

**Development Plan  
Position Paper 2: Housing and Settlements**

November 2019



<b>Contents</b>	<b>Page</b>
Executive Summary	2
1.0 Introduction	3
2.0 Regional Policy Context	3
3.0 Existing Development Plan	14
4.0 Housing Profile	23
5.0 Settlement Strategy	32
6.0 Key Findings & Conclusion	39

## **Executive Summary**

This Position Paper provides an overview of housing growth in the Lisburn & Castlereagh City Council, to consider housing projections and to assist in the preparation of the Local Development Plan 2032

The Local Development Plan is made within the context of a Sustainability Appraisal under the provision of Planning (Northern Ireland) Act 2011. This paper is therefore intended to provide a baseline position on which how policy and proposals for housing in the Local Development Plan can be shaped over the plan period.

It is important to stress that in compiling the Position Paper the best information available has been used however it may need revised in light of the release of any new data or updated policy, advice or information.

This paper provides an update on the previous Position Paper which was produced as part of the Preferred Options Paper and has been informed by consultations with the relevant statutory consultees including the NI Housing Executive (Housing Market Analysis Update Paper April 2018) and the release of revised 2016-2030 Housing Growth Indicators from the Department for Infrastructure.

The aims of the paper are:

- To provide baseline information which will inform the Local Development;
- To assess the future land use needs of Lisburn & Castlereagh and a growing population and to consider the adequacy of the existing provision; and
- To provide the spatial representation of the Council's Community Plan and have regard to other plans and strategies being undertaken by the Council.

## **1.0 INTRODUCTION**

- 1.1 This paper sets out the regional context for housing, outlining the current population and housing baseline and the implications of new household formation and population growth in the Plan area. The need for any additional housing up to 2032 is also considered.
- 1.2 Chapter 2 sets out the regional policy context for housing which is formulated within the context of the Regional Development Strategy (RDS) 2035 and the Strategic Planning Policy Statement for Northern Ireland (SPPS). It also identifies the revised Housing Growth Indicators 2016-2032 released in 2019 from the Department for Infrastructure.
- 1.3 Chapter 3 outlines the current housing policy approach in the existing Plan context and provides information on housing numbers built and housing land potential remaining.
- 1.4 Chapter 4 provides information on the housing profile including household projections, housing tenure and social housing need.
- 1.5 Chapter 5 discusses the settlement strategy for accommodating growth.
- 1.6 The key findings and conclusion are provided in Chapter 6

## **2.0 REGIONAL POLICY CONTEXT**

### **Regional Development Strategy 2035 (RDS)**

- 2.1 The RDS 2035 prepared by the Department for Regional Development (published 15<sup>th</sup> March 2012) is the spatial strategy of the Executive.
- 2.2 The RDS provides an overarching strategic planning framework to facilitate and guide the public and private sectors. The RDS has a statutory basis prepared under the Strategic Planning (Northern Ireland) Order 1999. Local development plans must 'take account' of the RDS.

2.3 Prior to the publication of the Regional Development Strategy (RDS 2025), housing need was estimated by means of a “**Predict and Provide**” approach. District housing need was estimated by projecting trends in population and average household size, also taking into account house construction rates. The RDS introduced fundamental and significant changes to the manner in which area plans must provide for future housing requirements. The approach now taken is known as “**Plan, Monitor and Manage**” which seeks to ensure that plans become more sustainable, balanced and integrated.

2.4 The RDS provides strategic guidance through:

- Regional Guidance (RG); and
- Spatial Framework Guidance (SFG)

2.5 Regional Guidance for housing development recognises the need to: -

- **strengthen community cohesion** by developing integrated services and facilities, fostering a stronger community spirit and sense of place and encouraging mixed housing development (RG 6);
- **support urban and rural renaissance** by developing innovative ways to bring forward under-utilised land and buildings, particularly for mixed use development, promoting regeneration in areas of social need, ensuring that environmental quality in urban areas is improved and maintained with adequate provision of green infrastructure, and reducing noise pollution (RG 7); and
- **manage housing growth to achieve sustainable patterns of residential development** by promoting more sustainable development within existing urban areas and ensuring an adequate and available supply of quality housing to meet the needs of everyone and using a broad evaluation framework (Table 1) to assist judgements on the allocation of housing growth (RG 8).

**Table 1: Housing Evaluation Framework**

<b>Housing Evaluation Framework</b>	
<b>Resource Test</b>	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.
<b>Environmental Capacity Test</b>	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.
<b>Transport Test</b>	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.
<b>Economic Development Test</b>	The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed.
<b>Urban and Rural Character Test</b>	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.
<b>Community Services Test</b>	The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed.

Source: Housing Evaluation Framework RDS 2035

2.6 The RDS emphasises a sustainable approach to housing growth, setting a regional target of 60% of new housing to be located in appropriate “brownfield” sites within the urban footprints of settlements greater than 5000 population (RG 8). Definitions are as follows:

**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.<sup>1</sup>

**Urban Footprint:** The urban footprint for towns and cities throughout Northern Ireland is defined as the continuous built-up area of the settlement. The boundary will be represented by an uninterrupted line, often lying inside the planned settlement limit. The urban footprint contains land which has a formal urban use including land on the edge of the settlement where it forms part of the curtilage of a building. However, this does not necessarily imply that gardens are acceptable for housing development. Undeveloped zoned land at the edge of the settlement will be excluded. Urban footprints have been identified and set as a baseline as of January 2001.

**Settlement Limits:** These are the boundaries normally defined in a Development Plan proposals map beyond which the local planning authority proposes that a settlement such as a village, town or city should not be allowed to extend.

- 2.7 The RDS seeks to promote more sustainable housing development within existing urban areas by encouraging compact urban forms. Housing land will be identified in Development Plans to ensure an adequate and available supply of quality housing to meet the needs of everyone taking account of existing vacant housing and need identified in the Housing Needs Assessment/Housing Market Analysis (this includes land for social and intermediate housing such as shared ownership and affordable housing.)

### **Housing Growth Indicators (HGIs) and the Spatial Framework Guidance (RDS 2035)**

---

<sup>1</sup> Excludes open space of public value and the gardens of dwellings and apartments

- 2.8 The RDS 2035 identifies regional housing needs as Housing Growth Indicators (HGIs) across Northern Ireland. Housing Growth Indicators have been produced as a guide for those preparing development plans.
- 2.9 On 25<sup>th</sup> September 2019, the Department for Infrastructure (Dfi) released revised HGI figures for Northern Ireland, which were broken down for each of the local government districts. The revised figure for Northern Ireland is 84,800 dwellings between 2016-2030.
- 2.10 The Department confirmed that the time period 2016-2030 was used and taken to be 15 inclusive years (1 January 2016 to 31 December 2030).
- 2.11 Table 2 provides estimated updated figures as shown below.

