



**Lisburn &
Castlereagh
City Council**

Local Development Plan 2032

Draft Plan Strategy

Addendum to Habitats Regulation Assessment

January 2021

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Non-Technical Summary

This Addendum to the draft Plan Strategy's 'Draft Habitats Regulations Assessment (HRA) Report' October 2019, is prepared in support of Lisburn & Castlereagh City Council's Local Development Plan (LDP) 2032 and should be read in conjunction with these previously published documents.

All representations received during the formal public consultation period for the draft Plan Strategy, held between the 8th November 2019 and 10th January 2020, and the Council's response to these representations, can be found in the LDP draft Plan Strategy Public Consultation Report, published in conformity with The Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

After due consideration of all representations received to the draft Plan Strategy, Lisburn & Castlereagh City Council, in accordance with the Department for Infrastructure's Development Plan Practice Note 10, December 2019, is recommending a number of focussed and minor changes to the published draft Plan Strategy. These can be found within the published consultation document **"Consultation on Focussed Changes Addendum including Minor Changes Schedule, January 2021"** which accompanies this Addendum.

This addendum reports on the assessment of the effects of the proposed focussed and minor changes in relation to the draft HRA of the Draft Plan Strategy. All the proposed changes, be they focussed or minor, were screened to identify whether any would have a likely significant effect on any international sites.

Should a likely significant effect be identified the need for Appropriate Assessment would be considered and ensure that mitigation is incorporated to avoid adverse effects on site integrity of international sites.

It was found that the proposed focussed and minor changes to the draft Plan Strategy document have no likely significant effect on any international sites and for Appropriate Assessment has been screened out in each case.

The recommendations of the draft HRA have all been incorporated through minor rather than focussed changes. The changes increase awareness of potential effects on international sites, avoids any potential policy conflict and strengthens the protection of international sites within the draft Plan Strategy.

Assuming that the recommended mitigation measures, implemented through the proposed minor changes, are all accepted, and the plan amended accordingly, it is possible to ascertain that the draft Plan Strategy will have no adverse effect on the integrity of any international sites.

The draft HRA will be updated and finalised following public consultation and Independent Examination of the draft Plan Strategy. It will then be published alongside the Council's adopted Plan Strategy.

1.0 Introduction

1.1 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. The draft Plan Strategy was set out in two parts:

- Part 1 – Plan Strategy
- Part 2 – Operational Policies

1.2 The Council received 128 representations during this consultation process. Paragraph 4.3 of Development Plan Practice Note (DPPN) 10, Submitting Development Plan Documents for Independent Examination, states that:

‘Following receipt of representations to the DPD, the council will consider the issues raised.....Ultimately the council will consider each issue raised and determine whether there will be: No Change; Minor Changes; Focussed Changes or Fundamental Changes required to its Plan Strategy..’.

1.3 Full consideration of the representations received to the draft Plan Strategy are detailed in a Public Consultation Report (PCR) which takes account of the main issues raised. This will be published on submission of all documents to the Department for Infrastructure in order to cause an Independent Examination.

1.4 Following consideration of all representations received, the Council is proposing a number of changes to the published draft Plan Strategy. This takes full account of the administrative procedures for any proposed change to the draft Plan Strategy as outlined in DPPN 10.

1.5 The Council has identified the need to make both Focussed and Minor Changes to its Plan Strategy. Focussed changes are presented in the form of a ‘Focussed Change’ Addendum as indicated in paragraph 4.7 of DPPN 10 and Minor Changes are provided as a separate Schedule in accordance with paragraph 4.5 of DPPN 10.

1.6 In accordance with paragraph 10 of DPPN 10, the Council is publishing the focussed changes addendum and minor changes schedule and all other statutory assessments, including this Habitats Regulations Assessment (HRA) Addendum, a Sustainability Appraisal (SA) Addendum, an Equality Impact Addendum and a Rural Needs Impact Assessment (RNIA) Addendum for a period of eight weeks as required.

1.7 The proposed focussed changes require consideration in order to check if they alter the ‘likely significant effects’ predicted in the already published HRA Report, or if they may lead to any new additional potential significant effects.

1.8 This Addendum includes the following:

- Screening of the focussed and minor changes;
- A record of those recommendations of the draft HRA which have been implemented through any focussed or minor changes;
- Conclusions on whether any focussed and minor changes represent a likely significant effect for any site selection features and whether further assessment is required.

1.9 The draft HRA will be updated and finalised following public consultation and independent examination of the Draft Plan Strategy. It will then be published alongside the Council’s adopted Plan Strategy.

2.0 Statutory Requirements

- 2.1 The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), regulation 43, 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 on International sites in view of their conservation objectives.
- 2.2 The Council's Draft Plan Strategy has the potential to have significant effects on some designated international sites. Therefore, as the competent authority, a draft HRA was undertaken by the Council, ensuring the legal requirements of the Habitats Regulations were fully met. It therefore follows that any focussed and minor changes to the Draft Plan Strategy must also be assessed under the Habitats Regulations. This Addendum follows the guidance set out in the Habitats Regulations Assessment Handbook¹ (the HRA Handbook) and is also informed by the reference material in Appendix 1 of the draft HRA.

