the first sentence of Policy HOU5 to read: "Adequate provision must be made for green and blue infrastructure in public open space and for open space that links with green and blue infrastructure where possible…." DfI note the accompanying J&A is amended by MC14.	No	Unchanged
MOD15		Policy HOU10	Part 2 Page 26	DfI directs to modify the J&A of Policy HOU10 to read: "The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process." Modification to explain when a developer might be required to provide more than 20% affordable housing within a development proposal.	No	Unchanged
MOD16	MC21A & FC6	Policy COU5	Part 2 Page 34	DfI directs to modify the 1st paragraph of Policy COU5 to read: "…provide affordable housing which meets a need identified by the North Ireland Housing Executive." It also corrects a typo in RA033. DfI further directs to amend the last paragraph of Policy COU5	No	Unchanged

				to read: "Generally, only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality." For clarity Policy COU5 should also include: "Planning permission will only be granted where the application is made by a registered Housing Association or the Northern Ireland Housing Executive." MOD16 brings forward MC21a as consulted upon in January 2021.		
MOD17	MC21B	Policy COU5	Part 2 Page 34	DfI directs to modify Policy COU5 to include reference to Northern Ireland Housing Executive. MOD17 brings forward MC21B as consulted upon in January 2021.	No	Unchanged
MOD18		Strategic Policy 11 & Table 5 Strategic Employment Allocation over the Plan Period	Part1 Pages 76 & 85	DfI directs to modify Policy SP11 renaming the title to "Strategic Policy 11 Economic Development". J&A is also amended and title of Table 5 to indicate that SP11 applies to all Employment sites.	No	Unchanged
MOD19		SMU01 West Lisburn/ Blaris	Part 1 Page 78	DfI directs to modify the wording of SMU01 West Lisburn/Blaris in accordance with the revised policy wording set out in Schedule 2A (included at end of this table). To reflect the consideration of the Commissioner in the IE report.	No	Unchanged
MOD20		Policy ED4	Part 2 Page 47	DfI directs to modify the final para of Policy ED4 to read "Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing". To ensure the exception applies in such cases.	No	Unchanged

MOD21	MC63	Policy MD1	Part 2 Page 51	DfI directs to modify Policy MD1 to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough" Variation of MC63 which was consulted upon in January 2021.	No	Unchanged
MOD22		Strategic Policy 14	Part 1 Page 96	DfI directs to modify SP14 for clarity to delete the penultimate paragraph of J&A. Result of amendment to SP14 FC2 as consulted upon in January 2021.	No	Unchanged
MOD23		Policy TC4	Part 2 Page 57	DfI directs to modify Policy TC4 District and Local centres to read: Following Criteria (d) of TC4 add the following: Outside of these Centres, planning permission for local neighbourhood shop proposals will be granted where: a) it is demonstrated that it meets a local need that cannot be met by locating within a District or Local Centre b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal Proposals for local neighbourhood shops must be of an appropriate scale to ensure that their retail function, providing for everyday local convenience shopping needs does not undermine the vitality and viability of Town, District and Local Centres. DfI further directs the J&A of TC4 to include the following: Applicants must clearly demonstrate a need for local neighbourhood shops. Local Neighbourhood Shops can play a significant role in the provision of everyday convenience shopping to existing or new residential areas (in accordance with Operational Policy HOU2 b) of the Plan Strategy), that are deficient in such provision and which other defined centres cannot readily serve. They should be small in scale appropriate to the local need only. The development of new buildings will not be permitted where there are existing vacant and suitable premises in the locality to accommodate the proposal. All proposals must comply with the other relevant operational	No	Unchanged

				policies contained within the Plan Strategy. The amount of retail floorspace permitted will be controlled by planning condition. Amendment to reflect views of the Commissioner for policy provision to be made for local neighbourhood shops within settlement boundary but outwith retail designations, villages and small settlements.		
MOD24		Plan Objective C	Part 1 Pages 36 & 92	DfI directs to modify Plan Objective C to remove the reference to Sprucefield Regional Shopping Centre. Required as a result of SMU03 being removed.	No	Unchanged
MOD25		Plan Objective C: A Vibrant Place	Part 1 Page 92 & Part 1 Page 94	DfI directs to modify the deletion of the 3rd bullet point under sub-heading "*Lisburn & Castlereagh Community Plan 2017 – 2032*" of "C: A Vibrant Place" in accordance with the PAC Recommended Amendment. In addition, DfI directs the deletion of the first paragraph of page 94. Both are required as a result of SMU03 being removed	No	Unchanged
MOD26	MC5 & MA003	SMU03	Part 1 Pages 103 & 104	Relates to proposed change arising from IE. DfI directs to modify the deletion of Policy and Justification and amplification.	No	Unchanged
MOD27	MA003	SMU03	Part 1 Page 105	Relates to proposed change arising from IE. DfI directs to modify the deletion of Map 10 as result of SMU03 being removed.	No	Unchanged
MOD28		The Retail Hierarchy	Part 1 Page 97	DfI directs to modify the Retail Hierarchy - Footnote 37 for clarity to read: "Excludes the Regional Shopping Centre at Sprucefield."	No	Unchanged
MOD29		Sprucefield Regional Shopping Centre	Part 1 Page 94 & 102	DfI directs to modify the last sentence of paragraph subtitled 'Laganside Quarter Comprehensive Development Scheme 2015' from page 102 and add it to the same subheading on page 94, after the first sentence. Furthermore, DfI directs the deletion of page 102 in its entirety. Both required as a result of SMU03 being removed.	No	Unchanged

MOD30	MA003	Policy TC1	Part 2 Page 56	Relates to proposed change arising from IE. Footnote deleted, required as a result of SMU03 being removed.	No	Unchanged
MOD31		Policy TC2	Part 2 Page 56	DfI directs to modify Policy TC2 1st sentence of 2nd paragraph of policy to read: "Non-retail development will be restricted within the primary retail frontage so that no more than 25% of the frontage of the street to which it relates is in non-retail uses… DfI also directs as a result of MOD31 that the following sentence is included in SUBDOC-003 (page 25) for clarity "no more than 25% of the frontage of the street is in non-retail use; and…"	No	Unchanged
MOD32	MC28 and MA005	Policy TC4	Part 2 Page 57	DfI directs to modify the J&A of Policy TC4 to read: "The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres: the role and function of a Local Centre, comprising small groups of shops and offices, is to provide commerce and community services to a local population". Variation of MC28 which was consulted upon in January 2021.	No	Unchanged
MOD33	MA006	Policy TC6	Part 2 Page 58	Relates to proposed change arising from IE. Delete criterion a) of Policy TC6.	No	Unchanged
MOD34	MA006	Policy TC6	Part 2 Page 58	Relates to proposed change arising from IE. To include words "on the trunk road network" in the penultimate paragraph of the Policy TC6.	No	Unchanged
MOD35	MA006	Policy TC6	Part 2 Page 58	Relates to proposed change arising from IE. Associated footnote needs to be inserted due to MOD34 for clarity.	No	Unchanged
MOD36	MA007	Supplementary Planning guidance SUBDOC-003	Part 3 Page 33	Relates to proposed change arising from IE. Under the heading "Tourism Benefit Statement" second sentence to read: "Where such proposals are of regional significance, or significant in terms of a new build or the scale of engineering operations, a planning application must be	No	Unchanged

				accompanied by a tourism benefit statement and a sustainable benefit statement to demonstrate the benefits of the proposal to the locality." A new heading "Sustainable Benefit Statement" is then inserted together with associated text – "A sustainable benefit statement should detail the following:"		
MOD37	MC32B	Policy TOU3	Part 2 Page 64	DfI directs to modify Policy TOU3 to remove the word 'evidence' in the J&A 4th paragraph. Variation of MC32B which was consulted upon in January 2021	No	Unchanged
MOD38		Policy HE11	Part 2 Page 82	DfI directs to modify Policy HE11 the second paragraph of policy will end: ".where the overall character and appearance of the area will be maintained".	No	Unchanged
MOD39	MC40	Policy HE11	Part 2 Page 82	DfI directs to modify Policy HE11 a new third para of the policy to read: 'All proposals must also meet the requirements of operational policy AD1 Amenity and Public safety'. Correcting a policy reference. Variation of MC40 which was consulted upon in January 2021.	No	Unchanged
MOD40		Strategic Policy 19	Part 1 Page 127	DfI directs to modify Policy SP19 for clarity criterion b) to read: "Maintain and, where possible, enhance landscape quality…."	No	Unchanged
MOD41	MC7B	Strategic Policy 19	Part 1 Page 127	DfI directs to modify Policy SP19 that the final sentence of first paragraph of J&A text to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough." Variation of MC7B which was consulted upon in January 2021.	No	Unchanged
MOD42	MC43	Policy NH1	Part 2 Page 85	DfI directs to modify Policy NH1 third paragraph to include "and" after criteria a) and b); the final paragraph of policy, criteria a) should read "…of primary importance to the environment; or…"Variation of MC43 which was consulted upon in January 2021.	No	Unchanged
MOD43	MC45	Policy NH3	Part 2 Page 86	DfI directs to modify Policy NH3 to include reference to marine conservation zone. Brings forward MC45 as consulted upon in	No	Unchanged