**Table 2: Estimate of total housing need in Northern Ireland by Council 2016-2030**

<b>Council</b>	<b>2030 estimated dwelling requirement</b>
Antrim and Newtownabbey	4,200
Ards and North Down	5,500
Armagh City, Banbridge and Craigavon	17,200
Belfast	7,400
Causeway Coast and Glens	5,600
Derry City and Strabane	4,100
Fermanagh and Omagh	4,300
<b>Lisburn and Castlereagh</b>	<b>10,700</b>
Mid and East Antrim	5,400
Mid Ulster	10,300
Newry, Mourne and Down	10,000
<b>Total</b>	<b>84,800</b>

Source: Department for Infrastructure<sup>2</sup> – Housing Growth Indicators 2016 - based

<sup>2</sup> Northern Ireland Statistics and Research Agency (NISRA)

- 2.12 DfI has produced these figures primarily to provide guidance for those preparing development plans. They are intended to support the development process by giving an indication of where development is most likely to be needed given the current understanding of population, current data on the housing infrastructure and expected population growth.
- 2.13 Given the critical importance of the HGI, the Council commissioned a Housing Growth Study (see Technical Supplement 1 Housing Growth Study) which examined the robustness of the previous 2012-2025 RDS Housing Growth Indicators (HGI). The study looked at updating the 2012 based HGI through the use of 2016-based household projections and adjustments set out within the 2012 HGI methodology. It identified a new baseline future growth of 10,380 households over the Plan period (692 dwellings per annum). This was rounded up to 700 dwellings per annum equating to **10,500 dwellings** for the plan period for Lisburn & Castlereagh
- 2.14 The updated DfI HGI figures very closely align with the figures produced by the Lisburn & Castlereagh City Council's Consultants who undertook the Housing Growth Study in advance of the release of the revised 2016-2030 HGI figures.
- 2.15 The HGIs as indicated in Table 2 above are formed using the following variables:
- number of households (2016 based household projections).
  - second homes;
  - vacant stock;
  - net conversions/closures/demolitions (net stock loss)
- 2.16 The total of the above variables equates to the new stock requirement at the end of the projected period to 2030. Subtracted from this is the existing total stock at the start of the projected period (this being 2016). The result of this is equal to the projected new dwelling requirement up to 2030.

2.17 The Spatial Framework Guidance relates to the 5 key components of the Spatial Framework, as shown in Figure 1:

**Figure 1: Spatial Framework**

- The Metropolitan Area centred on Belfast (BMUA)
- Londonderry – principal city of the North West
- Hubs and Clusters of hubs
- The Rural Area
- Gateways and corridors

2.18 The BMUA is the major conurbation in Northern Ireland with a thriving retail, service, administration, cultural and educational centre in the City of Belfast. The RDS recognises that within the Belfast Metropolitan Urban Area (BMUA)<sup>3</sup> Lisburn benefits from its location at the meeting point of the Belfast/Dublin economic corridor and the East/West transport corridor.

2.19 The RDS Spatial Framework states that where Development Plans are being prepared an assessment of settlements and surrounding rural areas will assist in identifying their roles and functions (SFG10).

#### The Rural Area

2.20 The RDS defines the Rural Area as those places outside the Principal Cities and the main and local hubs. The population living in these places is around 40% of the total population of Northern Ireland. Recently the rural community living in small towns, villages and small settlements in the countryside, has experienced the fastest rate of population growth.

2.21 It recognises the need to sustain the overall strength of the rural community living in small towns, villages, small rural settlements and the open countryside (SFG 13).

---

<sup>3</sup> The Lisburn & Castlereagh City Council area forms part of the BMUA referred to in the RDS

## **Strategic Planning Policy Statement (SPPS) 'Planning for Sustainable Development'**

- 2.22 The Strategic Planning Policy Statement for Northern Ireland' - Planning for Sustainable Development (SPPS), was published September 2015. The provisions of the SPPS must be taken into account in the preparation of Local Development Plans, and are also material to all decisions on individual planning applications and appeals.
- 2.23 The SPPS recognises that good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. Further it the planning system can play a positive and supporting role in the delivery of homes to meet the full range of housing needs of society, within the wider framework of sustainable development. The policy approach must be:
- to facilitate an adequate and available supply of quality housing to meet the needs of everyone;
  - to promote more sustainable housing development within existing urban areas; and
  - to provide mixed housing development with homes in a range of sizes and tenures.
- 2.24 This approach to housing will support the need to maximise the use of existing infrastructure and services, and the creation of more balanced sustainable communities.
- 2.25 The SPPS states that in preparing Local Development Plans (LDPs) councils should bring forward a strategy for housing, together with appropriate policies and proposals that must reflect the policy approach of the SPPS, tailored to the specific circumstances of the plan area. Planning authorities must deliver increased housing density without town cramming, sustainable forms of development, good design and balanced communities.

- 2.26 The SPPS notes that planning has a role to play in helping to improve the health and well-being of people. This can include avoiding development that will result in a deterioration in air or water quality; safeguarding and facilitating open space, sport and outdoor recreation, managing the adverse impacts of noise and nuisance by influencing the location, layout and design of new development.
- 2.27 The SPPS requires that housing allocations in Local Development Plans should be informed by:
- RDS Housing Growth Indicators (HGIs)
  - Use of the RDS housing evaluation framework
  - Allowance for existing housing commitments
  - Urban Capacity Studies
  - Allowance for windfall housing
  - Application of a sequential approach and identification of suitable sites for settlements over 5,000 population
  - Housing Needs Assessment/Housing Market Analysis (HNA/HMA)
  - Transport Assessments
- 2.28 These 8 areas have been assessed in the development of the draft Plan Strategy's strategic housing allocation and are discussed in detail in Technical Supplement 1 Housing Growth Study.