3.0 Approach to screening of Focussed and Minor Changes relevant to the HRA

- 3.1 As stated previously, following the careful consideration of all the representations received, the Council has recommended a number of proposed Focussed and Minor Changes to the published Draft Plan Strategy. These can be found in the "**Consultation on Focussed Changes Addendum including Minor Changes Schedule, January 2021**" which accompanies this Addendum.
- 3.2 The changes to the draft Plan Strategy are both focussed and minor in nature and any proposed change has the potential to change the assessment of likely effects on social, economic and environmental interests. The changes cover the entirety of the draft Plan Strategy Parts 1 and 2. Some of the changes (insertions, deletions and amendments) alter the wording of policies and the subsequent justification and amplification which provides policy clarification and implementation of that policy.
- 3.3 DPPN 10 paragraph 4.3 states:
- 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.
 - FOCUSED 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.

Therefore a Minor Change should not impact on the soundness of the plan while a Focussed change may cause an impact.

- 3.4 With this in mind the initial step is considering the HRA and the 'screening' of all the changes be they focussed or minor to identify any that could have a significant effect on the final outcomes upon the implementation of the Plan Strategy. Every change has been compared against the Plan policies and any supporting information to check whether or not the effect and implementation of that policy has been altered. The screening of the focussed changes

¹ Tyldesley, D., and Chapman, C., (2013) *The Habitats Regulations Assessment Handbook*, July 2020 edition UK: DTA Publications Ltd.

is set out in Appendix 1 and the outcome summarised below. The outcome of the screening of the minor changes is summarised in Appendix 2 and reported on below.

4.0 Outcome of Screening of Focussed Changes and Minor Changes

- 4.1 The screening of policies subject to focussed changes is included in Appendix 1 where the screening rationale is fully detailed. The screening assesses the effect of each focussed change on the policy, taking into account the effect of any minor changes to the same policy or its justification and amplification (J&A). The list of screening categories used to assess whether a plan and its individual proposals should be screened in for Appropriate Assessment is presented in Appendix 1.
- 4.2 The screening of policies subject to focussed changes is summarised in Table 1. It can be seen that, taking account of the focussed changes and any related minor changes, the outcome of the screening is the same as the draft HRA for all policies subject to focussed changes with the exception of policy UT1 Utilities. The screening category was not altered and these policies remain screened out of the need for Appropriate Assessment.
- 4.3 UT1 Utilities specified 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*. This did not recognise that site selection features may occur outside international sites. The bird features of Lough Neagh and Lough Beg SPA and Ramsar site are mobile and therefore vulnerable to disruption of their flight paths. There was therefore a risk, albeit low, of conflict between this policy and NH1. The focussed change to UT1 emphasises the need to keep the environmental impact of utility development to a minimum while minor change MC66 highlights that flight paths of birds that are site selection features of Lough Neagh and Lough Beg SPA are a consideration for overhead lines. This is sufficient to change the screening category from I (policy or proposal which may have a likely significant effect on a site alone) screened in, to B (policy listing general criteria) and H (one which cannot undermine conservation objectives). The policy can then be screened out of the need for Appropriate Assessment.
- 4.4 All the minor changes were screened to assess whether any are such that they could result in a likely significant effect for any policy to which they apply. A summary of the screening is provided in Appendix 2. This found that there was no impact on the draft HRA screening outcome for the majority of minor changes. A number of changes (MC24, 25, 43, 44, 45 and 61) were amendments that were not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA. However, by highlighting or clarifying relevant points, they serve to further support protection of international sites. Six of the minor changes implement recommendations of the draft HRA and these are discussed further below.
- 4.5 The draft HRA made recommendations for six mitigation measures to be implemented through amendments to five policies. The opportunity has been taken to implement these mitigation measures through minor changes. Table 2 details the effect of these proposed changes on the screening and Appropriate Assessment. The outcome is that the proposed minor changes will ensure that the policies to which they apply and related policies can have no adverse effect on the integrity of any International site. This changes the screening for these policies from I (policy or proposal which may have a likely significant effect on a site alone) screened in, to B (policy listing general criteria) and H (one which cannot undermine conservation objectives). The policies can then be screened out of the need for Appropriate Assessment. Assuming these minor changes are all accepted, and the plan amended accordingly, it is possible to ascertain that the Plan Strategy will have no adverse effect on

the integrity of any international sites. The accepted changes will be reflected in the finalised HRA prior to adoption of the Plan Strategy.