				January 2021 (with the insertion of an associated footnote).		
MOD44		Policy NH5	Part 2 Page 88	DfI directs to modify Policy NH5 to amend criterion i) to read: other natural heritage features worthy of protection including trees and woodland.	No	Unchanged
MOD45	MA014	Strategic Policy 20	Part 1 Page 136	Relates to proposed change arising from IE. Sub-heading M1 to A1 Link to be amended to refer to M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn) – These schemes involve the widening of the M1 between Blacks Road and the Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.	No	Unchanged
MOD46	FC12 & MA015	Policy TRA3	Part 2 Page 94	DfI directs to modify Policy TRA3 for clarity under the sub-heading "Other Protected Routes" to read: Planning permission will only be granted for a development proposal in the following circumstances: i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaces is served by an existing vehicular access onto the Protected Route; ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route. In all cases the proposed access must be in compliance with the	No	Unchanged

				requirements of Policy TRA2.		
MOD47		Policy TRA9	Part 2 Page 98	DfI directs to modify Policy TRA9 to delete footnote 36	No	Unchanged
MOD48	MC52A and MC52D	Policy RE1	Part 2 Page 100	DfI directs to modify Policy RE1 the third paragraph of the J&A text for clarity to read: "All renewable energy proposals, including proposals to reutilise established sites, will be assessed against this planning policy having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of Environment 2009), Draft Supplementary Planning Guidance Anaerobic Digestion (published 2013); and…" MOD48 brings forward MC52A and variation of MC52D as consulted upon in January 2021	No	Unchanged
MOD49	FC14A Part of FC14B and MA009	Policy UT1	Part 1 Page 104	DfI directs to modify Policy UT1 to read: "To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable. Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following: a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion b) avoidance of areas of nature conservation, the historic environment or archaeological interest, where possible in particular where there is the potential for significant effects upon any international site either alone or in combination	No	Unchanged

				with other plans and projects c) wirescape should be kept to a minimum associated infrastructure works should be visually integrated, making use of existing and proposed landscaping Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP). Regional transmission network pylons and overhead lines will be considered against this policy. Additionally DfI directs that SUBDOC-003 be updated to reflect the amendment to policy. MOD49 brings forward FC14A and part of FC14B as consulted upon in January 2021. (See also MOD50 and MOD51).		
MOD50	Part of FC14B	Policy UT1	Part 2 Page 104	DfI directs to modify Policy UT1 the wording of Criterion b) to read: "Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects" MOD50 brings forward FC14B as consulted upon in January 2021.	No	Unchanged
MOD51	Part of FC14B	Policy UT1	Part 2 Page 104	DfI directs to modify Policy UT1 re formatting change. MOD51 brings forward part of FC14B as consulted upon in January 2021.	No	Unchanged
MOD52	MA010 & MA016	Policy WM1	Part 2 Page 105	Relates to proposed change arising from IE. Add final sentence to 1st paragraph of J&A text for clarity to read: "A need for the facility is established through the WMS and the relevant WMP."	No	Unchanged

MOD53		Policy WM1	Part 2 Page 107	DfI directs to modify for clarity the wording in the 2nd sentence of 1st paragraph of J&A of Policy WM1 to read: ".and gasification, should maximize energy recovery in the form of..."	No	Unchanged
MOD54	MC54A and MC54B	Policy WM2	Part 2 Page 107	DfI directs to modify Policy WM2 for clarity 2nd paragraph of policy to read: ".that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk." MOD54 brings forward MC54A and a variation of MC54B as consulted upon in January 2021.	No	Unchanged
MOD55	MC56A and MC56B (in part)	Policy FLD1	Part 2 Page 110	DfI directs to modify Policy FLD1 first sentence of policy to read: "New development will not be permitted within the 1 in 100 year fluvial plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases:" MOD55 brings forward a variation of MC56B (in part) as consulted upon in January 2021.	No	Unchanged
MOD56	MC56C	Policy FLD1	Part 2 Page 110	DfI directs to modify Policy FLD1 first sentence under sub-heading 'Exceptions in Defence Areas' to read: "Exceptions in Defended Areas On previously developed land protected by flood defences, (confirmed by DfI Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event." MOD56 brings forward a variation of MC56C as consulted upon in January 2021.	No	Unchanged
MOD57	FC15	Policy FLD5	Part 2 Page 116	DfI directs to modify Policy FLD5, to read: "New development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on DfI Flood Maps NI if: It can be demonstrated that the condition, management, and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable	No	Unchanged

				the development to proceed; or where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed. There will be a presumption against development within the potential flood inundation area for proposals that include: Essential infrastructure: Storage of hazardous substances; and Bespoke accommodation for vulnerable groups. Replacement Building(s): Where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere." DfI direct council to amend the last paragraph of the J&A, to read: "Applications for development proposals affected by policy FLD5 should note the information contained in DFI Rivers Technical Advice Note 25 – The Practical Application of Strategic Planning Policy for 'Development in Proximity to Reservoirs', revised June 2020. MOD57 brings forward a variation of FC15 previously consulted upon in January 2021.		

MOD58		Glossary	Part 1 Page 160 Part 2 Page 119	DfI directs to modify the Glossary to include a definition on 'Affordable Housing' to read: Affordable Housing is: Social rented housing; or Intermediate housing for sale; or Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.	No	Unchanged
MOD59				As a result of the modifications contained within this direction, DfI directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors are updated as necessary to the overall Plan Strategy upon adoption. These updates should not amend the nature and intent of the modifications.	No	Unchanged

The Plan will support development of the Strategic Mixed Use Site at West Lisburn/Blaris in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:
a) The provision of the M1-Knockmore Link Road
b) The overall design concept, objectives and priorities for the site, including provision of approximately half of the developable area for employment uses and up to half of the developable area for residential dwellings
c) A block structure defined by a hierarchy of routes and spaces
d) Appropriate scale, massing and design variety of building blocks
e) A linear riverside park and other appropriate open space and public realm works with linkages to Blaris Old Cemetery and the wider Lagan Corridor
f) Appropriate landscaping including site boundary planting to include along the M1-Knockmore Link Road and around Blaris old cemetery
g) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks, including the West Lisburn railway halt
h) Implementation within the site of a car-free Primary Strategic Greenway linking the National Cycle Network (NCN9) from Union Locks west towards Portadown
i) The proposed phasing of development
j) The following uses, as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended) will only be acceptable:

- employment (Use Classes B1, B2, B3 and B4)
- dwellings (Use Class C1)
- small scale local needs convenience retailing (Use Class A1)
- healthcare facilities (Use Class D1(a))

k) The total amount of floor space for use within Use Class B1(a) within the overall zoning shall not exceed 10,000 square meters
l) Funding of the M1-Knockmore Link Road shall be the responsibility of the developers either in full or a very substantial part.

Justification and Amplification
This strategic site provides approximately 100 hectares of developable land in a highly-accessible location along a major transport corridor. Approximately half of the site (52 hectares) is designated for the creation of new employment opportunities which are accessible to all sections of the community. The provision of the Knockmore Link Road is central to realising the potential of this zoning. It will also facilitate further growth in Lisburn City and unlock the development potential of West Lisburn in general. While acting as a strong physical and visual boundary to the edge of the city it also has the potential to realise the wider government ambitions for the Maze Lands.

The development of this site will only be permitted subject to a Comprehensive Masterplan in accordance with these key site requirements. The Masterplan shall detail a block structure that demonstrates compatibility between acceptable uses and ensures residential amenity. Uses deemed acceptable are employment (industrial and business/light industrial/general industrial/storage or distribution) and dwellings in addition to healthcare, open space and small-scale retail developments.

Proposals for office development (details of which are provided in Technical Supplement 4 Office

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Capacity Study) include the provision of office development in this location up to 10,000 square meters, where it can be demonstrated that the proposal cannot be accommodated within Lisburn City Centre.

The Masterplan must identify a linear riverside park which will form part of the West Lisburn Strategic Greenway (refer to Strategic Policy 20) to include pedestrian and cycle corridors connecting the proposed development with the Blaris Old Cemetery and the wider Lagan corridor. The need for a Section 76 Planning Agreement will be considered through the parallel development of a Section 76 Development Framework.