### **Planning Policy Statement 12: Housing in Settlements**

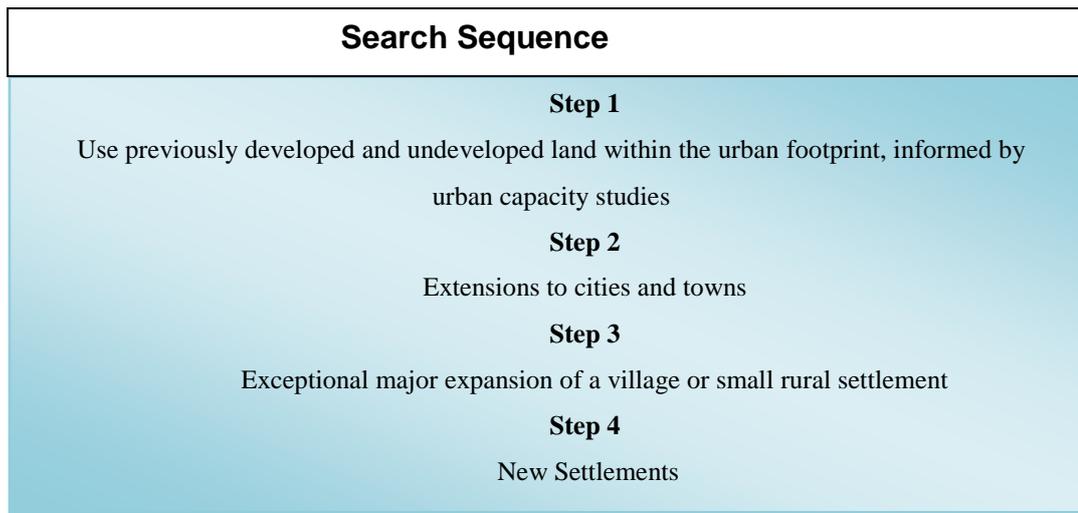
- 2.29 This PPS flows directly from the vision, spatial strategy and strategic planning guidance contained in the RDS.
- 2.30 The policy objectives of PPS 12 are:
- To manage housing growth in response to changing housing need;
  - To directing and manage future housing growth to achieve more sustainable patterns of residential development;

- To promote a drive to provide more housing within existing urban areas;
- To encourage an increase in the density of urban housing appropriate to the scale and design of the cities and towns of Northern Ireland;
- To encourage the development of balanced local communities

### Role of the Local Development Plan

- 2.31 The development plan process is the main vehicle for assessing future housing land requirements. PPS 12 states that housing allocations in development plans will be determined by:
- a) application of the housing growth indicators (HGIs);
  - b) allowance for existing commitments (including dwellings already built);
  - c) use of urban capacity studies;
  - d) application of a sequential approach and identification of suitable sites for housing;
  - e) housing needs assessment;
  - f) allowance for windfall housing sites; and
  - g) residual housing need.
- 2.32 It also advises that in preparing a plan a council should undertake an urban capacity study. (See Technical Supplement 2 Urban Capacity Study).
- 2.33 The sequential approach to site identification will focus on developing the reuse of previously developed land and buildings and other lands within the existing urban area prior to considering any settlement extensions (See Figure 2).

**Figure 2: Search Sequence PPS 12**



*Source: Planning Policy Statement 12 Housing in Settlements*

### **Planning Policy Statement 7: ‘Quality Residential Environments’**

2.34 PPS 7 sets out the Department’s planning policies for achieving quality in new residential development and advises on the treatment of this issue in development plans. It embodies the Government’s commitment to sustainable development and the Quality Initiative.

### **Planning Policy Statement 8 ‘Open Space, Sport and Outdoor Recreation’**

2.35 PPS 8 sets out the Department’s planning policies for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation, and advises on the treatment of these issues in development plans. It embodies the Government’s commitment to sustainable development, to the promotion of a more active and healthy lifestyle and to the conservation of biodiversity.

### **Draft Planning Policy Statement PPS 22 ‘Affordable Housing’**

2.36 Draft PPS 22 puts in place a mechanism for securing developer contributions for the delivery of affordable housing. However, no weight will be given to draft PPS 22 in the determination of individual planning applications until such times as the policy is published in final form.

## **Rural Housing**

### **Planning Policy Statement 21: 'Sustainable Development in the Countryside'**

- 2.37 The aim of PPS21 is to manage development in the countryside in a manner consistent with the RDS and in a manner that strikes a balance between the need to protect the countryside from unnecessary and inappropriate development, while supporting rural communities.
- 2.38 PPS21 sets out the following policy objectives:
- to manage growth in the countryside to achieve appropriate and sustainable patterns of development that meet the essential needs of a vibrant rural community;
  - to conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution;
  - to facilitate development necessary to achieve a sustainable rural economy; including appropriate farm diversification and other economic activity; and
  - to promote high standards in the design, siting and landscaping of development in the countryside.

#### Role of the Local Development Plan

- 2.39 PPS21 states the development plan process plays a key role in identifying the countryside assets, this is facilitated by the preparation of Countryside Assessments. A Countryside Assessment will include an Environmental Assets Appraisal; a Landscape Assessment; a Development Pressure Analysis; and a Settlement Appraisal. (See Technical Supplement 6 Countryside Assessment)

## **3.0 EXISTING DEVELOPMENT PLAN**

### **Belfast Metropolitan Area Plan 2015 (BMAP)**

- 3.1 The Belfast Metropolitan Area Plan 2015 (BMAP) was prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the former

Department of the Environment (DOE). The Plan covers the City Council areas of Belfast and Lisburn and the Borough Council areas of Carrickfergus, Castlereagh, Newtownabbey and North Down. The Plan was adopted on 9th September 2014, however the Court of Appeal declared the adopted plan unlawfully adopted on 18th May 2017.

3.2 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

3.3 BMAP in its post-inquiry form 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.

3.4 Volume 3 and Volume 5 of BMAP 2015 sets out policies on Lisburn and Castlereagh Districts respectively. These policies have been developed in the context of the Plan Strategy and Framework contained in Volume 1 of the Plan and are in general conformity with the RDS.

3.5 Volume 1 of BMAP 2015 sets out the strategy for housing within the Plan Area.

3.6 The Settlement Strategy for the Belfast Metropolitan Area is fundamental to the delivery of one of the key Plan aims, which is to focus development in the cities and towns, with priority being given to the re-use of land within existing urban areas, and the need to contain outward expansion.

- 3.7 The Settlement Strategy has been developed in accordance with the RDS Spatial Framework Guidance. Settlements are designated according to their role, the services and facilities and their potential for accommodating development.
- 3.8 Within BMAP 2015 the settlement hierarchy in Lisburn District consists of Lisburn City, Metropolitan Lisburn, the small towns of Moira and Hillsborough, 12 villages and 30 small settlements. The settlements in Lisburn District are identified in Designation SETT 1 in Part 3, Volume 1 of the Plan. The District Proposals designate Settlement Development Limits, zone land and designate Land Use Policy Areas in these settlements in accordance with the BMA Settlement Strategy. (Please note that Edenderry has now moved into the Belfast City Council Local Government District from April 2015.)
- 3.9 Within draft BMAP 2015 the settlement hierarchy in Castlereagh consists of Metropolitan Castlereagh, the town of Carryduff, the village of Moneyreagh and the small settlements of Ballyknockan, Crossnacreevy, and Ryan Park as identified in Designation SETT 1 in Part 3, Volume 1 of the Plan. (Please note that Loughview has now moved into the Belfast Local Government District from April 2015.)
- 3.10 The role of the local development plan is to provide housing land in accordance with the RDS. This means zoning sufficient housing land in the larger settlements and providing sufficient opportunities including Housing Policy Areas (HPAs) in smaller settlements to meet the housing growth indicators. It also means ensuring that there is an adequate range of sites at suitable locations to provide a mix of house types and tenures to meet population needs.

