



Local Development Plan

PREFERRED OPTIONS PAPER

MARCH 2017



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Foreword

Since 1st April 2015, Lisburn & Castlereagh City Council has been responsible for the majority of planning decisions within the Council area. The Council is also responsible for the new Local Development Plan, which places planning at the heart of local government.

I am delighted to introduce this Preferred Options Paper as a first step in developing the new Local Development Plan. Responding to the needs of the community, this Plan will shape the development of the area, now and in the future.

Lisburn & Castlereagh stretches from the shores of Lough Neagh in the west to the hills above Dundonald in the east and from the Belfast Hills in the north to the source of the River Lagan in the south.

The City of Lisburn & Castlereagh, the third largest city in Northern Ireland has a proud history as the cradle of the Irish linen industry and a strong manufacturing base built up during the nineteenth and twentieth centuries. Today manufacturing continues to be an important part of the economy but the public sector provides about a third of all jobs.

With excellent education and healthcare provision, the Council area is strategically placed on the North-South economic corridor with impressive transport links, the area is recognised as a premier business location.

Renowned for our characterful towns and villages, the built and natural heritage of the area includes Hillsborough Castle, the Lagan Valley Regional Park and acres of rolling countryside.

In partnership with everyone who lives, works and invests in the area, the Council has far-reaching goals to create sustainable communities and drive economic growth and employment.

This will be achieved through the provision and promotion of business, investment, trade development in new international markets, retailing, tourism, recreation, leisure and open space. This is supported by key infrastructure and transport corridors while enhancing and protecting both the built and natural environment for future generations.

As the spatial reflection of the Community Plan, the Local Development Plan maximises the assets and advantages of our regionally valuable location, promotes sustainable development, encourages a high quality built and natural environment and creates welcoming shared spaces and vibrant communities.

This is your opportunity to get involved and **have your say** about shaping the future of our Council area. We look forward to receiving your comments on the Preferred Options presented in this Paper.



Dr Theresa Donaldson
Chief Executive



Brian Bloomfield MBE
Mayor



Alexander Redpath
Chair of Planning
Committee

1 | Introduction

As set out in the Council's **Statement of Community Involvement (SCI)**¹ the purpose of this **Preferred Options Paper** is to outline the key planning issues affecting the Council area and identify the options available to address them.

Its purpose is to stimulate debate and receive feedback on issues of strategic significance which are likely to influence the shape of future development in the Council area and identify the Council's preferred option.

Whilst a preferred option is put forward, no final decision has been made by the Council at this stage. The debate and feedback will inform the Council's new **Local Development Plan (LDP)**.

The evidence base has been prepared through the following **Preparatory Papers**² which establish the baseline for the social, economic and environmental issues to be addressed through the Plan. These are:

- Population and Growth
- Housing and Settlements
- Employment and Economic Development
- Retailing, Offices and Town Centres
- Telecommunications, Public Services and Utilities
- Built Heritage
- Natural Heritage
- Development Constraints (Flood Risk, Drainage and Minerals)
- Countryside Assessment

- Tourism
- Open Space, Sport and Outdoor Recreation
- Waste Management
- Transport
- Education, Health, Community & Cultural Facilities.

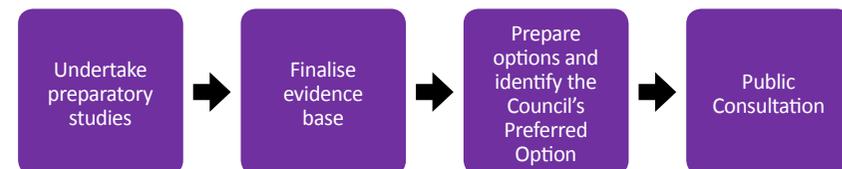
Public and stakeholder participation is central to the preparation of the Preferred Options Paper, particularly in identifying local issues which need to be considered from the outset. Community and stakeholder engagement strengthens the evidence base for plans and strategies, informs the preparation and contributes to the 'soundness' of the Plan.

The purpose of this Preferred Options Paper is to set out:

- A vision, strategic objectives, key issues and options for the LDP
- Evidence to appraise the options
- The Council's preferred option and justification/rationale.

The key stages of the development of this Preferred Options Paper are shown in Figure 1.

Figure 1: Stages in Preparation of Preferred Options



¹ The Council's SCI describes how to get involved in the Planning process and is available on the Council's website at www.lisburncastlereagh.gov.uk

² Preparatory Papers are available on the Council's website at www.lisburncastlereagh.gov.uk

The Local Development Plan (LDP) will influence the spatial development of the Council area and provide a policy framework for the future development of the area from 2015-2030.