4 Conclusions

4.1 The Modifications do not introduce any new policies, rather they represent logical and rational amendments to ensure clarity and consistency.

4.2 The aims and influence of the policies are unaltered either by or due to the modifications; nor is the overall 'Vision' for the District as set out in the PS, affected. In reassessing the Rural Needs Impact of the amended policy, the outcomes are unchanged from that originally identified and considered.

4.3 In reassessing the amended policies against the RNIA screening process, the outcomes are unchanged from that originally identified and considered. The conclusions therefore remain unchanged from the original RNIA in that it is anticipated that the Plan Strategy will have no adverse impact with regards to rural needs either directly or indirectly. Consequently, the modifications do not affect the Plan Strategy Rural Impact any differently than previously identified and considered.

LCCC
Local Development Plan 2032
Plan Strategy
Addendum to Equality Impact Assessment

New front cover and date to be inserted

Executive Summary

This document comprises a further Addendum to the Draft Plan Strategy Equality Impact Assessment (EQIA) dated October 2019 and the Addendum to the EQIA assessment Screening Report dated January 2021 published as part of the consultation on focused and minor changes. Both of these documents were prepared as part of the suite of plan documents for Lisburn & Castlereagh City Council's Local Development Plan (LDP) 2032.

The Department for Infrastructure (DfI) appointed the Planning Appeals Commission (PAC) to conduct an Independent Examination (IE) of the Lisburn & Castlereagh City Council's Local Development Plan Strategy. The draft Plan Strategy was subject to IE from 28th March to 6th April 2022, and 16th May to 26th May 2022 inclusive. During the course of the IE sessions a number of additional proposed changes were required to be put forward by the Council. The PAC concluded that, subject to modifications, the draft Plan Strategy met the tests of soundness as required.

In June 2023, the Department for Infrastructure issued a Direction to the Council to adopt the Plan Strategy with modifications. The Department's Direction included two schedules. The first Schedule 1A of the Direction identifies the recommendations from the PAC which are focused and minor changes that the Council consulted upon in January 2021 with no further amendments. Schedule 1B of the Direction identifies the recommendations which are focused and minor changes which the Commissioner said were not required for soundness, however DfI commends their inclusion. The Council has already screened these proposed changes in the RNIA Addendum dated January 2021 and referred to as SUBDOC-016(d) during the IE.

The second Schedule (2 and 2A) in the Direction included for screening purposes below as Table 1 are those modifications which DfI have directed as being necessary for the adoption of the Plan Strategy. It should be noted of the 59 proposed modifications directed by DfI, many of these consist of minor edits or alterations to the focused and minor changes previously suggested by Lisburn & Castlereagh City Council. Therefore, this additional EQIA addendum should be read in conjunction with the documents referred to at IE as EQIA SUBDOC-028 and the EQIA Addendum SUBDOC-016(c).

This report assesses the modifications in Schedule 2 and 2A as presented in the Direction from the Department for Infrastructure.

This report assesses the modifications within schedule 2 through the EQIA process comprising:

- Screening all the modification to policies to identify whether there are any changes to the original screening process; and
- If necessary, to undertake an assessment of the changes that have not been screened out.

The findings are set out in this document in Table 1.

1. Introduction

1.1 The modifications to policies and related clarification set out in Schedule 2 require consideration in order to check if they alter the outcome of the screening process in the published draft EQIA Screening Report and EQIA Addendum. In particular, the screening process is to identify if any of the changes to policies are likely to have a negative impact on equality of opportunity and/or good relations on any Section 75 Group.

1.2 This document forms a further Addendum to the original EQIA Screening Report and subsequent Addendum and identifies whether the outcomes of that report should be varied from those originally reported as a result of the Direction. As such, this Addendum should be read in conjunction with the EQIA and EQIA Addendum which accompanied the published Draft Plan Strategy.

1.3 This Addendum includes the following:

- Screening of the modifications to see if they 'materially' change the conclusions of the EQIA Screening Report; and
- Conclusions to clarify why a full EQIA is not required.

2. Statutory Requirements

2.1 Section 75 of the Northern Ireland Act 1998, requires all public authorities in carrying out their functions relating to Northern Ireland to have due regard to the need to promote equality of opportunity between :

- persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;
- men and women generally;
- persons with a disability and persons without; and
- persons with dependants and persons without.

2.2 In addition, without prejudice to the above obligation, public authorities must, in carrying out their functions relating to Northern Ireland, have regard to the desirability of promoting good relations between persons of different religious belief, political opinion or racial group.

2.3 The Disability Discrimination (NI) Order 2006 introduced new duties requiring all public authorities in carrying out their functions relating to Northern Ireland, to have due regard to the need to –

- promote positive attitudes towards disabled people; and
- encourage participation by disabled people in public life.

2.4 By screening the modifications to policies, helps us identify any planning issues relating to our Local Development Plan and planning policy contained

within it that are likely to have an impact on equality of opportunity and/or good relations.

3. Screening of the Modifications

3.1 The modifications have been screened to identity whether any Section 75 groups had likely potential to be impacted (positively or negatively) upon by the amended policy and if there was a different outcome to the assumptions made in the original EQIA screening process. Table 1 refers to the modification number that apply to the draft Plan Strategy.

Table 1 EQIA Screening of modifications to the Plan Strategy

The following are modifications made by the Department (DfI) following the Department's consideration of the recommended amendments under Section 12 of the 2011 Act.

DfI Modification Reference	Location of Modification	Summary of Modification	Will the proposed change impact on the aim of the Policy Group/Type or Policy?	Comments on likely impacts of the modification
MOD01	Various Parts 1 & 2	Incorporate "Typographical Errors Local Development Plan 2032, draft plan Strategy" (SUBDOC-032) into the plan where appropriate. As consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups.
MOD02	Policy HE9 Development affecting the Setting of a Listed Building Part 2 Page 79	First sentence of policy the word "proposal" is missing the letter "s". Amended to fix minor typographical error. As consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups.
MOD03	Draft Sustainability Appraisal SUBDOC-005 Page 47	Relates to proposed change arising from IE. 2nd last line replace 6B by 6A to. Amended to fix referencing error.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD04	Draft Sustainability Appraisal SUBDOC-005 Page 235	Relates to proposed change arising from IE. Top left hand corner of first row replace 6B by 6A. Amended to fix referencing error.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

MOD05	SP07 Section 76 Planning Agreements Part 1 Page 46	Footnote 17 deleted. Not required.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD06	SP08 Housing in Settlements Policy Part 1 Page 57	DfI directs to modify SP08 with an additional paragraph to be added to the J&A to read "For the purposes of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114). Variation of MC3A which was consulted upon in January 2021. See also MOD58 definition of Affordable Housing in the Glossary of the Plan Strategy.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD07	Chapter 5 Monitoring and Review Part 1 page 158	Relates to proposed change arising from IE. 2nd bullet point to read, "The number of net additional housing units built in the period since the LPP was first adopted". Amended to provide clarity for monitoring purposes.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD08	Appendix E Monitoring Framework Part 1 Page 175	DfI directs to modify Appendix E – Monitoring Framework - the 1st row under the heading "Monitoring Target ",to read	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		"(HGI) figure of (10,700 housing units 2016-2030) and projection in Plan Strategy for 12,375 housing units 2017-2032 (Strategic Housing Allocation)." This also corrects a typo in the PAC report.		
MOD09	Appendix E Monitoring Framework Part 1 Page 175	Relates to proposed change arising from IE. DfI directs to modify Appendix E – Monitoring Framework - the first row under trigger point to read "building more than 750 housing units per year or less than 700 housing units per year in the Council Area". This is to reflect the revised figures agreed at IE. In addition DfI directed that the forth row under the trigger point is amended to read "Planning approvals above the density bands which are not located in the city centre, town centres or other highly accessible locations" as a result of direction at MOD012 which amends Policy HOU4.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD10	Policy HOU2 Protection of Land Zoned for Housing Part 2 Page 12	DfI directs to modify Policy HOU2 second Para of J&A to read: "In all cases proposed alternative uses must comply	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		with criteria a), b), g), h), i), j) and l) of Policy HOU4 to ensure…".		
MOD11	Policy HOU3 Site Context And Characteristics of New Residential Development Part 2 Page 13	Relates to proposed change arising from IE. DfI directs to modify Policy HOU3 to read: "For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. All development should be in accordance with available published space standards."	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD12	Policy HOU4 Design in Residential Development Part 2 Page 15	DfI directs to modify Policy HOU4 for clarity, by adding an additional bullet point to criterion d) to read: "d) residential development should be brought forward in line with the following density bands: • City Centre Boundary: 120-160 dwellings per hectare • Settlement Development Limit of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare • Settlement Development Limits of Villages and small	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		settlements 20-25 dwellings per hectare. • Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities" Additionally DfI directs the council to update the J&A of Policy HOU4 adding an additional paragraph following the first paragraph, regarding Supplementary Planning Guidance. For clarity, this 2nd paragraph should read: "Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy". DfI further directs the council to amend SUBDOC-003 to take account of the additional paragraph inserted into the J&A above.		
MOD13	Policy HOU4 Design in Residential Development	DfI directs to modify HOU4, criterion e), to read: criterion e) a range of dwellings should be proposed that are	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

	Part 2 Page 15	accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded. In addition, DfI directs the Council to modify the J&A of Policy HOU 4, paragraph subtitled 'Adaptable Accommodation' to read: Accessible Accommodation Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptions. Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.		

