

**Local Development Plan 2032
Draft Plan Strategy
Addendum to Rural Needs Impact
Assessment Screening Report
January 2021**

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Executive Summary

This Addendum to the draft Plan Strategy Rural Needs Impact Assessment (RNIA) 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.

It should be noted at the outset that no representations were received that specifically commented on the RNIA.

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 assesses those proposed focussed and minor changes in relation to the RNIA process and comprises of the following:

- screening of all proposed changes to policies to identify if further RNIA assessment is required; and, if necessary,
- an assessment of any proposed changes that have not been screened out (where necessary).

The findings are set out in Table 1 within Appendix A of this Addendum.

Following consideration of the proposed focussed changes, no implications on the overall RNIA have been identified.

The Addendum is being published for public consultation for a period of eight weeks, which corresponds to the timeframe specified in Development Plan Practice Note 10 Submitting Development Plan Documents for Independent Examination.

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 a Sustainability Appraisal (SA) Addendum, a Habitats Regulations Assessment (HRA) Addendum, an Equality Impact Addendum and a Rural Needs Impact Addendum for a period of eight weeks as required.

2.0 Statutory Requirements

2.1 The Rural Needs Act 2016 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 into 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 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 The RNIA was published for consultation as a supporting document to the draft Plan Strategy for formal consultation in November 2019. No representations which referred specifically to the RNIA were received during the 9 week public consultation period.

3.0 Screening of Proposed Changes

- 3.1 The proposed changes relating to policies within the draft Plan Strategy require screening to identify if there are any changes to the initial assumptions made regarding rural impact.
- 3.2 As referred to previously, in addition to the Focussed Changes Addendum, the Council is also publishing a Minor Changes schedule which are not considered to impact upon the soundness of the draft Plan Strategy.
- 3.3 Each focussed change was compared against the original RNIA in terms of the aim of the policy and its potential impact and influence on the rural area and rural needs.
- 3.4 The purpose of screening the focussed changes is therefore to consider if they 'materially' change what the RNIA assessed (i.e. change what actions the LDP might inevitably lead to); and clarify if an updated RNIA is/is not required.
- 3.5 With this in mind the initial step is considering the RNIA 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.
- 3.6 Every proposed 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 each of the focussed changes is set out in Table 1.
- 3.7 Following consideration of the minor changes, these are considered to bear no impact on the RNIA, and as such have been screened out.

4.0 Conclusion

- 4.1 The proposed focussed changes to the draft Plan Strategy do not introduce any new policies, but provide amendments and clarification to the existing published policies to ensure coherence and consistency, in accordance with such tests as set out in Development Plan Practice Note 6 (Soundness) and DPPN 10 (Submitting DPD Documents for IE) to ensure that any impact upon the soundness of the DPD is addressed.
- 4.2 The aims and objectives of the policies are unaltered and in reassessing the Rural Needs Impact of the focussed changes, the outcomes remain unchanged from those originally identified and considered in the initial RNIA.

Table 1 – Reassessment of the Rural Needs Impact of amended policy

PART ONE PLAN STRATEGY					
Focussed Change Reference	Chapter / Policy of draft Plan Strategy	Summary of Proposed Focussed Change	Original RNIA Screening Report	Has the aim of the policy changed?	Reassessment of Impact on Rural Needs
A: A QUALITY PLACE – ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES					
FC1A	SPO8 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: <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.” <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.”	This policy will positively impact on rural dwellers living within villages and small settlements by seeking to provide quality residential developments for everyone within the settlement limits of the villages and small settlements.	No	Unchanged
FC1B	SPO8 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	This policy will positively impact on rural dwellers living within villages and small settlements by seeking to provide quality residential developments for everyone within the settlement limits of the villages and small settlements.	No	Unchanged

		Addendum to Technical Supplement 1 Housing Growth Study has also been provided to reflect the HGI update. <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>			
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>	This policy will have a positive impact on people within rural areas by directing appropriate retailing and other town centre uses to villages and small settlements to meet the day to day needs of rural dwellers. 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 be accommodated.	No	Unchanged
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</i>	This policy will have a positive impact on those living within rural areas as they seek to facilitate the generation of energy from renewable resources whilst protecting the local people and	No	Unchanged

		of significant value, such as Areas of Outstanding Natural Beauty <i>and their wider settings</i> . <i>In such sensitive landscapes</i> , it may also be difficult to accommodate renewable energy proposals, including wind turbines, without detriment to the region’s cultural and natural heritage assets.”	countryside from any adverse impacts.		
CHAPTER 5 MONITORING AND REVIEW					
n/a					
GLOSSARY					
n/a					