Table 1: Summary of Screening of Focussed Changes

Focussed Change	Policy of Draft Plan Strategy	Screening	Screening Comment on Focussed Change
PART ONE PLAN STRATEGY			
FC1A FC1B	SP08 Housing in Settlements	A Out	The proposed amendments are factual corrections for clarification purposes to a strategic policy. Minor Change MC3 also applies to this policy. The objective of the policy is unaffected and it remains a general statement of policy. The updating of Table 3 does not alter the environmental impacts of the plan.
FC2	SP14 Town Centres, Retailing and Other Uses	A Out	This is a general statement of policy which is specific to town centres and now excludes Sprucefield Regional Shopping Centre. Minor Change MC4 also applies to this policy. The changes do not alter the findings of the HRA.
FC3	SP21 Renewable Energy	A Out	SP21 remains a general statement of policy. The proposed deletions and insertion are for clarification purposes and result in no impact on the implementation of the policy.
PART TWO OPERATIONAL POLICIES			
FC4	HOU1, New Residential Development	B Out Out	This is a policy listing general criteria for testing the acceptability of proposals. Minor Change MC12 also applies to this policy. It cannot affect any International sites. The insertion placed into criteria b) and MC12 do not alter this finding.
FC5A FC5B	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. Minor Change MC13 also applies to this policy. The proposed amendments to the policy are for clarification purposes and do not alter this finding.
FC6	COU5 Affordable Housing	B/H Out	This is a policy listing general criteria for testing the acceptability of proposals. Proposals must comply with all policy requirements contained in relevant operational policies. Minor Changes MC21A & MC21B also apply to this policy. The insertion to require a demonstration of need and Minor Changes do not alter this finding.
FC7	ED7 Retention of Zoned Land and Economic Development	B Out	This is a policy listing general criteria for testing the acceptability of proposals. It remains the case that it constrains alternative uses on zoned or other land, including land last used for Class B2, B3 or B4 uses. It cannot affect any International sites.
FC8A FC8B	MD1 Environmental Protection	D Out	This policy is a general plan-wide environmental/site safeguarding policy which will apply to all development under policies MD3 to MD8. Minor Changes MC24A, MC24B, MC24C and MD63 also apply to this policy. The proposed amendments and Minor Changes do not alter this finding and Minor Changes 24B and 63 serve to strengthen the policy.

Focussed Change	Policy of Draft Plan Strategy	Screening	Screening Comment on Focussed Change
FC9	HE6 Change of Use and/or Extensions or Alterations to a Listed Building	D Out	This policy is a general plan-wide environmental/site safeguarding policy. Minor Changes MC35A, MC35B and MC35C also apply to this policy. The proposed amendments are for clarification purposes and do not change this finding.
FC10	HE14 Enabling Development	B Out	This is a policy listing general criteria for testing the acceptability of proposals. The proposed insertion is for clarification purposes and does not change this finding.
FC11	TRA1 Creating an Accessible Environment	A Out	This is a general statement of policy which cannot have any effect on an International site. Minor Change MC47 also applies to this policy. The proposed insertion adds an additional element (cycling) but it and the Minor Change do not change this finding.
FC12	TRA3 Access to Protected Routes	B Out	This is a policy listing general criteria for testing the acceptability of proposals. The proposed amendments are for clarification purposes and do not alter this finding.
FC13	RE1 Renewable Energy Development	B/H Out	This is a policy listing general criteria for testing the acceptability of proposals. The draft HRA assessment concluded that, in view of the policy caveats and NH1 this policy cannot undermine the conservation objectives of any International sites. Minor Changes MC52A, MC52B, MC52C and MC52D also apply to this policy. The proposed amendments are for clarification purposes and do not alter this finding.
FC14A FC14B	UT1 Utilities	B/H Out	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. Minor Change MC66 highlights that flight paths of birds that are site selection features of Lough Neagh and Lough Beg SPA are a consideration for overhead lines. The Focussed Change in combination with the Minor Change alter the screening category from I (policy or proposal which may have a likely significant effect on a site alone) screened in, to B (policy listing general criteria) and H (one which cannot undermine conservation objectives).
FC15	FLD5	B Out	This is a policy listing general criteria for testing the acceptability of proposals. The proposed amendments are for clarification purposes and do not alter this finding.

Table 2: Applying The Integrity Test Following Incorporation of Mitigation Measures by Minor Changes