MOD14	Policy HOU5 Public Open Space In New Residential Development Part 2 Page 20	DfI directs to modify the first sentence of Policy HOU5 to read: "Adequate provision must be made for green and blue infrastructure in public open space and for open space that links with green and blue infrastructure where possible…." DfI note the accompanying J&A is amended by MC14.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD15	Policy HOU10 Affordable Housing in Settlements Part 2 Page 25	DfI directs to modify the J&A of Policy HOU10 to read: "The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process." Needed to explain when a developer might be required to provide more than 20%	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		affordable housing within a development proposal		
MOD16	Policy COU5 Affordable Housing Part 2 Page 34	DfI directs to modify the 1st paragraph of Policy COU5 to read: "…provide affordable housing which meets a need identified by the North Ireland Housing Executive." It also corrects a typo in RA033. DfI further directs to amend the last paragraph of Policy COU5 to read: "Generally, only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality." For clarity Policy COU5 should also include: "Planning permission will only be granted where the application is made by a registered Housing Association or the Northern Ireland Housing Executive." MOD16 brings forward MC21a as consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

MOD17	Policy COU5 Affordable Housing Part 2 Page 34	DfI directs to modify Policy COU5 to include reference to Northern Ireland Housing Executive. MOD17 brings forward MC21B as consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD18	SP11 Economic Development Part 1 Page 76	DfI directs to modify Policy SP11 renaming the title to "Strategic Policy 11 Economic Development". J&A is also amended and title of Table 5 to indicate that SP11 applies to all Employment sites.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD19	SMU01 West Lisburn/Blaris Part 1 Page 78	DfI directs to modify the wording of SMU01 West Lisburn/Blaris in accordance with the revised policy wording set out in Schedule 2A (included at end of this table). To reflect the consideration of the Commissioner in the IE report.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD20	Policy ED4 Redevelopment of an Established Economic Development Use in the Countryside Part 2 Page 47	DfI directs to modify the final para of Policy ED4 to read "Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing".	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		To ensure the exception applies in such cases.		
MOD21	Policy MD1 Environmental Protection Part 2 Page 51	DfI directs to modify Policy MD1 to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough" Variation of MC63 which was consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD22	SP14 Town Centres, Retailing and Other Uses Part 1 Page 96	DfI directs to modify SP14 for clarity to delete the penultimate paragraph of J&A. Result of amendment to SP14 FC2 as consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD23	Policy TC4 District and Local Centres Part 2 Page 57	DfI directs to modify Policy TC4 District and Local centres to read: Following Criteria (d) of TC4 add the following: Outside of these Centres, planning permission for local neighbourhood shop proposals will be granted where: a) it is demonstrated that it meets a local need that cannot be met by locating within a District or Local Centre	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal Proposals for local neighbourhood shops must be of an appropriate scale to ensure that their retail function, providing for everyday local convenience shopping needs does not undermine the vitality and viability of Town, District and Local Centres. DfI further directs the J&A of TC4 to include the following: Applicants must clearly demonstrate a need for local neighbourhood shops. Local Neighbourhood Shops can play a significant role in the provision of everyday convenience shopping to existing or new residential areas (in accordance with Operational Policy HOU2 b) of the Plan Strategy), that are deficient in such provision and which other defined centres cannot readily serve. They should be small in scale appropriate to the local need only. The development of new buildings will not be		

		permitted where there are existing vacant and suitable premises in the locality to accommodate the proposal. All proposals must comply with the other relevant operational policies contained within the Plan Strategy. The amount of retail floorspace permitted will be controlled by planning condition. Amendment to reflect views of the Commissioner for policy provision to be made for local neighbourhood shops within settlement boundary but outwith retail designations, villages and small settlements.		
MOD24	Plan Objective C Part 1 Pages 36 & 92	DfI directs to modify Plan Objective C to remove the reference to Sprucefield Regional Shopping Centre. Required as a result of SMU03 being removed.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD25	Plan Objective C: A vibrant Place Part 1 Pages 92 & 94	DfI directs to modify the deletion of the 3rd bullet point under sub-heading "*Lisburn & Castlereagh Community Plan 2017 – 2032*" of "C: A Vibrant Place" in accordance with the PAC Recommended Amendment.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		In addition, DfI directs the deletion of the first paragraph of page 94. Both are required as a result of SMU03 being removed		
MOD26	SMU03 Sprucefield Regional Shopping Centre Part 1 Pages 103 & 104	Relates to proposed change arising from IE. DfI directs to modify the deletion of Policy and Justification and amplification.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD27	SMU03 Sprucefield Regional Shopping Centre Part 1 Page 105	Relates to proposed change arising from IE. DfI directs to modify the deletion of Map 10 as result of SMU03 being removed.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD28	The Retail Hierarchy Part 1 Page 97	DfI directs to modify the Retail Hierarchy - Footnote 37 for clarity to read: "Excludes the Regional Shopping Centre at Sprucefield."	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD29	Sprucefield Regional Shopping Centre Part 1 Page 94 &102	DfI directs to modify the last sentence of paragraph subtitled 'Laganside Quarter Comprehensive Development Scheme 2015' from page 102 and add it to the same subheading on page 94, after the first sentence. In addition, DfI directs the deletion of page 102 in its entirety. Both required as a	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		result of SMU03 being removed.		
MOD30	Policy TC1 Town Centres, Retailing and Other Uses Part 2 Page 56	Relates to proposed change arising from IE. Footnote deleted, required as a result of SMU03 being removed.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD31	Policy TC2 Lisburn City Centre Primary Retail Core and Retail Frontage Part 2 Page 56	DfI directs to modify Policy TC2 1st sentence of 2nd paragraph of policy to read: "Non-retail development will be restricted within the primary retail frontage so that no more than 25% of the frontage of the street to which it relates is in non-retail uses… DfI also directs as a result of MOD31 that the following sentence is included in SUBDOC-003 (page 25) for clarity "no more than 25% of the frontage of the street is in non-retail use; and…"	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD32	Policy TC4 District and Local Centres Page 2 Page 57	DfI directs to modify the J&A of Policy TC4 to read: "The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres: the role and function of a Local Centre, comprising	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		small groups of shops and offices, is to provide commerce and community services to a local population". Variation of MC28 which was consulted upon in January 2021.		
MOD33	Policy TC6 Petrol Filing Stations and Roadside Service Facilities Part 2 Page 58	Relates to proposed change arising from IE. Delete criterion a) of Policy TC6.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD34	Policy TC6 Petrol Filing Stations and Roadside Service Facilities Part 2 Page 58	Relates to proposed change arising from IE. To include words "on the trunk road network" in the penultimate paragraph of the Policy TC6.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD35	Policy TC6 Petrol Filing Stations and Roadside Service Facilities Part 2 Page 58	Relates to proposed change arising from IE. Associated footnote needs to be inserted due to MOD34 for clarity.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD36	Supplementary Planning Guidance SUBDOC 003 Part 3 Page 33	Relates to proposed change arising from IE. Under the heading "Tourism Benefit Statement" second sentence to read: "Where such proposals are of regional significance, or significant in terms of a new build or the scale of engineering operations, a planning application must be accompanied by a tourism	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		benefit statement and a sustainable benefit statement to demonstrate the benefits of the proposal to the locality." A new heading "Sustainable Benefit Statement" is then inserted together with associated text – "A sustainable benefit statement should detail the following:"		
MOD37	Policy TOU3 Proposals for Tourism Accommodation in the Countryside Part 2 Page 64	DfI directs to modify Policy TOU3 to remove the word 'evidence' in the J&A 4th paragraph. Variation of MC32B which was consulted upon in January 2021	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD38	Policy HE11 The Control for Advertisements in a Conservation Area or area of Townscape Character/Area of Village Character Part 2 Page 82	DfI directs to modify Policy HE11 the second paragraph of policy will end: ".where the overall character and appearance of the area will be maintained".	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD39	Policy HE11 The Control for Advertisements in a Conservation Area or area of Townscape	DfI directs to modify Policy HE11 a new third para of the policy to read: 'All proposals must also meet the requirements of operational policy AD1 Amenity and	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