PART TWO OPERATIONAL POLICIES					
Focussed Change Reference	Chapter / Policy of draft Plan Strategy	Summary of Proposed Focussed Change	Original RNIA Screening Report	Has the aim of the policy changed?	Reassessment of Impact on Rural Needs
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> ”	<u>Policy Grouping HOU1-HOU12</u> These policies will positively impact on rural dwellers living within villages and small settlements by seeking to provide quality residential developments for everyone within the settlement limits of the villages and small settlements.	No	Unchanged
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> ”		No	Unchanged
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:		No	Unchanged

		<p>"d) residential development should be brought forward in line with the following density bands:</p> <ul style="list-style-type: none"> • City Centre boundary 120-160 dwellings per hectare • <i>Settlement Development Limits of the City, Towns Centres and Greater Urban Areas</i> 25-35 dwellings per hectare • <i>Settlement Development Limits of Villages and Small Settlements</i> 20-25 dwellings per hectare" 			
FC6	COU5 Affordable Housing	<p>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 should demonstrate that the need cannot be met within the identified settlement.</i>"</p>	<p><u>Policy Grouping COU1-COU16</u> These policies are specifically influenced by rural need and will positively impact on people in rural areas by recognising the needs of rural dwellers. The policies recognise the importance of good quality design, appropriate siting, minimising the impact on the character of the existing locality.</p>	No	Unchanged
B: A THRIVING PLACE – DRIVING SUSTAINABLE ECONOMIC GROWTH					
FC7	ED7 Retention of Zoned Land and Economic Development	<p>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:..."</p>	<p><u>Policy Grouping ED1-ED9</u> These policies will contribute to the overall employment opportunities for everyone within the Council area. They will positively impact on people within rural areas by encouraging economic development in appropriate locations whilst</p>	No	Unchanged

			protecting or enhancing the rural character and environment.		
FC8A	MD1 Environmental Protection	The Council proposes for clarity change, 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 ...”	<u>Policy Grouping MD1-MD8</u> These policies will impact more on people within rural areas due to the physical location of mineral resources. They will balance the need for mineral exploitation against the need to protect the environment and people living close to where minerals are being extracted.	No	Unchanged
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.”		No	Unchanged
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...”	<u>Policy Grouping HE1-HE14</u> These policies will positively impact on those within rural areas as they seek to protect and enhance our historic	No	Unchanged

FC10	HE14 Enabling Development	The Council proposes for clarity, as a Focused 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.”	environment – this can play a key part in promoting economic prosperity which in turn can help secure attractive living and working environments.	No	Unchanged
F: A CONNECTED PLACE – SUPPORTING SUSTAINABLE TRANSPORT AND OTHER INFRASTRUCTURE					
FC11	TRA1 Creating an Accessible Environment	The Council proposes for clarity, as a Focused 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”	<u>Policy Grouping TRA1-TRA11</u> These policies will positively impact on those within the rural areas by promoting opportunities for better connectivity, with rural dwellers having improved accessibility to important services that may not be available locally.	No	Unchanged
FC12	TRA3 Access to Protected Routes	The Council proposes for clarity, as a Focused 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; <i>for a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably obtained</i>		No	Unchanged

		<i>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 Focussed 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>	<u>Policy Grouping RE1-RE2</u> These policies will have a positive impact on those living within rural areas as they seek to facilitate the generation of energy from renewable resources whilst protecting the local people and countryside from any adverse impacts.	No	Unchanged
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>	This policy will have a positive impact on those living in rural areas by facilitating the delivery of sustainable telecommunications whilst minimising any adverse visual or environmental impacts. This will improve connectivity for those living in the countryside and may contribute towards improved economic growth for rural businesses.	No	Unchanged
FC14B	UT1 Utilities	The Council proposes for clarity, as a Focussed Change, to amend 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 such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable."</i>		No	Unchanged

		<p>An exception will be permitted for overhead electricity lines and poles serving new development, where underground provision is not feasible or viable.</p> <p>Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following:</p> <ul style="list-style-type: none"> 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, <i>where possible</i>; c) Wirescape should be kept to a minimum; d) Associated infrastructure works should be visually integrated, making use of existing and proposed landscaping; <p>(e) Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP)."</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> <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><u>Policy Grouping FLD1-FLD5</u></p> <p>These policies will have a positive impact on people living within rural areas as they seek to protect people and property from the negative impacts of flooding.</p>	No	Unchanged

		<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.</p> <p>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>			
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		<ul style="list-style-type: none"> • essential infrastructure; • storage of hazardous substances; and • bespoke accommodation for vulnerable groups. <i>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)</i> <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					