Policy	Recommended mitigation measures	Integrity Test Following Minor Changes
ED5 Major Economic Development in the Countryside	<i>ED9 Add a criterion to the policy: 'it meets the requirements of NH1'.</i>	Criterion added to the policy by MC62. With the amended wording of ED9 the need to comply with NH1 is highlighted for all the economic development policies to which it applies which includes ED5. This ensures that Policy NH1 can be relied upon to ensure that policy ED5 will have no adverse effect on the integrity of any International site.
MD3 Areas of Mineral Constraint MD5 Unconventional Hydrocarbon Extraction	<i>MD1 Add to the J&A: 'Our council area includes Lough Neagh and Lough Beg SPA and Ramsar site. All proposals that may affect a European or Ramsar site must meet the requirements of NH1'.</i>	J&A amended with similar wording by MC63. This ensures that the potential for impacts on Lough Neagh and Lough Beg SPA and Ramsar site and need to comply with NH1 are highlighted. Policy NH1 can be relied upon to ensure that policy MD3 and MD5 will have no adverse effect on the integrity of any International site.
MD4 Valuable Minerals	<i>MD4 Add to the policy: 'All proposals that may affect a European or Ramsar site must meet the requirements of NH1'.</i>	Added to the policy as a criterion by MC64. This ensures that Policy NH1 can be relied upon to ensure that policy MD4 will have no adverse effect on the integrity of any International site.
TOU2 to TOU7 Tourism policies	<i>TOU7 Add a criterion to the policy: 'all proposals that may affect a European or Ramsar site must meet the requirements of NH1'.</i> <i>TOU7 Add to the J&A: 'Our council area includes Lough Neagh and Lough Beg SPA and Ramsar site 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.'</i>	Added to the policy as a criterion by MC65A. Similar wording added to the J&A by MC65B. These changes ensure that the potential for impacts on Lough Neagh and Lough Beg SPA and Ramsar site and need to comply with NH1 are highlighted. Policy NH1 can be relied upon to ensure that policies TOU2 to TOU7 will have no adverse effect on the integrity of any International site.

Policy	Recommended mitigation measures	Integrity Test Following Minor Changes
UT1 Utilities	<p><i>UT1 Add to the J&A: 'The potential of overhead lines to disrupt the flight paths of birds, including site selection features of Lough Neagh and Lough Beg SPA and Ramsar site, is also a consideration.'</i></p>	<p>Similar wording added to the J&A by MC66. This ensures that all potential impacts on site selection features will be considered. Policy NH1 can be relied upon to ensure that policy UT1 will have no adverse effect on the integrity of any International site.</p>

5.0 Conclusion

- 5.1 The Draft Plan Strategy has been subject to screening under the Habitats Regulations. All proposals and policies were considered in respect of the potential for likely significant effects upon any International site, either alone or in combination with other plans and projects.
- 5.2 Following the initial screening exercise, ten policies were identified as having a likely significant effect. Mitigation measures, in the form of six recommended amendments, were identified in Table 4 of the draft HRA. Assuming the recommended mitigation measures are all accepted and the plan amended accordingly, it was possible to ascertain that the Plan Strategy will have no adverse effect on the integrity of any International sites.
- 5.3 The focussed and minor changes have been subject to screening under the Habitats Regulations and all have been screened out of the need for Appropriate Assessment according to the categories referred to in the HRA Handbook and detailed in Appendix 1.
- 5.4 All policies subject to changes are assigned to a screening category which allows them to be screened out as unlikely to have a significant effects either alone or in-combination. As such, no further assessment 'in combination' is required and there is no requirement to progress to an Appropriate Assessment.
- 5.5 The recommendations of the draft HRA have all been incorporated through minor changes. This increases awareness of potential effects on International sites, avoids any potential policy conflict and strengthens the protection of International sites within the draft Plan Strategy.
- 5.6 Assuming that the recommended mitigation measures, implemented through minor changes, are all accepted, and the Plan amended accordingly, it is possible to ascertain that the draft Plan Strategy will have no adverse effect on the integrity of any international sites. Following public consultation and independent examination of the draft Plan Strategy the HRA will be finalised and adopted by the Council and published alongside the adopted Plan Strategy.

Appendix 1: Review of Focussed Changes to the 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 of the draft HRA.

- A. General statement of policy/general aspiration (screened out).
- B. Policy listing general criteria for testing the acceptability/sustainability of proposals (screened out).
- C. Proposal referred to but not proposed by the plan (screened out).
- D. General plan-wide environmental protection/site safeguarding/threshold policies (screened out).
- E. Policies or proposals which steer change in such a way as to protect International sites from adverse effects (screened out).
- F. Policy that cannot lead to development or other change (screened out).
- G. Policy or proposal that could not have any conceivable effect on a site (screened out).
- 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).
- I. Policy or proposal which may have a likely significant effect on a site alone (screened in)
- 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
- K. Policy or proposal unlikely to have a significant effect either alone or in combination (screened out after the in combination test).
- L. Policy or proposal which might be likely to have a significant effect in combination (screened in after the in combination test).
- M. Bespoke area, site or case-specific policies or proposals intended to avoid or reduce harmful effects on an International site (screened in)

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.