### **Housing Monitor**

- 3.11 The annual Housing Monitor provides an overall picture of land remaining for housing development on Zoned Land in the existing Area Plan and also on lands committed through a planning approval. From the Monitor up to 31<sup>st</sup>

March 2017 the following amount of land remaining within the settlement limits in Lisburn & Castlereagh Council Area.

### Land Remaining

**Table 3: Uptake of Zoned Housing Land as of 31<sup>st</sup> March 2017 Housing Monitor in Lisburn & Castlereagh City Council District. (City, Greater Urban Areas and Towns)**

Settlement	Zoned Housing Land Remaining (Hectares)	Potential Housing Units Remaining on Zoned Land
Lisburn City	125.83	2,839
Lisburn Greater Urban Area	0.7	29
Hillsborough & Culcavy	17.09	397
Moira	19.73	434
Castlereagh Greater Urban Area including Dundonald	88.57	1,383
Carryduff	54.64	1,298
<b>Total</b>	<b>306.56</b>	<b>6,380</b>

3.12 From the Housing Monitor up to 31<sup>st</sup> March 2017 the following table indicates the amount of land remaining within housing policy areas within Villages in the Lisburn & Castlereagh Council Area.

**Table 4: Uptake of Housing Policy Area Land as of 31<sup>st</sup> March 2017 Housing Monitor in Lisburn & Castlereagh City Council District. (Villages)**

Village Settlements	Housing Policy Areas Remaining (Hectares)	Potential Housing Units Remaining on Housing Policy Areas
Aghalee	0.2	5
Annahilt	3.93	90
Dromara	2.48	58

Drumbeg	1.35	15
Drumbo	0.19	3
Glenavy	3.64	101
Lower Ballinderry	1.79	32
Maghaberry	1.41	30
Milltown	2.45	63
Moneyreagh	5.98	115
Ravernet	0	0
Stoneyford	1.32	33
Upper Ballinderry	0.63	16
<b>Total</b>	<b>25.37</b>	<b>561</b>

### **Land Outside of Housing Zonings Committed for Housing**

3.13 Table 5 indicates the amount of committed land outside of housing zonings within settlement limits and the number of potential units which could be accommodated.

**Table 5: Committed Land Remaining for Lisburn City, the Greater Urban Areas and the owns (Whiteland/Unzoned Land within the Settlement Limits) as of 31<sup>st</sup> March 2017**

Settlement	Committed Land Outside Housing Zonings (Hectares)	Potential Units Remaining
Lisburn City	39.1	1,782
Lisburn Greater Urban Area	5.94	189
Hillsborough & Culcavy	5.4	89
Moira	7.82	174

Castlereagh Greater Urban Area	16.78	488
Carryduff	7.13	282
<b>Total</b>	<b>82.17</b>	<b>3,004</b>

Committed Land is land identified in the Housing Monitor outside the Housing Zonings. It includes other zonings e.g. mixed use, whiteland, redevelopment sites, infill sites and additional units classifications. This includes mostly land with planning permission.

Please note that planning permission can lapse and total numbers of potential dwelling units will change as new planning applications are approved or existing approvals are renewed/amended.

**Table 6: Committed Land Remaining in Villages (Whiteland/Unzoned Land within the Settlement Limits) as of 31<sup>st</sup> March 2017**

Settlement	Committed Land Outside Housing Zonings (Hectares)	Potential Housing Units Remaining
Aghalee	1.59	39
Annahilt	2.07	46
Dromara	1.26	41
Drumbeg	0.83	6
Drumbo	0.38	5
Glenavy	4.51	168
Lower Ballinderry	2.44	40
Maghaberry	1.42	40
Milltown	0.91	26
Moneyreagh	0	0
Ravernet	0.54	19
Stoneyford	1.4	47
Upper Ballinderry	0.21	6
<b>Total</b>	<b>17.56</b>	<b>483</b>

Committed Land is land identified in the Housing Monitor outside Housing Zonings. It includes other zonings e.g. mixed use, whiteland, redevelopment sites, infill sites and additional units classifications. This includes mostly land with planning permission.

Please note that planning permission can lapse and total numbers of potential dwelling units will change as new planning applications are approved or existing approvals are renewed/amended.

**Table 7: Committed Land Remaining in Small Settlements (Whiteland/Unzoned Land within the Settlement Limits) as of 31<sup>st</sup> March 2017**

Small Settlements	Land Remaining (hectares)	Potential Housing Units Remaining
Ballyaughlis	0.12	3
Ballycarn	Limited	Limited
Ballyknockan	0.18	2
Ballylesson	0.5	5
Ballynadolly	0.48	13
Ballyskeagh	0.19	3
Boardmills	0.78	7
Carr	Limited	Limited
Crossnacreevy	0.65 *	15
Drumlough	1.84	34
Drumlough Road	0.19	3
Dundrod	Limited	Limited
Duneight	0.27	3
Feumore	1.0	4
Halfpenny Gate	1.32	25
Halftown	1.21	31
Hillhall	0.66	5
Kesh Bridge	0.54	6
Lambeg	0.06	2
Legacurry	1.0	7
Long Kesh	2.38	71
Lower Broomhedge	0.89	16
Lurganure	0.60	18
Lurganville	0.36	7
Lurgill	0.11	1
Magheraconluce	Limited	Limited
Morningside	0.28	2
Purdysburn	Limited	Limited
Ryan Park	Limited	Limited
St. James	1.31	33
The Temple	Limited	Limited
Tullynacross	0.86	5
Upper Broomhedge	0.23	3
<b>Total</b>	<b>18.01</b>	<b>324</b>

\* Housing Policy Area

Committed Land is land identified in the Housing Monitor outside Housing Zonings. It includes other zonings e.g. mixed use, whiteland, redevelopment sites, infill sites and additional units classifications. This includes mostly land with planning permission.

Please note that planning permission can lapse and total numbers of potential dwelling units will change as new planning applications are approved or existing approvals are renewed/amended.