	Character/Area of Village Character Part 2 Page 82	Public safety'. Correcting a policy reference. Variation of MC40 which was consulted upon in January 2021.		
MOD40	SP19 Protecting and Enhancing Natural Heritage Part 1 Page 127	DfI directs to modify Policy SP19 for clarity criterion b) to read: "Maintain and, where possible, enhance landscape quality…."	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD41	SP19 Protecting and Enhancing Natural Heritage Part 1 Page 127	DfI directs to modify Policy SP19 that the final sentence of first paragraph of J&A text to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough." Variation of MC7B which was consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD42	Policy NH1 European and Ramsar Sites-International Part 2 Page 85	DfI directs to modify Policy NH1 third paragraph to include "and" after criteria a) and b); the final paragraph of policy, criteria a) should read "…of primary importance to the environment; or…"Variation of MC43 which was consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD43	Policy NH3 Sites of Nature Conservation Importance-National	DfI directs to modify Policy NH3 to include reference to marine conservation zone. Brings forward MC45 as	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

	Part 2 Page 86	consulted upon in January 2021 (with the insertion of an associated footnote).		
MOD44	Policy NH5 Habitats, Species or Features of Natural Heritage Importance Part 2 Page 88	DfI directs to modify Policy NH5 to amend criterion i) to read: other natural heritage features worthy of protection including trees and woodland.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD45	SP20 Transportation infrastructure Part 1 page 136	Relates to proposed change arising from IE. Sub-heading M1 to A1 Link to be amended to refer to M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn) – These schemes involve the widening of the M1 between Blacks Road and the Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD46	Policy TRA3 Access to Protected Routes Part 2 Page 94	DfI directs to modify Policy TRA3 for clarity under the sub-heading "Other Protected Routes" to read: Planning permission will only be granted for a development proposal in the following	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		circumstances: i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaces is served by an existing vehicular access onto the Protected Route; ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto		

		the Protected Route. In all cases the proposed access must be in compliance with the requirements of Policy TRA2.		
MOD47	Policy TRA9 Park and Ride/Park and Share Car Parks Part 2 Page 98	DfI directs to modify Policy TRA9 to delete footnote 36	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD48	Policy RE1 Renewable Energy Development Part 2 Page 100	DfI directs to modify Policy RE1 the third paragraph of the J&A text for clarity to read: "All renewable energy proposals, including proposals to reutilise established sites, will be assessed against this planning policy having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of Environment 2009), Draft Supplementary Planning Guidance Anaerobic Digestion (published 2013); and…" MOD48 brings forward MC52A and variation of MC52D as consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD49	Policy UT1 Utilities	DfI directs to modify Policy UT1 to read:	No	The recommended modification will have no different impact than the

	Part 2 Page 104	"To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable. Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following: a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion b) avoidance of areas of nature conservation, the historic environment or archaeological interest, where possible in particular where there is the potential for significant effects upon		original policy in terms of impact on Section 75 Groups

		any international site either alone or in combination with other plans and projects c) wirescape should be kept to a minimum associated infrastructure works should be visually integrated, making use of existing and proposed landscaping Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP). Regional transmission network pylons and overhead lines will be considered against this policy. Additionally DfI directs that SUBDOC-003 be updated to reflect the amendment to policy. MOD49 brings forward FC14A and part of FC14B as consulted upon in January 2021. (See also MOD50 and MOD51).		
MOD50	Policy UT1 Utilities Part 2 Page 104	DfI directs to modify Policy UT1 the wording of Criterion b) to read:	No	The recommended modification will have no different impact than the original policy in terms of impact on

		"Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects" MOD50 brings forward FC14B as consulted upon in January 2021.		Section 75 Groups
MOD51	Policy UT1 Utilities Part 2 Page 104	DfI directs to modify Policy UT1 re formatting change. MOD51 brings forward part of FC14B as consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD52	Policy WM1 Waste management Facilities Part 2 Page 105	Relates to proposed change arising from IE. Add final sentence to 1st paragraph of J&A text for clarity to read: "A need for the facility is established through the WMS and the relevant WMP."	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD53	Policy WM1 Waste management Facilities Part 2 Page 107	DfI directs to modify for clarity the wording in the 2nd sentence of 1st paragraph of J&A of Policy WM1 to read: "and gasification, should maximize energy recovery in the form of..."	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

MOD54	Policy WM2 Treatment of Waste Water Part 2 Page 107	DfI directs to modify Policy WM2 for clarity, 2nd paragraph of policy to read: ".that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk." MOD54 brings forward MC54A and a variation of MC54B as consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD55	Policy FLD1 Development in Fluvial (River) Flood Plains Part 2 Page 110	DfI directs to modify Policy FLD1 first sentence of policy to read: "New development will not be permitted within the 1 in 100 year fluvial plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases:" MOD55 brings forward a variation of MC56B (in part) as consulted upon in January 2021.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups
MOD56	Policy FLD1 Development in Fluvial (River) Flood Plains Part 2 Page 110	DfI directs to modify Policy FLD1 first sentence under sub-heading 'Exceptions in Defence Areas' to read: "Exceptions in Defended Areas	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		On previously developed land protected by flood defences, (confirmed by DfI Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event." MOD56 brings forward a variation of MC56C as consulted upon in January 2021.		
MOD57	Policy FLD5 Development in Proximity to Reservoirs Part 2 Page 116	DfI directs to modify Policy FLD5, to read: "New development will only be permitted within the potential flood inundation area of a "controlled reservoir" as shown on DfI Flood Maps NI if: It can be demonstrated that the condition, management, and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable the development to proceed; or where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed. There will be a presumption against development within the potential flood inundation area for proposals that include: Essential infrastructure: Storage of hazardous substances; and Bespoke accommodation for vulnerable groups. Replacement Building(s): Where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or		

		elsewhere." DfI direct council to amend the last paragraph of the J&A, to read: "Applications for development proposals affected by policy FLD5 should note the information contained in DFI Rivers Technical Advice Note 25 – The Practical Application of Strategic Planning Policy for 'Development in Proximity to Reservoirs', revised June 2020. MOD57 brings forward a variation of FC15 previously consulted upon in January 2021.		
MOD58	Glossary Part 1 Page 160 & Part 2 Page 119	DfI directs to modify the Glossary to include a definition on 'Affordable Housing' to read: Affordable Housing is: Social rented housing; or Intermediate housing for sale; or Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

		Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.		
MOD59		As a result of the modifications contained within this direction, DfI directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors are updated as necessary to the overall Plan Strategy upon adoption. These updates should not amend the nature and intent of the modifications.	No	The recommended modification will have no different impact than the original policy in terms of impact on Section 75 Groups

Schedule 2A - Amended text of SMU01 West Lisburn/Blaris

The Plan will support development of the Strategic Mixed Use Site at West Lisburn/Blaris in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:
a) The provision of the M1-Knockmore Link Road
b) The overall design concept, objectives and priorities for the site, including provision of approximately half of the developable area for employment uses and up to half of the developable area for residential dwellings
c) A block structure defined by a hierarchy of routes and spaces
d) Appropriate scale, massing and design variety of building blocks
e) A linear riverside park and other appropriate open space and public realm works with linkages to Blaris Old Cemetery and the wider Lagan Corridor
f) Appropriate landscaping including site boundary planting to include along the M1-Knockmore Link Road and around Blaris old cemetery
g) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks, including the West Lisburn railway halt
h) Implementation within the site of a car-free Primary Strategic Greenway linking the National Cycle Network (NCN9) from Union Locks west towards Portadown
i) The proposed phasing of development
j) The following uses, as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended) will only be acceptable:

- employment (Use Classes B1, B2, B3 and B4)
- dwellings (Use Class C1)
- small scale local needs convenience retailing (Use Class A1)
- healthcare facilities (Use Class D1(a))

k) The total amount of floor space for use within Use Class B1(a) within the overall zoning shall not exceed 10,000 square meters
l) Funding of the M1-Knockmore Link Road shall be the responsibility of the developers either in full or a very substantial part.

Justification and Amplification
This strategic site provides approximately 100 hectares of developable land in a highly-accessible location along a major transport corridor.
Approximately half of the site (52 hectares) is designated for the creation of new employment opportunities which are accessible to all sections of the community. The provision of the Knockmore Link Road is central to realising the potential of this zoning. It will also facilitate further growth in Lisburn City and unlock the development potential of West Lisburn in general. While acting as a strong physical and visual boundary to the edge of the city it also has the potential to realise the wider government ambitions for the Maze Lands.