PART ONE PLAN STRATEGY				
Focused Change Reference	Chapter/Policy of Draft Plan Strategy	Proposed Focussed Change	Screening	Screening Comment Focussed Change
A: A QUALITY PLACE – ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES				
FC1A	SP08 Housing in Settlements	<p>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:</p> <p><u>Page 28:</u> “Extrapolating this figure over the Plan period from 2017-2032 equates to an estimated figure of approximately 2,400 <i>social housing dwelling</i> units. An additional need is also indicated for intermediate housing which equates to an additional projected need for 3,840 <i>1,920</i> units over the Plan period.”</p> <p><u>Page 61:</u> “The total affordable housing requirement for the Plan period is 6,240 <i>4,320</i> units of which 2,400 are social housing units.”</p>	A Out	This is a Minor/factual correction for clarification purposes to a strategic policy. Minor Changes MC3A and MC3B also apply to this policy. The objective of the policy is unaffected and it remains a general statement of policy. The updating of the figures does not alter the environmental impacts of the plan. No greenfield extension of settlement is required to allow for future housing growth. Possible driver of potential effects but implications were considered in relation to water supply and wastewater treatment capacity in the draft HRA.
FC1B	SP08 Housing in Settlements	<p>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 provided to reflect the HGI update.</p> <p><i>See Annex 1 for amended Table 3 (page 64) and relating text (pages 58-63, Part 1) and Addendum to Technical Supplement 1.</i></p>	A Out	The updating of Table 3 links directly to policy SP08 in that the plan will support development proposals that a) are in accordance with the Strategic Housing Allocation provided in Table 3. Minor Changes MC3A and MC3B also apply to this policy. It remains however a general statement of policy. The updating of Table 3 does not alter the environmental impacts of the plan. No greenfield extension of settlement is required to allow for future housing growth. Possible driver of potential effects but implications were considered in relation to water supply and wastewater treatment capacity in the draft HRA.

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: <i>“b) support Sprucefield Regional Shopping Centre in recognition of its regional status in accordance with key site requirements.”</i>	A	Out	This is a general statement of policy which is specific to town centres and now excludes Sprucefield Regional Shopping Centre. Minor Change MC4 also applies to this policy. The changes do not alter the findings of the HRA.
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: <i>“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.”</i>	A	Out	SP21 remains a general statement of policy. The proposed deletions and insertion are for clarification purposes and result in no impact on the implementation of the policy. SP21 is a possible driver of potential effects but implications were assessed in the draft HRA under related policies. The changes to SP21 do not alter the finding of the assessment of related policies.
CHAPTER 5 MONITORING AND REVIEW					
n/a					
GLOSSARY					
n/a					

PART TWO OPERATIONAL POLICIES				
Focused Change Reference	Chapter/Policy of Draft Plan Strategy	Proposed Focussed Change	Screening	Screening Comment Focussed Change
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) <i>or as part of mixed-use development</i> “	B Out	This is a policy listing general criteria for testing the acceptability of proposals. Minor Change MC12 also applies to this policy. It cannot affect any International sites. The insertion placed into criteria b) and MC12 do not alter this finding.
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: “ <i>This Policy will apply to those alternative uses which are deemed to be acceptable under Policy HOU2.</i> ”	B Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any International sites. Minor Change MC13 also applies to this policy. The proposed insertion in the J&A and MC13 are for clarification purposes and do not alter this finding.
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: <ul style="list-style-type: none"> • City Centre boundary 120-160 dwellings per hectare • <i>Settlement Development Limits of the City, Towns Centres</i> and <i>Greater Urban Areas</i> 25-35 dwellings per hectare • <i>Settlement Development Limits of Villages and Small Settlements</i> 20-25 dwellings per hectare” 	B Out	This is a policy listing general criteria for testing the acceptability of proposals. It cannot affect any International sites. Minor Change MC13 also applies to this policy. The proposed amendments to the policy are for clarification purposes and do not alter this finding.
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: “Generally only one group will be permitted in close proximity to any particular settlement in the rural area <i>and</i>	B/H Out	This is a policy listing general criteria for testing the acceptability of proposals. Proposals must comply with all policy requirements contained in relevant operational policies. In light of the constraints on development allowed under this policy, and in view of other policies including