**Table 8: Housing units built in Lisburn City, Greater Urban Areas of Lisburn & Castlereagh, Towns and Villages from August 2004-March 2017**

Settlement	Units Built 2004-2005	Units Built 2005-2006	Units Built 2006-2007	Units Built 2007-2008	Units Built 2008-2009	Units Built 2009-2010	Units Built 2010-2011	Units Built 2011-2012	Units Built 2012-2013	Units Built 2013-2014	Units Built 2014-2015	Units Built 2015-2016	Units Built 2016-2017
Lisburn City	251	251	424	268	203	559	398	155	369	111	239	320	257
Lisburn Greater Urban Area	60	81	48	48	52	126	4	0	8	11	6	7	50
Hillsborough & Culcavy	69	48	39	31	40	24	1	9	6	8	41	15	21
Moira	23	135	28	12	1	0	6	13	5	5	10	27	34
Castlereagh Greater Urban Area	89	40	149	198	48	195	44	67	155	90	223	180	168
Carryduff	21	52	43	45	8	9	4	10	2	8	6	35	16
Aghalee	15	10	10	6	1	0	0	0	0	0	0	0	0
Annahilt	1	1	0	0	0	0	0	2	0	0	2	2	13
Dromara	23	13	19	23	6	13	8	2	3	1	3	1	6
Drumbeg	11	5	5	7	1	0	0	0	0	0	0	3	1
Drumbo	1	0	1	0	0	0	0	0	0	1	0	3	0
Glenavy	65	102	22	51	11	6	11	16	8	5	13	34	17
Lower Ballinderry	28	24	33	11	1	1	1	0	0	0	0	0	5
Maghaberry	24	62	23	49	14	41	37	27	36	13	40	0	5
Milltown	1	9	0	0	17	1	0	0	0	0	0	0	0
Moneyreagh	9	0	0	9	1	0	0	0	0	3	9	6	8
Ravernet	1	2	4	1	0	0	0	0	0	0	0	0	2
Stoneyford	26	12	0	9	16	0	0	1	0	2	2	0	3
Upper Ballinderry	7	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>725</b>	<b>847</b>	<b>848</b>	<b>768</b>	<b>420</b>	<b>975</b>	<b>514</b>	<b>302</b>	<b>592</b>	<b>258</b>	<b>594</b>	<b>633</b>	<b>606</b>

Start of HGI Period 1<sup>st</sup> April 2012- to end of Plan Period 31 March 2032



- Figures for Lisburn Greater Urban Area and Castlereagh Greater Urban Area reflect Local Government Boundary changes April 2015

- Units built 2013-2014 is from 01 August 2013 to 31-March 2014 (8 month period) **Source Housing Monitor DOE.**

- Units built 2014-2015 is from 01 April 2014 to 31 March 2015 (12 month period) **Source Housing Monitor LCCC**

**-2,784 dwellings** have been built from 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2017 in Lisburn City, the Greater Urban Areas of Lisburn & Castlereagh, Towns and Villages. **(Since start of HGI Period)**

**- 94 dwellings** have been built in the small settlements from 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2017 **(Since start of HGI period – see Table 9)**

**Table 9: Housing units built in small settlements between 2012 and 2017 (Housing Growth Indicator Start Date April 2012, HGI's)**

Settlement	Units Built 2012-2017 (Start of HGI Period)
Ballyaughlis	2
Ballycarn	-
Ballyknockan	-
Ballylesson	0
Ballynadolly	2
Ballyskeagh	0
Boardmills	0
Carr	-
Crossnacreevy	17
Drumlough	1
Drumlough Road	0
Dundrod	0
Duneight	0
Feumore	0
Halfpenny Gate	2
Halftown	0
Hillhall	20
Kesh Bridge	23
Lambeg	5
Legacurry	1
Long Kesh	16
Lower Broomhedge	1
Lurganure	1
Lurganville	0
Lurgill	-
Magheraconluce	0
Morningside	1
Purdysburn	-
Ryan Park	-
St. James	0
The Temple	0
Tullynacross	2
Upper Broomhedge	0
<b>TOTAL</b>	<b>94</b>

## 4.0 HOUSING PROFILE IN LISBURN & CASTLEREAGH CITY COUNCIL

- 4.1 In this section information detailed in the housing profile is sourced from the Department for Communities (DfC) NI Housing Statistics, the Housing Market Analysis Update Paper produced by the NI Housing Executive in April 2018 for Lisburn & Castlereagh and also the NISRA Census. This evidence base provides the basis for the development of housing policies and approaches in the preparation of the Local Development Plan.
- 4.2 The Northern Ireland 2016-based household projections were published on 6 December 2018.
- 4.3 In 2019 the total household population is estimated at 1,864,570 for Northern Ireland, this is projected to increase to 1,942,859 in 2032 (See Table 10).
- 4.4 The total households at 2019 is 736,470 and this is projected to increase to 791,300 in 2032 as shown in Table 10.

**Table 10: Household Projections for Northern Ireland**

<b>Household Population</b>	<b>2019</b>	<b>2032</b>
Aged 0-75 years	1,731,294	1,751,770
Aged 75 years or over	133,276	191,089
<b>Total household population</b>	<b>1,864,570</b>	<b>1,942,859</b>
<i>Proportion of population in households</i>	<i>98.8%</i>	<i>98.6%</i>
<b>Household Type*</b>	<b>2019</b>	<b>2032</b>
One adult households	205,233	228,735
Two adults without children	202,765	237,157
Other households without children	109,130	119,132
One adult households with children	46,776	43,978
Other households with children	172,566	162,298
<b>Total households</b>	<b>736,470</b>	<b>791,300</b>
* Children are defined as aged under 16.		
<b>Household Size</b>	<b>2019</b>	<b>2032</b>
1 person	205,233	228,735
2 persons	228,266	261,110
3 persons	120,080	121,403
4 persons	106,443	105,714
5+ persons	76,448	74,338

<b>Total households</b>	<b>736,470</b>	<b>791,300</b>
<i>Average Household Size</i>	<i>2.53</i>	<i>2.46</i>
<b>One Person Households</b>	<b>2019</b>	<b>2032</b>
Aged 16-39 years	32,931	27,914
Aged 40-64 years	87,295	97,720
Aged 65-74 years	34,776	39,116
Aged 75 years or over	50,231	63,985
<b>Total one person households</b>	<b>205,233</b>	<b>228,735</b>

Source: NISRA 2016 Based Household Projections

4.5 In Lisburn & Castlereagh in 2019 the total household population is estimated at 142,858 and this is projected to increase to 157,180 in 2032. The total households at 2019 is 56,938 and this is projected to increase to 64,508 in 2032 which is an increase of 13%. (See Table 11).

#### Household Type

4.6 The Household Type is also important to assess. Within the Lisburn & Castlereagh City Council area in 2019, one adult households make up 26%, two adults without children account for 31%, and other households without children account for 14%. This equates to 71% of the households with no children. 29% of the total households are made up with either one adult with children or other households with children (See Table 11).

4.7 Within the Lisburn & Castlereagh Council area, the projections for 2032 are for Household Type are projected to be, one adult households accounting for 27%, two adults without children accounting for 34% and other adults without children accounting for 14%. This equates to 75% of the households with no children. 25% of the total households are made up with either one adult with children or other households with children.

#### Household Size

4.8 Table 11 shows that in 2019, 26% live in one person households and 34% live in two person households. Three person households account for 16%. In looking at the projections to 2032, it is estimated that 27% will live in one person

households, 36% will live in two person households and 15% will live in a three person household.

- 4.9 It is noted from Table 10 that average household size in Northern Ireland will decrease from 2.53 to 2.46. In Lisburn & Castlereagh City Council area the average household since over the same period will decrease from 2.51 to 2.44.