The development of this site will only be permitted subject to a Comprehensive Masterplan in accordance with these key site requirements. The Masterplan shall detail a block structure that demonstrates compatibility between acceptable uses and

ensures residential amenity. Uses deemed acceptable are employment (industrial and business/light industrial/general industrial/storage or distribution) and dwellings in addition to healthcare, open space and small-scale retail developments.

Proposals for office development (details of which are provided in Technical Supplement 4 Office Capacity Study) include the provision of office development in this location up to 10,000 square meters, where it can be demonstrated that the proposal cannot be accommodated within Lisburn City Centre.

The Masterplan must identify a linear riverside park which will form part of the West Lisburn Strategic Greenway (refer to Strategic Policy 20) to include pedestrian and cycle corridors connecting the proposed development with the Blaris Old Cemetery and the wider Lagan corridor. The need for a Section 76 Planning Agreement will be considered through the parallel development of a Section 76 Development Framework.

4. Conclusions

4.1 The modifications do not introduce any new policies, rather they represent logical and rational amendments to ensure clarity and consistency.

4.2 The aims and influence of the policies are unaltered either by or due to the modifications; nor is the overall 'Vision' for the District as set out in the PS, affected.

4.3 In reassessing the amended policies against the EQIA screening process, the outcomes are unchanged from that originally identified and considered. The conclusions therefore remain unchanged from the original EQIA in that it is anticipated that the Plan Strategy will have no adverse impact with regards to equality and is likely to have a positive impact on all Section 75 groups, both directly and indirectly, by contributing to economic growth and social progress.

Lisburn & Castlereagh City Council

Committee:	Regeneration & Growth
Date:	18 October 2023
Report from:	Head of Planning and Capital Development

Item for:	Decision
Subject:	Notice of Opinion from the DoI to recommend refusal of permission for mixed-use development at West Lisburn

1.0 **Background**

1. There was a decision by the Planning Committee to grant planning permission for the mixed use development of lands at Blaris at a meeting in April 2021.

2. It was accepted that the construction of the Knockmore Link Road by the planning applicant represented significant economic benefit to the Council Area and that the potential for future strategic growth facilitated by the construction of the road and some housing outweighed the policy objections to the loss of some of the employment lands inside the settlement and the development of lands in the open countryside between the proposed road and the edge of the floodplain of the River Lagan.

3. The application was subsequently referred to the Department in May 2021 in accordance with a Direction received from the Department in January 2019 confirming their intention to call-in the application.

4. It was the Department's view that the proposed development was in conflict with the Regional Development Strategy 2035, the local development plan, draft BMAP, regional planning policy along with the potential for the proposed development to impact on the implementation of the plan-led system.

5. In a letter dated 16 August 2023 [27 months later], the Council was provided with a copy of the Departments Notice of Opinion in connection with the mixed use application – LA05/2018/1154/O. The notice recommends that outline planning permission should be refused – See Appendix 1(a) and (b).

6. In another letter of the same date the Council also received a copy of the Departments Notice of Opinion in connection with the associated Road application – LA05/2018/1155/F. The notice recommends that full planning permission should be granted – see Appendix 2 (a) and (b).

7. Both cover letters explain that the Department will proceed to issue decision(s) in respect of both applications unless a request is made in writing to appear before and be heard by the Planning Appeals Commission, or a person appointed by the Department for the purpose of a hearing .

8. Any request must be made to the Department within 42 days from the date of service of this Notice. The late date the Council can request to be heard is 27 September 2023.

Key Issues

1. Whilst the applications are inextricably linked the Department resolves only to refuse one of the two planning applications.

2. The ability to bind the construction of the road to the delivery of mixed use development at West Lisburn is an important consideration and this is not properly explained in the Department's notice of opinion to grant planning permission for the road. The detailed layout also continues to show links to land in the open countryside for the purpose of development.

3. That said the Council had previously resolved to grant planning permission for the full application for the road. We understand that the applicant has not asked to be heard in respect of the notice of opinion to approve the road. It is not for the Council to impede the right of the developer to secure their planning permission and it is not recommended that we seek to be heard in respect of this application.

4. In respect of the application for the mixed-used development the following refusal reasons are set out in the Notice of Opinion at appendix 1(b):

   (a) The proposal is contrary to Policy CTY 1 of PPS 21 and the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy, including Policy COU1, in that the part of the site lying west of the proposed link road lies outside the settlement limit and does not meet the criteria for development in the countryside.

   (b) The proposal is contrary to designation SMU01 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that the proposal includes additional uses, does not contain half of the developable area for employment uses and does not contain a concept masterplan for the entire designation.

   (c) The proposal is contrary to policies SP08 and HOU10 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that the proposal does not provide for a minimum of 20% of all units to be affordable.

   (d) The proposal is contrary to policies PED 2 & 5 of PPS 4, Policy ED5 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy and paragraph 6.87 & 6.88 of the SPPS in that the proposed commercial floor space outside the settlement limit does not fulfil the criteria for economic development in a countryside location.

   (e) The proposal is contrary to para 6.280 of the SPPS and Policy TC1 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that no evidence of a sequential test has been presented for the proposed town centre uses.

   (f) The proposal is contrary to Policy TSM 3 of PPS 16 and Policy TOU3 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that the proposed hotel does not fulfil the specified criteria for a new build hotel on the periphery of a settlement.

	5. It is the understanding of officers of the Council that the Department has not engaged with the applicant to try and resolve any of the objections set out in the notice of opinion by way of negotiation. 6. As outlined previously it is the stated position of the Council that this proposal be treated as an exception to policy as the planning applicant had presented a firm proposal to build a significant piece of road infrastructure that had been identified in previous Area Plans as a developer led scheme. The applicant is also in control of the land and it been had identified during the processing of the planning application the road would be built as one contract in advance of the construction of other buildings on the West Lisburn lands. 7. The publication of the draft Plan Strategy does not change the fact that there is a firm proposal for the Knockmore Link Road and that this unlocks the potential for delivering future growth in the Council area. This remains material to the planning decision. Whilst the Department has arrived at a different conclusion it is not clear why this material consideration was given less weight than the Council in the decision making process and this issue needs be explored further at Public Inquiry. 8. The other objections could be dealt with by way of negotiation and the provision of supplementary information and the Planning Appeals encourage parties to narrow issued were they can in advance of hearings taking place. They are not necessarily fatal to any decision and it is important for the reasons explained above that the Council is heard. 9. It is recommended that authority to be delegated to officers to write to the Department of Infrastructure requesting a hearing for the outline planning application. 10. There may be need for support of Counsel and other experts at any subsequent Public Inquiry. 11. As there is third party interest in these applications the Council's position may be impacted on the other these parties' actions and therefore the position is subject to continual review. Subsequent updates will be brought to the Committee for consideration.	
2.0	**Recommendation** It is recommended that Committee agrees to delegate authority for officers to write to the Department for Infrastructure to confirm that opportunity is afforded for the Council to be heard by the Planning Appeals Commission or a person appointed by the Department.	
3.0	**Finance and Resource Implications** Relevant legal and additional support may be required and this is undetermined at this point until we know the relevant positioning of all the parties. A further report will be brought forward to inform the costs in line with the continuing review of the respective position.	
4.0	**Equality/Good Relations and Rural Needs Impact Assessments**	
4.1	Has an equality and good relations screening been carried out?	No

4.2	This is a report which seeks endorsement for officers to write to the Department seeking an opportunity for the council to appear before and be heard by the Planning Appeals Commission, or a person appointed by the Department for the purpose of a hearing in relation to the above matter. EQIA is not required.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	This is a report which seeks endorsement for officers to write to the Department seeking an opportunity for the council to appear before and be heard by the Planning Appeals Commission, or a person appointed by the Department for the purpose of a hearing in relation to the above matter. RNIA is not required.	

Appendices:	Appendix 1 (a) – Letter to Council in relation to LA05/2018/1154/O Appendix 1 (b) – Notice of Opinion in relation to LA05/2018/1154/O Appendix 2 (a) – Letter to Council in relation to LA05/2018/1155/F Appendix 2 (b)– Notice of Opinion in relation to LA05/2018/1155/F

Regional Planning Policy & Casework

Department for Infrastructure
An Roinn Bonneagair
Depairtment fur Infrastructure
www.infrastructure-ni.gov.uk

David Burns
Chief Executive
Lisburn and Castlereagh City Council
Lagan Valley Island,
Island Civic Centre,
The Island
Lisburn
BT27 4RL

Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Our Ref: **LA05/2018/1154/0**
(Please quote at all times)

Email:
Planning@infrastructure-ni.gov.uk

16 August 2023

Dear Mr. Burns

Proposal: Proposed mixed use development to include new housing (1300 dwellings) and commercial floor space (754,000 sq.ft.), 1.6km M1-Knockmore link road, riverside parkland and ancillary works

Location: Lands at Blaris, Lisburn (lands between existing M1 Junction 8 / A101 roundabout and Moira Road/ Knockmore Road junction)

I refer to the above planning application and enclose a copy of the Department's Notice of Opinion in connection with this application.