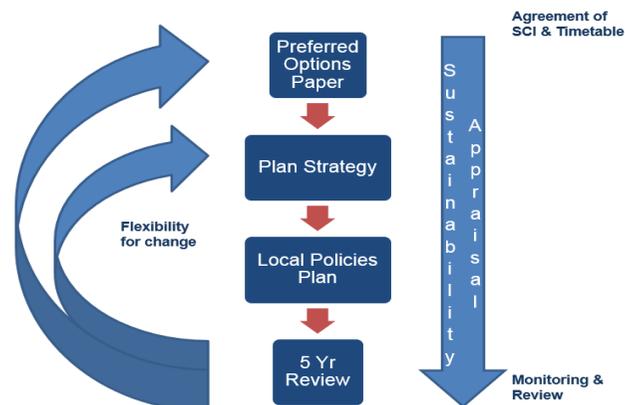
The LDP will apply regional policies at the appropriate local level. It will inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will guide development decisions within specified areas.

Key Stages

There are 4 key stages in the LDP process shown in Figure 2:

- Initial Plan Preparation i.e. **Preferred Options Paper**
- Preparation and Adoption of **Plan Strategy**
- Preparation and Adoption of **Local Policies Plan**
- Monitoring and Review

Figure 2: Key Stages in Local Development Plan Preparation



The purpose of the **Plan Strategy** is to provide the strategic policy framework for the Council area as a whole across a range of topics whilst taking account of the 'Regional Development Strategy 2035' (RDS) and advice or policy issued by Central Government.

The purpose of the **Local Policies Plan** is to set out the Council's local policies and site specific proposals in relation to the development and use of land within the Council area. It will contain designations and land use zonings to deliver the LDP vision, strategic objectives and policies.

The timeframe for key stages and indicative dates is outlined in the Council's **Local Development Plan Timetable** agreed between the Council and Central Government (*see Appendix A*).

Sustainability Appraisal (SA)

In preparing this LDP the Council is required to undertake a Sustainability Appraisal (SA) to promote sustainable development through the integration of social, environmental and economic considerations of policies and proposals.

SA is a continual process running in parallel with the preparation of the Preferred Options Paper through to adoption of the Local Policies Plan. It will incorporate the legal requirements of the Strategic Environmental Assessment (SEA) regulations³ which requires the consideration of environmental issues with a view to promoting sustainable development.

The Sustainability Scoping and Interim Reports are available as separate documents on the Council's website at www.lisburncastlereagh.gov.uk.

³ The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

Habitats Regulation Assessment (HRA)

The Habitats Regulation Assessment (HRA) relates to Natura 2000 sites which are areas protected for their conservation value and comprise:

- Special Protection Areas (SPAs) for protection of certain sites for birds
- Special Areas of Conservation (SACs) for protection of certain natural habitats
- Ramsar sites, which are wetlands of international importance.

The HRA required for the LDP will be produced along with the SA to ensure the processes inform each other. Both the SA and HRA are being produced by the Shared Environmental Service⁴ in conjunction with the Council.

Equality of Opportunity

The LDP will be accompanied by an Equality Impact Assessment (EQIA) which examines the likely effects of policies and proposals on the promotion of equality of opportunity. A Statement on the EQIA is provided at **Appendix B** and on the Council's website at www.lisburncastlereagh.gov.uk.

Rural Proofing

The LDP will be subject to Rural Proofing to ensure it considers rural needs when developing, adopting, implementing or revising policies, strategies and plans⁵.

⁴ A Council 'Shared Service', within Mid and East Antrim Borough Council

Deprivation

The LDP will have regard to 'Lifetime Opportunities – Government's Anti-Poverty and Social Inclusion Strategy for Northern Ireland' (November 2006) which aims to eliminate poverty and social inclusion by 2020. The LDP will create a framework for facilitating growth and development accessible to everyone.



Hillsborough Lake

Section 76 Planning Agreements

The Council is developing a framework for the use of Section 76 Agreements in appropriate circumstances. Further information will be made available at a future date.

⁵ The Rural Needs Act which received Royal Assent on 9th May 2016, will come into effect on 1 June 2017

2 | Have Your Say

We want your comments on the key issues and options identified in this Preferred Options Paper. You can respond by using either:

- the **online survey to the Preferred Options Paper** and **online survey to the SA Interim Report** available on the Council's website at www.lisburncastlereagh.gov.uk; or
- the **Preferred Options Response Form** and **SA Interim Report Response Form** also available on the Council's website which can be returned by email to LDP@lisburncastlereagh.gov.uk

The outcome of this public consultation will inform the Plan Strategy for the new Local Development Plan and subsequent Local Policies Plan.