**Table 11: Household Projections for Lisburn & Castlereagh**

<b>Household Population</b>	<b>2019</b>	<b>2032</b>
Aged 0-75 years	131,400	140,740
Aged 75 years or over	11,458	16,440
<b>Total household population</b>	<b>142,858</b>	<b>157,180</b>
Proportion of population in households	98.4%	98.3%
<b>Household Type*</b>	<b>2019</b>	<b>2032</b>
One adult households	14,695	17,200
Two adults without children	17,816	21,903
Other households without children	7,960	9,086
One adult households with children	2,539	2,519
Other households with children	13,928	13,800
<b>Total households</b>	<b>56,938</b>	<b>64,508</b>
* Children are defined as aged under 16.		
<b>Household Size</b>	<b>2019</b>	<b>2032</b>
1 person	14,695	17,200
2 persons	19,183	23,260
3 persons	9,292	9,677
4 persons	8,837	9,348
5+ persons	4,931	5,023
<b>Total households</b>	<b>56,938</b>	<b>64,508</b>
Average Household Size	2.51	2.44
<b>One Person Households</b>	<b>2019</b>	<b>2032</b>
Aged 16-39 years	2,320	2,134
Aged 40-64 years	5,968	7,227
Aged 65-74 years	2,334	2,751
Aged 75 years or over	4,073	5,088
<b>Total one person households</b>	<b>14,695</b>	<b>17,200</b>

Source: NISRA 2016 Based Household Projections

4.10 NISRA projections suggest that the number of children will decrease and the number of people of pension age is projected to significantly increase. This is in keeping with the general regional trend towards an increasing older population and declining proportion of children.

### Housing Tenure

4.11 The Housing Market Analysis Update Paper - April 2018 produced by the NI Housing Executive details information on Housing Tenure based on the 2011 Census. Table 12 indicates 72.9% owner occupation in Lisburn & Castlereagh City Council compared to just 68% for the whole of Northern Ireland.

**Table 12: Tenure Breakdown LCCC and Northern Ireland 1991-2011**

Tenure	Owner Occupation		Social Rental		Private Rental		Other *	
	N. Ireland	LCCC	N. Ireland	LCCC	N. Ireland	LCCC	N. Ireland	LCCC
CENSUS								
1991	63%	64.9%	<b>31%</b>	<b>31%</b>	6%	3.6%	n/a	0.5%
2001	70%	73.7%	<b>21%</b>	<b>21.3%</b>	7%	2.7%	2%	2.3%
2011	68%	72.9%	<b>15%</b>	<b>15.8%</b>	15%	9.2%	2%	2.1%

Source: 2011 Census taken from Housing Market Analysis Update – April 2018

4.12 This updated paper states in Northern Ireland as a whole, owner occupation, reduced from 69.6% in 2001 to 67.5% in 2011. Commentators have stated that the reduction has been due to affordability problems, especially for first time buyers, who have sought entry to the private rented market or remained in the parental home.

4.13 Other potential drivers causing demand for private rented accommodation are likely to have been:

- inward migration from EU accession countries;
- housing affordability issues associated with the mid-2000s upsurge in Northern Ireland house prices; and
- the particularly adverse impact on the Northern Ireland housing market of the post-2007 economic downturn, which has seen a marked reduction in

property values, risk aversion among mortgage lenders and reduced confidence among prospective house purchasers, and, as a result, many households electing to rent rather than buy.

### Housing Types

4.14 The Department for Communities provide statistics on the mix of housing types that includes detached, semi-detached, terrace and apartments. In Lisburn & Castlereagh City Council detached houses equate to 38%, semi-detached 30%, terrace 22% and apartments approximately 10%.

**Table 13: Number of dwellings by type in each of the 11 district councils of Northern Ireland - April 2019**

District council	Apartment	Detached	Semi-Detached	Terrace	Total Housing Stock
Antrim and Newtownabbey	6,563	20,227	16,219	17,177	60,186
Ards and North Down	8,022	26,562	20,424	17,955	72,963
Armagh City, Banbridge and Craigavon	4,277	36,251	21,033	23,946	85,507
Belfast	33,331	15,043	41,970	67,826	158,170
Causeway Coast and Glens	5,621	29,167	16,288	13,593	64,669
Derry City and Strabane	6,654	18,361	16,077	21,370	62,462
Fermanagh and Omagh	2,619	29,081	8,298	8,804	48,802
Lisburn and Castlereagh	5,777	22,976	18,473	13,604	60,830
Mid and East Antrim	6,009	23,818	13,296	16,927	60,050
Mid Ulster	2,113	29,338	12,368	10,866	54,685
Newry, Mourne and Down	4,694	33,723	17,128	15,102	70,647
<b>Northern Ireland</b>	<b>85,680</b>	<b>284,547</b>	<b>201,574</b>	<b>227,170</b>	<b>798,971</b>

Source: Department for Communities Northern Ireland Housing Statistics 2018/19.

### Affordability of Houses

4.15 A gap in market provision can occur if house prices rise beyond that which is affordable. Affordability is determined by price, average incomes and access to borrowing and it remains an issue for first time buyers.

- 4.16 The Affordability Index has calculated that affordability improved across all regions of Northern Ireland in 2016. Lisburn and Castlereagh is the joint 4<sup>th</sup> least affordable region in NI with 58% of properties sold being considered as unaffordable for those on median incomes. However, the council area had a positive affordability gap of £28,470. The percentage of properties in Lisburn and Castlereagh considered unaffordable over the last five years has fluctuated. Between 2015 and 2016, the percentage of unaffordable properties has decreased significantly. This may be due to decreases to mortgage interest rates for first time buyers, increasing borrowing capacity.
- 4.17 Affordability remains an issue for first time buyers who continue to experience difficulties in securing mortgages. The private rented sector therefore remains popular. Co-ownership is also another option for people to part rent and part purchase to ease affordability.

### **Social Housing Need**

- 4.18 Whilst private ownership is historically high within Lisburn & Castlereagh City Council area there are still many people who, for various reasons, are in need of social or assisted housing.
- 4.19 The Department for Communities NI Housing Statistics 2018/19 includes statistics on the Social Rented Sector waiting lists by Local Government District. From 2018-2019 a total of 2,141 persons are on the waiting list in Lisburn & Castlereagh (Table 14). These waiting list figures cover new applicants only i.e. those with no existing NIHE/HA tenancy. The total allocations during this period was 529.