		<i>should demonstrate that the need cannot be met within the identified settlement."</i>		COU16, WM2 and NH1 this policy cannot undermine the conservation objectives of any International sites. Minor Changes MC21A &MC21B also apply to this policy. The insertion to require a demonstration of need and Minor Changes do not alter this finding.
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 in Settlements On unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, <i>or land last used for these purposes</i> , will only be permitted where it is demonstrated that:..."	B Out	This is a policy listing general criteria for testing the acceptability of proposals. It remains the case that it constrains alternative uses on zoned or other land, including land last used for Class B2, B3 or B4 uses. It cannot affect any international sites.
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 <i>or built</i> heritage significance will not normally be granted permission..."	D Out	This policy is a general plan-wide environmental/site safeguarding policy which will apply to all development under policies MD3 to MD8. Minor Changes MC24A, MC24B, MC24C and MD63 also apply to this policy. The insertion and Minor Changes do not alter this finding and Minor Changes 24B and 63 serve to strengthen the policy.
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 <i>or built</i> heritage significance will not normally be granted permission (<i>with the exception of valuable minerals as set out in policy MD4</i>) where this would prejudice the essential character of the area and the rationale for its designation."	D Out	This policy is a general plan-wide environmental/site safeguarding policy which will apply to all development under policies MD3 to MD8. Minor Changes MC24A, MC24B, MC24C and MD63 also apply to this policy. The amendments and Minor Changes do not alter this finding and Minor Changes 24B and 63 serve to strengthen the policy.
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 <i>may</i> permit the change of use...”	D	Out	This policy is a general plan-wide environmental/site safeguarding policy. Minor Changes MC35A, MC35B and MC35C also apply to this policy. The proposed amendments are for clarification purposes and do not change this finding.
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 <i>a conservation statement or plans and</i> sufficient, detailed financial information as is necessary to allow the Council, and or its consultees to make an informed decision upon the application.”	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. The proposed insertion is for clarification purposes and does not change this finding.
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 <i>and cycling</i> movement within and between land uses”	A	Out	This is a general statement of policy which cannot have any effect on an International site. Minor Change MC47 also applies to this policy. The proposed insertion adds an additional element (cycling) but it and the Minor Change do not change this finding.
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: <i>An exception will apply</i> ”	B	Out	This is a policy listing general criteria for testing the acceptability of proposals. The proposed amendments are for clarification purposes and do not alter this finding.

		<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; 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.</i>		
FC13	RE1 Renewable Energy Development	The Council proposes for clarity, as a focused change, to insert an additional paragraph of text to Policy RE1, after paragraph 4, page 100, as follows: <i>“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.”</i>	B/H Out	This is a policy listing general criteria for testing the acceptability of proposals. The draft HRA assessment concluded that, in view of the policy caveats and NH1 this policy cannot undermine the conservation objectives of any International sites. Minor Changes MC52A, MC52B, MC52C and MC52D also apply to this policy. The proposed amendments are for clarification purposes and do not alter this finding.
FC14A	UT1 Utilities	The Council proposes for clarity, as a focussed change, to amend the first sentence of Policy UT1, page 104, as follows: <i>“To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services...”</i>	B/H Out	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. Minor Change MC66 highlights that flight paths of birds that are site selection features of Lough Neagh and Lough Beg SPA are a consideration for overhead lines. The Focussed Change in combination with the Minor change the screening category to a policy listing general criteria (B) and one which cannot undermine conservation objectives (H).

FC14B	UT1 Utilities	<p>The Council proposes for clarity, as a focussed change, to amend Policy UT1, page 104, as follows:</p> <p><i>“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.</i></p> <p><i>An exception will be permitted for overhead electricity lines and poles serving new development, where underground provision is not feasible or viable.</i></p> <p><i>Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following:</i></p> <ul style="list-style-type: none"> <i>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;</i> <i>b) Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible;</i> <i>c) Wirescape should be kept to a minimum;</i> <i>d) Associated infrastructure works should be visually integrated, making use of existing and proposed landscaping;</i> <p><i>(e)</i><i>Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP).”</i></p>	B/H Out	<p>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. Minor Change MC66 highlights that flight paths of birds that are site selection features of Lough Neagh and Lough Beg SPA are a consideration for overhead lines. The Focused Change in combination with the Minor change the screening category to a policy listing general criteria (B) and one which cannot undermine conservation objectives (H).</p>
FC15	FLD5 Development in Proximity to Reservoirs	<p>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:</p>	B Out	<p>This is a policy listing general criteria for testing the acceptability of proposals. The proposed amendments are for clarification purposes and do not alter this finding.</p>

		<p>“New development will only be permitted within the potential flood inundation area of a “controlled reservoir” as shown on the Strategic Flood Maps, if:</p> <p>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</p> <p>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.</p> <p>With all development proposals There will be a presumption against development within the potential flood inundation area for proposals that include:</p> <ul style="list-style-type: none"> • essential infrastructure; • storage of hazardous substances; and • bespoke accommodation for vulnerable groups. and for any development located in areas where the Flood Risk 		
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		<p><i>Assessment indicates potential for an unacceptable combination of depth and velocity (See Policy FLD1)</i></p> <p><i>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.”</i></p>		
GLOSSARY				
n/a				

Appendix 2: Summary of Review of Minor Changes to the Draft Plan Strategy Proposals and Policies

Screening categories are detailed in Appendix 1.