The Department must receive any request in writing for an opportunity for the council to appear before and be heard by the Planning Appeals Commission, or a person appointed by the Department for the purpose of a hearing.

Any request must be made within **42 days** from the date of service of this Notice.

Yours sincerely

Principal Planning Officer
Regional Planning Policy & Casework

Department for Infrastructure
An Roinn Bonneagair
Depairtment fur Infrastructure
www.infrastructure-ni.gov.uk

NOTICE OF OPINION

The Planning Act (Northern Ireland) 2011

Application Ref: LA05/2018/1154/O

Date of Application: 12 November 2018

Site of Proposed Development: Lands at Blaris, Lisburn (lands between existing M1 Junction 8/ A101 roundabout and Moira Road/ Knockmore Road junction)

Description of Proposal: Proposed mixed use development to include new housing (1300 dwellings) and commercial floor space (754,000 sq.ft.)1.6km M1-Knockmore link road, riverside parkland and ancillary works.

Applicant: Neptune Carleton LLP
14 Holywell Row
London
EC2A 4JB

Agent: Clyde Shanks
Second Floor
7 Exchange Road
Belfast
BT1 3LA

Drawing Ref: 01.

In pursuance of its power under section 29(7) of the above-mentioned Act, the Department for Infrastructure hereby gives notice that Outline Planning Permission for the above mentioned development in accordance with your application **SHOULD IN ITS OPINION BE REFUSED** for the reasons stated:

1. The proposal is contrary to Policy CTY 1 of PPS 21 and the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy, including Policy COU1, in that the part of the site lying west of the proposed link road lies outside the settlement limit and does not meet the criteria for development in the countryside.

2. The proposal is contrary to designation SMU01 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that the proposal includes

additional uses, does not contain half of the developable area for employment uses and does not contain a concept masterplan for the entire designation.

3. The proposal is contrary to policies SP08 and HOU10 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that the proposal does not provide for a minimum of 20% of all units to be affordable.

4. The proposal is contrary to policies PED 2 & 5 of PPS 4, Policy ED5 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy and paragraph 6.87 & 6.88 of the SPPS in that the proposed commercial floorspace outside the settlement limit does not fulfil the criteria for economic development in a countryside location.

5. The proposal is contrary to para 6.280 of the SPPS and Policy TC1 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that no evidence of a sequential test has been presented for the proposed town centre uses.

6. The proposal is contrary to Policy TSM 3 of PPS 16 and Policy TOU3 of the Lisburn & Castlereagh City Council Local Development Plan - Draft Plan Strategy in that the proposed hotel does not fulfil the specified criteria for a new build hotel on the periphery of a settlement.

Dated: 16 August 2023 Signed:

Authorised Officer

for
Regional Planning Policy & Casework Directorate

Regional Planning Policy & Casework

Department for Infrastructure
An Roinn Bonneagair
Depairtment fur Infrastructure
www.infrastructure-ni.gov.uk

David Burns
Chief Executive
Lisburn and Castlereagh City Council
Lagan Valley Island,
Island Civic Centre,
The Island
Lisburn
BT27 4RL

Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Our Ref: **LA05/2018/1155/F**
(Please quote at all times)

Email:
Planning@infrastructure-ni.gov.uk

16 August 2023

Dear Mr. Burns

Proposal: Construction of a new link road (1.6km) connecting the existing M1 junction 8/A101 roundabout to existing Moira/Knockmore Road Junction

Location: Lands at Blaris Lisburn (lands between existing M1 junction 8/A101 roundabout and Moira Road/Knockmore Road junction)

I refer to the above planning application and enclose a copy of the Department's Notice of Opinion in connection with this application.

The Department must receive any request in writing for an opportunity for the council to appear before and be heard by the Planning Appeals Commission, or a person appointed by the Department for the purpose of a hearing.

Any request must be made within **42 days** from the date of service of this Notice.

Yours sincerely

Principal Planning Officer
Regional Planning Policy & Casework

Department for Infrastructure
An Roinn Bonneagair
Depairtment fur Infrastructure
www.infrastructure-ni.gov.uk

NOTICE OF OPINION

The Planning Act (Northern Ireland) 2011

Application Ref: LA05/2018/1155/F

Date of Application: 12 November 2018

Site of Proposed Development: Lands at Blaris, Lisburn (lands between existing M1 junction 8/A101 roundabout and Moira Road/Knockmore Road junction)

Description of Proposal: Construction of a new link road (1.6km) connecting the existing M1 junction 8/A101 roundabout to existing Moira/Knockmore Road Junction

Applicant: Neptune Carleton LLP
14 Holywell Row
London
EC2A 4JB

Agent: Clyde Shanks
Second Floor
7 Exchange Road
Belfast
BT1 3LA

Drawing Ref: 01, 02, 03A-34A, 35B-40B, 41A-64A, 65-67

In pursuance of its power under section 29(7) of the above-mentioned Act, the Department for Infrastructure hereby gives notice that Full Planning Permission for the above mentioned development in accordance with your application **SHOULD IN ITS OPINION BE GRANTED** subject to compliance with the following conditions with are imposed for the reasons stated:

1. As required by section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: Time Limit

2. No works shall be undertaken to the Sprucefield Park and Ride site until a new access off the northern roundabout of the A101, in accordance with Drawing No. 11A 'Proposed General Arrangement Sheet 1 of 6' has been constructed

   Reason: To ensure access is maintained to the Sprucefield Park and Ride site at all times.

3. No site works of any nature or development, including ground preparation or vegetation clearance, shall take place until a final **Construction and Environmental Management Plan** (CEMP) has been submitted to and approved in writing by the Council. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Council. The CEMP must identify all potential risks to the adjacent watercourses and must incorporate all of the pollution prevention measures detailed in the Outline CEMP and shall include the following:
    - A Pollution Prevention Plan; including details of the establishment of buffer zones to watercourses, 50 metres to streams and 20 metres to minor drains and details of watercourse crossings;
    - A Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
    - A Peat/Spoil Management Plan; including identification of peat/spoil storage areas and details of the reinstatement of excavated peat/spoil;
    - A Water Quality Monitoring Plan;
    - An Environmental Emergency Plan;
    - Details of the appointment of an Ecological Clerk of Works and their roles and responsibilities.

    Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Construction Environmental Management Plan and to prevent likely significant effects on Inner Belfast Lough Area of Special Scientific Interest, Belfast Lough RAMSAR site, Belfast Lough Special Protection Area and Belfast Lough Open Water Special Protection Area.

4. No site works of any nature or development shall take place until a **Programme of Archaeological Work** (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
    - The identification and evaluation of archaeological remains within the site;
    - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
    - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
    - Preparation of the digital, documentary and material archive for deposition.

    Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

5. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under **condition 4**.

    Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

6. No works on the adopted road network to provide the above 'new link road' to the development shall commence until full details of the engineering for the signalisation, lane re-alignment and remarking of the junctions of the Moira Road, Knockmore Road and the 'new link road' and of the junction with the roundabouts on the A101 and the 'new link road', have been submitted to and approved in writing by the Council.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

7. Prior to commencement of the development hereby approved, a 2 metre high acoustic fence shall be erected to extend along the eastern boundary of 92 Blaris Road. The barrier shall be constructed of a suitable material (with no gaps), shall have a minimum self-weight of 10 kg/m^2 and be retained for the duration of the construction work.

   Reason: To protect the amenity of neighbouring dwellings with respect to noise.

8. Prior to commencement of the development hereby approved, details of a 2m high acoustic barrier along a 20 metre section of the proposed Knockmore Link Road, such that 10m were either side of Blaris Masonic Hall shall be submitted and agreed in writing by the Council. The barrier shall be constructed of a suitable material (with no gaps), shall have a minimum self-weight of 5 kg/m^2, and be erected prior to the commencement of the construction work and permanently retained thereafter.

   Reason: To protect the amenity of users of the Masonic Hall.

9. Prior to commencement of the development hereby approved, site specific mitigation measures, as detailed in **Section 8.64 of the Air Quality Chapter of the Environmental Statement**, shall be implemented, including the development and implementation of a Dust Management Plan. The **Dust Management Plan** shall be submitted to and agreed in writing by the Council and implemented thereafter and as agreed.