**Table 14: Social Rented Sector waiting lists by New Local Government District 2018-19**

<b>New local government district</b>	<b>2018-19</b>
Antrim & Newtownabbey	2,599
Ards & North Down	2,792
Armagh City, Banbridge & Craigavon	3,065
Belfast	10,747
Causeway Coast & Glens	2,697
Derry City & Strabane	4,510
Fermanagh & Omagh	1,566
Lisburn & Castlereagh	2,141
Mid & East Antrim	2,528
Mid Ulster	1,925
Newry, Mourne & Down	3,289
<b>Total</b>	<b>37,859</b>

SOURCE: NIHE

**Table 15: Total Allocations by Local Government District 2018-19**

Local government district	Number of allocations to applicants	Number of allocations to NIHE transfers	Number of allocations to housing association transfers	<b>Total</b>
Antrim & Newtownabbey	606	141	46	793
Ards & North Down	750	169	62	981
Armagh City, Banbridge & Craigavon	557	76	55	688
Belfast	1,998	567	481	3,046
Causeway Coast & Glens	475	112	36	623
Derry City & Strabane	917	186	128	1,231
Fermanagh & Omagh	264	35	14	313
Lisburn & Castlereagh	529	131	61	721

Mid & East Antrim	758	207	52	1,017
Mid Ulster	343	61	16	420
Newry, Mourne & Down	499	84	28	611
<b>Total allocations</b>	7,696	1,769	979	10,444

SOURCE:  
NIHE

- 4.20 The provision of Social Housing in both urban and rural areas, addresses the concerns of affordability, in particular for migrant workers, those out of employment, single parents and the needs of young people and the elderly. Historically the Northern Ireland Housing Executive's House Sales Scheme has been a valuable source of affordable housing for first time buyers. However in recent years there has been a significant fall in the number of NIHE house sales across Northern Ireland which is reflective of the general housing market situation.
- 4.21 Social housing needs are influenced by the affordability of housing, accessibility to finance, job/income status and family circumstances. Lisburn & Castlereagh requires 2,490 new build requirements up to 2032 as identified in the Housing Market Analysis Update Paper published April 2018.
- 4.22 The SPPS states that the Northern Ireland Housing Executive (NIHE) will carry out a Housing Needs Assessment (HNA) to assist the Council in the preparation of the development plan. The findings of the HNA will influence how development plans will seek to facilitate a reasonable mix and balance of housing tenures and types to cater for a range of housing needs. Further details is provided in the Northern Ireland Housing Executive (NIHE) Housing Market Analysis Update Paper- April 2018. This provides information on the Housing Market Drivers, Tenures, and Affordable/ Social Housing Need. The NIHE will carry out regular monitoring and reviews of the data and trends for the various categories within the HNA.

4.23 The SPPS defines affordable housing as social rented housing and intermediate housing. These are defined as follows:

- **Social Rented Housing** is housing provided at an affordable rent by a Registered Housing Association; that is, one which is registered and regulated by the Department for Social Development as a social housing provider. Social rented accommodation should be available to households in housing need and is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.
- **Intermediate Housing** consists of shared ownership housing provided through a Registered Housing Association (e.g. the Co Ownership Housing Association) and helps households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association. The proportion of property ownership and renting can vary depending on householder circumstances and preferences.

This definition of intermediate housing used for the purpose of this policy may change over time to incorporate other forms of housing tenure below open market rates

4.24 The NIHE indicate that following a 15 year assessment (2017-2032) over 2400 extra social homes are required to meet the demand within that time period<sup>4</sup>. Where a local housing needs assessment identifies that there is a need for specialised or Travellers specific accommodation this will also be met through policy provision in the Plan Strategy.

---

<sup>4</sup> NIHE Housing Market Analysis Update – Lisburn & Castlereagh City Council Area (April 2018)

## 5.0 SETTLEMENT STRATEGY

### Principles of Planning for Growth

5.1 To ensure that development is balanced and sustainable and helps to improve the quality of life for existing communities, intervention is needed. Plan making allows local people the opportunity to present their vision of how an area can be developed based on two guiding principles:

- *Sustainable Development* based on four objectives: social progress that meets the needs of everyone; effective environmental protection; prudent use of natural resources; and maintaining high and stable levels of economic growth.
- *Equality of Opportunity* between people of different religious belief, political opinion, racial group, age, sex, marital status, physical ability, sexual orientation, and those with/without dependants. This includes promoting good relations between persons of different religious belief, political opinion and racial group (Northern Ireland Act 1998, Section 75)

5.2 These principles are also complemented by objectives aimed at addressing poverty (*Lifetime Opportunities - Anti-Poverty and Social Inclusion Strategy for Northern Ireland*) and ensuring the special needs of rural communities are considered (*Rural Proofing*).

### Existing Growth Strategies – Regional Context

5.3 In Northern Ireland a two-tier approach to planning for growth has been adopted, comprising the Regional Development Strategy 2035 and Strategic Planning Policy Statement for Northern Ireland (SPPS); and Local Development Plan.

### Regional Development Strategy 2035

5.4 The Regional Development Strategy 2035 included two types of strategic guidance, the first being Regional Guidance under three sustainable themes,

Economy, Society and Environment. The second is Strategic Framework Guidance comprising five key components. Protection and enhancement of the environment allied to the promotion of a strong spatially based economy, a healthy living environment and an inclusive society were an integral part of the drive to achieve balanced growth within the region.

- 5.5 Regional Guidance is aimed at achieving sustainable development across the three themes. The Spatial Framework Guidance is centred on the BMUA and specific guidance will focus more on the individual components which have a direct impact on the Lisburn & Castlereagh City Council area. For example, the rural area outside of the main and local hubs is to sustain the rural communities living in smaller settlements (small towns, villages and small rural settlements) and the open countryside and to improve accessibility for rural communities.
- 5.6 The RDS does not attempt to specify housing provision for each Council district, however it does supply housing growth indicators (HGIs) which are a guide for local planning authorities. The allocation of housing growth to specific locations in the district is a matter for decision through the development plan process.
- 5.7 HGIs have been supplied to each individual council rather than the total BMUA figure which was provided in the RDS 2035.
- 5.8 The starting point for any settlement classification is based on the Hierarchy of Settlements and Related Infrastructure Wheel in the RDS 2035 (Figure 3). This outlines the patterns of service provision that are likely to be appropriate at different spatial levels ranging from principle cities to villages.

**Figure 3: The Hierarchy of Settlements and Related Infrastructure Wheel**



**Key**

- Level 1: Villages**
- Level 2: Urban Centres/Smaller Towns**
- Level 3: Regional Towns/Clusters**
- Level 4: Principal Cities**

Source: Extracted from RDS 2035 Diagram No 2.2: The Hierarchy of Settlements and Related Infrastructure Wheel Page 24

**Strategic Planning Policy Statement (SPPS)**

5.9 Under the Strategic Planning Policy Statement (SPPS), Councils are expected to bring forward a strategy for housing in accordance with a settlement hierarchy.