Minor Change	Policy of Draft Plan Strategy	Screening	Screening Comment Minor Change
PART ONE PLAN STRATEGY			
MC1	Plan Objective C A Vibrant Place	A Out	No impact on draft HRA screening.
MC2	SP05 Good Design and Positive Place-Making	A Out	No impact on draft HRA screening.
MC3A,B	SP08 Housing in Settlements	A Out	No impact on draft HRA screening.
MC4	SP14 Town Centres, Retailing and Other Uses	A Out	No impact on draft HRA screening.
MC5	SMU03 Sprucefield Regional Shopping Centre	A/G Out	No impact on draft HRA screening.
MC6A,B,C	SP18 Protecting and Enhancing the Historic Environment and Archaeological Remains	A Out	No impact on draft HRA screening.
MC7A,B	SP19 Protecting and Enhancing Natural Heritage	A Out	While these changes were not identified as mitigation to avoid adverse effects on site integrity in the draft HRA, the amendments strengthen environmental protection by highlighting that Portmore Lough is part of an International site and that NH1 applies to all proposals that may affect a European or Ramsar site. It does not alter the draft HRA screening.
MC8A,B,C	SP20 Transportation Infrastructure	A Out	No impact on draft HRA screening.
MC9A,B	SP23 Waste Management	A Out	No impact on draft HRA screening.
MC10	SP24 Flooding	A Out	No impact on draft HRA screening.
MC11A,B	Glossary		No impact on draft HRA screening.
PART TWO OPERATIONAL POLICIES			
MC12	HOU1 New Residential Development	B Out	No impact on draft HRA screening.
MC13	HOU4 Design in New Residential Development	B Out	No impact on draft HRA screening.
MC14	HOU5 Public Open Space in New Residential Development	B Out	No impact on draft HRA screening.
MC15	HOU6 Design Concept Statements, Concept Masterplans and Comprehensive Planning	B Out	No impact on draft HRA screening.
MC16	HOU9 The Conversion or Change of Use of Existing Buildings to Flats or Apartments	B Out	No impact on draft HRA screening.
MC17	HOU10 Affordable Housing in Settlements	B Out	No impact on draft HRA screening.

Minor Change	Policy of Draft Plan Strategy	Screening	Screening Comment Minor Change
MC18	HOU11 Specialist Accommodation	B Out	No impact on draft HRA screening.
MC19A,B,C	HOU12 Accommodation for the Travelling Community	B Out	No impact on draft HRA screening.
MC20A,B	COU3 Replacement Dwellings	B/H Out	No impact on draft HRA screening.
MC21A,B	COU5 Affordable Housing	B/H Out	No impact on draft HRA screening.
MC22	COU8 Infill/Ribbon Development	B/H Out	No impact on draft HRA screening.
MC23	COU15 Integration and Design of Buildings in the Countryside	B Out	No impact on draft HRA screening.
MC24A,B,C	MD1 Environmental Protection	D Out	While these changes were not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA, the amendments makes explicit that preservation of water quality is also a consideration which may further safeguard International sites. They do not alter the draft HRA screening.
MC25	MD4 Valuable Minerals	I In	While this was not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA, the amendment highlights that project level HRA is also a consideration. This Minor Change does not alter the draft HRA screening however MD64 does lead to it being screened out, see below.
MC26A,B	TC1 Town Centres, Retailing and Other Uses	B Out	No impact on draft HRA screening.
MC27	TC3 Town Centres	B Out	No impact on draft HRA screening.
MC28	TC4 District and Local Centres	B Out	No impact on draft HRA screening.
MC29	TC5 Villages and Small Settlements	B Out	No impact on draft HRA screening.
MC30	TOU1 Tourism Development in Settlements	B/H Out	No impact on draft HRA screening.
MC31A,B	TOU2 Proposals for Tourism Amenity in the Countryside		No impact on draft HRA screening.
MC32A,B,C,D	TOU3 Proposals for Tourist Accommodation in the Countryside	B/H In	This Minor Change does not alter the draft HRA screening however MD65A&B do lead to it being screened out, see below.
MC33	OS1 Protection of Open Space	D/F Out	No impact on draft HRA screening.
MC34A,B	HE1 The Preservation of Archaeological Remains of Regional Importance and their Settings	D Out	No impact on draft HRA screening.
MC35A,B,C	HE6 Change of Use and/or Extensions or Alterations to a Listed Building	D Out	No impact on draft HRA screening.