   Reason: To protect the amenity of neighbouring dwellings with respect to dust.

10. Prior to commencement of the development hereby approved, a **Construction Method Statement** shall be submitted to and agreed in writing by the Council. The approved plan shall be implemented for the duration of the construction activity.

    Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. During the construction phase of the development hereby approved, site specific mitigation measures, as detailed in **Section 12.92 of the Landscape and Visual Chapter of the Environmental Statement,** shall be fully implemented.

    Reason: To protect visual amenity.

12. After completing the remediation works under **condition 22** and prior to occupation of the development, a **Verification Report** shall be submitted to and agreed in writing by the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

    Reason: Protection of environmental receptors to ensure the site is suitable for use.

13. No part of the development shall become operational until a **Landscaping Plan** has been submitted to and approved in writing by the Council. The Landscaping Plan shall

be in general accordance with the **Planting Strategy Plans contained within the Environmental Statement Appendix 12.6** received by the Council on 12 November 2018 and shall include full details of all planting to be retained, the location, numbers, species and size of trees and shrubs to be planted, additional planting along the western edge of the road and a programme of works. All planting shall be carried out in accordance with the approved details.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

14. Prior to the operation of the development for its permitted use, a **Landscape Management Plan** covering a minimum of 20 years for all landscaped areas, shall be submitted to and approved in writing by the Council. The Landscape Management Plan shall set out the long term functional and aesthetic objectives of the landscape design, performance/growth indicators over time, management responsibilities, monitoring procedures and maintenance schedules. The Maintenance Schedules shall refer to the routine tasks (e.g. mowing, pruning, weeding, watering) required to satisfy appropriate standards of aftercare and to enable the design and implementation objectives in respect of the landscape design to the satisfactorily achieved. The Maintenance Schedules shall provide for long term management of existing planting as well as new soft works. The Landscape Management Plan shall also define who will have responsibility for landscaped/open space areas over time within a defined structure and regime and be carried out as approved and reviewed at years 5, 10, 15 and any further changes agreed in writing with the Council.

Reason: To ensure the sustainability of the approved landscape design through its successful establishment and long term proactive maintenance.

15. Within 3 months of the date the link road becomes operational, a **Verification Noise Assessment** shall be submitted and agreed in writing with the Council. The assessment shall be completed at the receptors identified in the Environmental Statement Chapter 7 Noise and Vibration and the Environmental Statement Addendum III by demonstrating that the operational noise levels at the relevant facades are equal to or less than the predicted levels.

Reason: To protect the amenity of neighbouring dwellings with respect to noise

16. The necessary carriageway, junctions, bridge, vehicular accesses, including visibility splays and any forward sight distance, shall be constructed in accordance with the approved drawings as detailed below.

No.	Title
03A	Existing Survey
04A	Proposed Overall Layout
05A	Proposed Road Layout Sheet 1 of 6
06A	Proposed Road Layout Sheet 2 of 6
07A	Proposed Road Layout Sheet 3 of 6
08A	Proposed Road Layout Sheet 4 of 6
09A	Proposed Road Layout Sheet 5 of 6
10A	Proposed Road Layout Sheet 6 of 6
11A	Proposed General Arrangement Sheet 1 of 6
12A	Proposed General Arrangement Sheet 2 of 6
13A	Proposed General Arrangement Sheet 3 of 6
14A	Proposed General Arrangement Sheet 4 of 6

15A	Proposed General Arrangement Sheet 5 of 6
16A	Proposed General Arrangement Sheet 6 of 6
17A	Proposed Geometry Sheet 1 of 6
18A	Proposed Geometry Sheet 2 of 6
19A	Proposed Geometry Sheet 3 of 6
20A	Proposed Geometry Sheet 4 of 6
21A	Proposed Geometry Sheet 5 of 6
22A	Proposed Geometry Sheet 6 of 6
23A	Proposed Levels and Visibility Sheet 1 of 6
24A	Proposed Levels and Visibility Sheet 2 of 6
25A	Proposed Levels and Visibility Sheet 3 of 6
26A	Proposed Levels and Visibility Sheet 4 of 6
27A	Proposed Levels and Visibility Sheet 5 of 6
28A	Proposed Levels and Visibility Sheet 6 of 6
29A	Proposed Construction Make Up Sheet 1 of 6
30A	Proposed Construction Make Up Sheet 2 of 6
31A	Proposed Construction Make Up Sheet 3 of 6
32A	Proposed Construction Make Up Sheet 4 of 6
33A	Proposed Construction Make Up Sheet 5 of 6
34A	Proposed Construction Make Up Sheet 6 of 6
35B	Proposed Drainage Layout Sheet 1 of 6
36B	Proposed Drainage Layout Sheet 2 of 6
37B	Proposed Drainage Layout Sheet 3 of 6
38B	Proposed Drainage Layout Sheet 4 of 6
39B	Proposed Drainage Layout Sheet 5 of 6
40B	Proposed Drainage Layout Sheet 6 of 6
41A	Proposed Road Markings Sheet 1 of 6
42A	Proposed Road Markings Sheet 2 of 6
43A	Proposed Road Markings Sheet 3 of 6
44A	Proposed Road Markings Sheet 4 of 6
45A	Proposed Road Markings Sheet 5 of 6
46A	Proposed Road Markings Sheet 6 of 6
47A	Proposed Traffic Signals Sheet 1 of 3
48A	Proposed Traffic Signals Sheet 2 of 3
49A	Existing and Proposed Cross Sections Sheet 1 of 8
50A	Existing and Proposed Cross Sections Sheet 2 of 8
51A	Existing and Proposed Cross Sections Sheet 3 of 8
52A	Existing and Proposed Cross Sections Sheet 4 of 8
53A	Existing and Proposed Cross Sections Sheet 5 of 8
54A	Existing and Proposed Cross Sections Sheet 6 of 8
55A	Existing and Proposed Cross Sections Sheet 7 of 8
56A	Existing and Proposed Cross Sections Sheet 8 of 8
57A	Existing and Proposed Long Sections Sheet 1 of 5
58A	Existing and Proposed Long Sections Sheet 2 of 5
59A	Existing and Proposed Long Sections Sheet 3 of 5
60A	Existing and Proposed Long Sections Sheet 4 of 5
61A	Existing and Proposed Long Sections Sheet 5 of 5
62A	Bridge General Arrangement
63A	Typical Cross Sections
64A	Proposed Construction Details
65	Proposed Autotracks Sheet 1 of 2
66	Proposed Autotracks Sheet 2 of 2
67	Proposed Traffic Signals Sheet 3 of 3

All works, including the traffic signals, shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including approval of the necessary Departures/ Relaxations from standard and Road Safety Audit. All works shall be completed to the satisfaction of and agreed in writing by, the Council.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

17. All signalised junctions shall be maintained by the operator of the site for a period of 10 years from the commencement of operations of the signals.

    Reason: To ensure the cost of operations are borne by the Applicant during initial operations.

18. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. DfI Roads shall, for the purpose of adopting private streets as public roads, determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

    Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

19. Any existing street furniture or landscaping obscuring visibility or located within the work proposed shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

    Reason: In the interests of road safety and the convenience of road users.

20. Construction hours shall be limited to between 0700-1900 Monday to Friday and between 0700 to 1300 on Saturdays, with no construction activity on Sundays and Bank Holidays.

    Reason: To protect the amenity of neighbouring dwellings with respect to noise

21. The combined noise level from construction activities within the permitted site shall not exceed the noise limits as stipulated within 'Table 1: Construction noise limits' at any residential property as identified in the Environmental Statement Chapter 7 Noise and Vibration and the Environmental Statement Addendum III. Measurements shall be undertaken at the boundary of any relevant residential property's curtilage nearest to the construction activity. If measurements are not feasible a measurement location and concomitant noise level shall be agreed in writing with the Council.

    Reason: To protect the amenity of neighbouring dwellings with respect to noise

Table 1: Construction noise limits

Days	Time	L_{Aeq}	Averaging time
Monday-Friday	0700-1900	65dB	12 hrs
Saturday	0700-1300	65dB	6 hrs

Reason: To protect the amenity of neighbouring dwellings with respect to noise

22. If during the development works, new contamination or risks (including new underground storage tanks) are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, subsequently implemented and verified by the operator to the satisfaction of the Council, and agreed in writing.

    Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to protect environmental receptors to ensure the site is suitable for use.

23. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under **condition 4**. These measures shall be implemented and a final archaeological report shall be submitted to the Council for agreement in writing, within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

    Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

24. If within a period of 5 years from the date of planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place within the next available planting season.

    Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Dated: 16 August 2023 Signed:

Authorised Officer

for
Regional Planning Policy & Casework Directorate