- 5.10 In defining where each settlement sits in the hierarchy, account should be taken of a wide range of factors, including the RDS spatial framework, the population of individual settlements and an assessment of the role or function of settlements.
- 5.11 How housing should be allocated across the settlement hierarchy should be based on the settlement growth strategy set out in the Population and Growth paper which aims to:-
- concentrate major population and economic growth on the city of Lisburn and the Greater Urban Areas Metropolitan Areas, consequently these areas will be the main focus for major new housing development;
  - provide balanced growth in the main towns of Hillsborough, Carryduff and Moira in order to sustain, consolidate and revitalise them;
  - maintain villages as important local service centres to meet the daily needs of the rural area;
  - provide opportunities for individual dwellings or small groups of houses in small settlements and the open countryside in order to sustain rural communities.

**Existing Growth Strategies: Local Development Plan (BMAP)**

- 5.12 Part 3, Volume One of BMAP 2015 includes the BMUA Settlement Strategy. The settlements are designated in accordance with the hierarchy, ranging from City/Town at the top descending to Small Settlements at the bottom. The settlement hierarchy is a way of categorising an area's settlements to recognise their different roles and help decide which settlements are most suitable to accommodate growth. The main city/town was the focus for most development with the smaller towns and villages identified as local centres serving the needs of their rural hinterlands and then the smaller settlements. There are 33 small settlements identified in Lisburn & Castlereagh area.

5.13 Volume 3 and Volume 5 of BMAP 2015 sets out policies on Lisburn and Castlereagh Districts respectively. These policies have been developed in the context of the Plan Strategy and Framework contained in Volume 1 of the Plan and they reflect the policy content of the RDS. Table 16 provides the settlement hierarchy for Lisburn & Castlereagh City Council area assimilated from information contained within draft BMAP 2015 and NISRA statistics.

**Table 16: Settlement Hierarchy & Population for Settlements for Lisburn & Castlereagh District (Within Belfast Metropolitan Adopted Area Plan 2015).**

<b>Settlement Hierarchy</b>	<b>Lisburn &amp; Castlereagh City Council Area</b>	<b>Total / % of District Total</b>
<b>City</b>	Lisburn (45,410)	<b>45,410 (40%)</b>
<b>Lisburn Greater Urban Area</b>	Lisburn Greater Urban Area (4,948)	<b>4,948 (4%)</b>
<b>Castlereagh Greater Urban Area</b>	Castlereagh Greater Urban Area including Dundonald (30,717)	<b>30,717 (27%)</b>
<b>Towns</b>	Carryduff (6,947) Hillsborough & Culcavy (3,953) Moira (4,584)	<b>15,484 (14%)</b>
<b>Villages</b>	Aghalee (863); Annahilt (1045); 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)	<b>13,546 (12%)</b>
<b>Small Settlements</b>	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)	<b>3,950 (3%)</b>
<b>Total Population in Settlements (114,055)</b>		

(Source: BMAP 2015 & NISRA Headcount and Household Estimates for Settlements - March 2015)  
Please note: These settlements are based on settlement development limits provided for draft BMAP. The total population for the small settlements does not include any settlement with under 50 resident population. The settlements under 50 resident population are Boardmills, Carr, Drumlough Road, Feumore, Lambeg, Lurgill, Purdysburn, The Temple and Ballyknockan.

## **A Proposed Settlement Strategy for Accommodating Growth**

- 5.14 To achieve the aims of the RDS in achieving sustainable development a strategy for accommodating growth can be defined based on the following hierarchy:

**Main City/Greater Urban Areas** - The City of Lisburn and Castlereagh Greater Urban Areas act as the main service centres. It is therefore intended to focus major population and economic growth on these areas thus maximising benefits from efficient use of existing facilities, infrastructure and their strategic location on the transport corridors. It is anticipated that the attraction of the city/town centres will be reinforced by retail, office and mixed use development. They will accommodate economic development through expansion and creation of industrial estates and modern enterprise and business centres. They will accommodate new residential development both within the existing urban fabric and through the expansion and creation of new neighbourhoods.

**Towns** - 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.

**Villages** - 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.

**Small settlements** - 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.

**Dispersed Rural Communities** - These take into account remoteness, evidence of community activity associated with focal points e.g. school, shop, and an established dispersed pattern of settlement. Policies within DRCs may include provision for small scale housing, appropriate economic development enterprises, and new social or community facilities. There are no Dispersed Rural Communities identified in Lisburn and Castlereagh City Council District in the Belfast Metropolitan Area Plan 2015.

**The Open Countryside** - 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.

## **Housing Land Availability in the Settlements**

- 5.15 When considering any future allocation of housing across the settlement hierarchy, it is necessary to examine how much land remains available in each of the settlements.
- 5.16 To take account of the new local Council boundaries implemented during 2015 and updated household projection data, the Department for Infrastructure reviewed the Housing Growth Indicator (HGI) figures based on 2016 household projections which were published in 2019. The HGIs for 2016-2030 for Lisburn and Castlereagh are presented below in Table 17.

**Table 17: Estimate of housing need by Local Government District 2016-2030**

<b>Local Government District</b>	<b>Household Projection 2030</b>	<b>Second Homes 2030</b>	<b>Vacant Stock 2030</b>	<b>Net Conversions, Closures and Demolitions 2016 to 2030</b>	<b>New Stock Estimate 2030</b>	<b>Housing Stock at April 2016</b>	<b>Projected New Dwelling Requirement 2016-2030</b>
Northern Ireland	784,600	8,700	57,000	11,100	861,300	776,500	84,800
Lisburn & Castlereagh	63,500	400	3,700	1,100	68,700	58,000	10,700

Source: Housing Growth Indicators (HGIs) – 2016-2030 published by (DFI)

## 6.0 KEY FINDINGS

6.1 A summary of the key findings are as follows:

- The Local Development Plan has an important role to fulfil in terms of the allocation of new housing across the Council area in accordance with the direction set out in regional policy;
- The issue of social housing need is currently much greater in Lisburn and will need carefully assessed using the information provided by the Northern Ireland Housing Executive in its Housing Needs Assessment and address issues such as affordability, vacancy and unfitness of housing stock;
- To address future housing needs, the Local Development Plan should facilitate a reasonable mix and balance of housing tenures and types including smaller house types for a growing elderly population and 1-2 person households;
- The Settlement Strategy for the Lisburn & Castlereagh City Council area must take into account the existing settlement hierarchy and determine whether re-classification of existing settlements or classification of new settlements is required (this includes identifying the role, function, size and constraints of such settlements).

- The needs of those living in rural areas outside settlements must also be considered in terms of accessibility and creating sustainable communities.

## **CONCLUSION**

6.2 Following on from the original Position Paper April 2016, the purpose of this paper has been to update the baseline information regarding the housing profile and projections for the future and to identify the revised Housing Growth Indicators. This baseline will support the preparation of the Plan Strategy and Local Policies Plan, and as the process evolves will be updated/amended as necessary taking account of all relevant new information made available.