Minor Change	Policy of Draft Plan Strategy	Screening	Screening Comment Minor Change
MC36	HE7 Control of Advertisements on a Listed Building	D Out	No impact on draft HRA screening.
MC37	HE8 Demolition or Partial Demolition of a Listed Building	D Out	No impact on draft HRA screening.
MC38	HE9 Development Affecting the Setting of a Listed Building	D Out	No impact on draft HRA screening.
MC39A,B	HE10 New Development in a Conservation Area or Area of Townscape Character/Area of Village Character	D Out	No impact on draft HRA screening.
MC40	HE11 The Control of Advertisements in a Conservation Area or Area of Townscape Character/Area of Village Character	D Out	No impact on draft HRA screening.
MC41	HE12 Demolition or Partial Demolition in a Conservation Area or Area of Townscape Character/Area of Village Character	D Out	No impact on draft HRA screening.
MC42	HE13 The Conversion and Reuse of Non-Listed Buildings	D Out	No impact on draft HRA screening.
MC43	NH1 European and Ramsar Sites – International	A Out	While this was not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA, the amendment clarifies that all criteria must be met in exceptional circumstances. It does not alter the draft HRA screening.
MC44	NH2 Species Protected by Law	D Out	While this was not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA, the amendment clarifies that all criteria must be met in exceptional circumstances. It does not alter the draft HRA screening.
MC45	NH3 Sites of Nature Conservation Importance - National	A Out	While this was not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA, the amendment clarifies that this policy also applies to Marine Conservation Zones (MCZs). The Council is connected to Strangford Lough MCZ by a hydrological pathway. It does not alter the draft HRA screening.
MC46	NH6 Areas of Outstanding Natural Beauty	D Out	No impact on draft HRA screening.
MC47	TRA1 Creating an Accessible Environment	A Out	No impact on draft HRA screening.
MC48	TRA2 Access to Public Roads	B Out	No impact on draft HRA screening.
MC49	TRA6 Transport Assessment	A Out	No impact on draft HRA screening.
MC50	TRA7 Car Parking and Servicing Arrangements in New Developments	B Out	No impact on draft HRA screening.

Minor Change	Policy of Draft Plan Strategy	Screening	Screening Comment Minor Change
MC51	TRA10 Provision of Public and Private Car Parks	B Out	No impact on draft HRA screening.
MC52A,B,C,D	RE1 Renewable Energy Development	B/H Out	No impact on draft HRA screening.
MC53	WM1 Waste Management Facilities	B/H Out	No impact on draft HRA screening.
MC54A,B	WM2 Treatment of Waste Water	B/D Out	No impact on draft HRA screening.
MC55	WM5 Development in the Vicinity of Waste Management Facilities or Wastewater Treatment Works	B Out	No impact on draft HRA screening.
MC56A,B,C,D	FLD1 Development in Fluvial (River) Flood Plains	B Out	No impact on draft HRA screening.
MC57	FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains	A Out	No impact on draft HRA screening.
MC58A,B	AD1A Connected Place	B Out	No impact on draft HRA screening.
MC59	Glossary	NA NA	NA
MC60	Sustainability Appraisal Report	A Out	While this amendment to Strategic Policy 21 was not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA, the amendment highlights that environmental impacts on the natural environment are also a consideration. It does not alter the draft HRA screening.
MC61	Sustainability Appraisal Report	A Out	While this amendment to Strategic Policy 22 was not identified as necessary mitigation to avoid adverse effects on site integrity in the draft HRA, the amendment highlights that environmental impacts on the natural environment are also a consideration. It does not alter the draft HRA screening.
MC62	ED9 General Criteria for Economic Development	D Out	This implements a recommendation of the draft HRA. It ensures that Policy NH1 can be relied upon to ensure that policy ED5, Major Economic Development in the Countryside, to which it applies will have no adverse effect on the integrity of any International site. It does not alter the draft HRA screening for ED9. It does enable the screening for ED5 to change from I (policy or proposal which may have a likely significant effect on a site alone), screened in, to B (policy listing general criteria) and H (one which cannot undermine conservation objectives), screened out.

Minor Change	Policy of Draft Plan Strategy	Screening	Screening Comment Minor Change
MC63	MD1 Environmental Protection	D Out	This implements a recommendation of the draft HRA. It ensures that the potential for impacts on Lough Neagh and Lough Beg SPA and Ramsar site and need to comply with NH1 are highlighted. It does not alter the draft HRA screening for MD1. It does enable the screening for MD3 and MD5 to change from I (policy or proposal which may have a likely significant effect on a site alone), screened in, to B (policy listing general criteria) and H (one which cannot undermine conservation objectives), screened out.
MC64	MD4 Valuable Minerals	B/H Out	This implements a recommendation of the draft HRA. Together with MC63 it changes the screening for MD4 from I (policy or proposal which may have a likely significant effect on a site alone) screened in, to B (policy listing general criteria) and H (one which cannot undermine conservation objectives), screened out.
MC65A,B	TOU7 General Criteria for Tourism Development	B/H Out	These implement two recommendations of the draft HRA. They ensure that the potential for impacts on Lough Neagh and Lough Beg SPA and Ramsar site and need to comply with NH1 are highlighted. They change the screening for TOU2 to TOU7 from being screened in to being screened out.
MC66	UT1 Utilities	B/H Out	This implements a recommendation of the draft HRA. It highlights that flight paths of birds that are site selection features of Lough Neagh and Lough Beg SPA are a consideration for overhead lines. The Minor Change, further supported by FC14A & B, alters the screening category from I (policy or proposal which may have a likely significant effect on a site alone) screened in, to B (policy listing general criteria) and H (one which cannot undermine conservation objectives).
MC67	Maze Lands	NA NA	No impact on draft HRA screening.