Elected members, forums, community and residents groups provide a voice for the local community. Other voluntary and interest groups also bring a special knowledge and can ensure that important issues are addressed.

It's equally important that you have your say. In addition to elected members, we want to hear from anyone who lives, works and invests in the Council area, including:

- Voluntary groups
- Residents groups
- Community forums and groups
- Umbrella organisations
- Environmental groups
- Businesses
- Developers / landowners

The LDP and associated consultation documents will be available to everyone on the Council's website at www.lisburncastlereagh.gov.uk and in different formats upon request.

The consultation for the Preferred Options Paper runs from **30th March 2017 to 25th May 2017**.

All responses to this public consultation should be submitted to the Planning Unit via the following options:

By online survey:

www.lisburncastlereagh.gov.uk

By Email:

LDP@lisburncastlereagh.gov.uk

By Post:

Local Development Plan Team
Civic Headquarters
Lagan Valley Island
Lisburn
BT27 4RL

3 | Policy Context

Planning legislation⁶ requires the LDP to ‘take account’ of the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement for Northern Ireland (SPPS) and other Central Government policy and guidance. It must also have regard to other relevant plans, policies and strategies in the Council and adjoining Councils.

Sustainable Development Strategy 2010

The Northern Ireland Executive’s ‘Everyone’s Involved – Sustainable Development Strategy’ published in May 2010 puts in place measures to deliver economic prosperity, social cohesion and environmental protection whilst meeting national and international responsibilities. The six guiding principles supported through the Strategy are:

- Living within environmental limits
- Ensuring a strong, healthy, just and equal society
- Achieving a sustainable economy
- Using sound science responsibly
- Promoting opportunity and innovation
- Promoting good governance.

Regional Development Strategy 2035 (RDS)

The RDS is the spatial strategy of the Executive and provides the overarching strategic planning framework to facilitate and guide the public and private sectors. The RDS helps to shape:

- The Programme for Government (PfG)
- The Investment Strategy for Northern Ireland (ISNI)
- Departments’ investments

- Council’s decisions and investments
- Investment by the private sector.

The RDS has a statutory basis and will influence the future distribution of development throughout Northern Ireland. It extends beyond land use, addressing economic, social and environmental issues aimed at achieving sustainable development.

Ensuring a Sustainable Transport Future

Regional Transportation is addressed through ‘Ensuring a Sustainable Transport Future (ESTF) – A New Approach to Regional Transportation’ published in June 2011. It complements the RDS and sets out how regional transportation will be developed beyond 2015. Its aim is to provide a transportation network that supports economic growth while meeting the needs of society and reducing environmental impacts.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS published in September 2015 is a statement of the Department for Infrastructure’s policy on important planning matters. It also has a statutory basis and the provisions of the SPPS must be taken into account in the preparation of Local Development Plans.

In preparing the new Local Development Plan, planning authorities must balance and integrate a variety of complex social, economic, environmental and other matters that are in the long-term public interest. In so doing, the following five core planning principles are outlined in the SPPS:

⁶ The Planning (NI) Act 2011

- Improving health and wellbeing
- Creating and enhancing shared space
- Supporting sustainable economic growth
- Supporting good design and positive place-making
- Preserving and improving the built and natural environment.

Existing Planning Policy Statements (PPSs)

The SPPS states that where a Council adopts its Plan Strategy, existing policy retained under transitional arrangements (i.e. the existing PPSs and relevant provisions of ‘A Planning Strategy for Rural Northern Ireland’) will cease to have effect.

A **policy review** of existing Planning Policy Statements (PPSs) is required as part of developing the Local Development Plan. The Council intends to retain a number of operational policies within existing PPSs which are outlined in the Policy Review Paper in **Appendix C**.

However in developing the new Plan Strategy and subsequent Local Policies Plan, a number of policies may be subject to change. Your views on existing operational policy are therefore sought along with the options provided in this Preferred Options Paper.

Existing Development Plan

The existing Development Plan for Lisburn & Castlereagh City Council is the Belfast Metropolitan Area Plan 2015 (BMAP). Regulations⁷ state that whilst the existing Development Plan operates as the local development plan for the area, this will cease to have effect on adoption of the new LDP.

⁷ The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

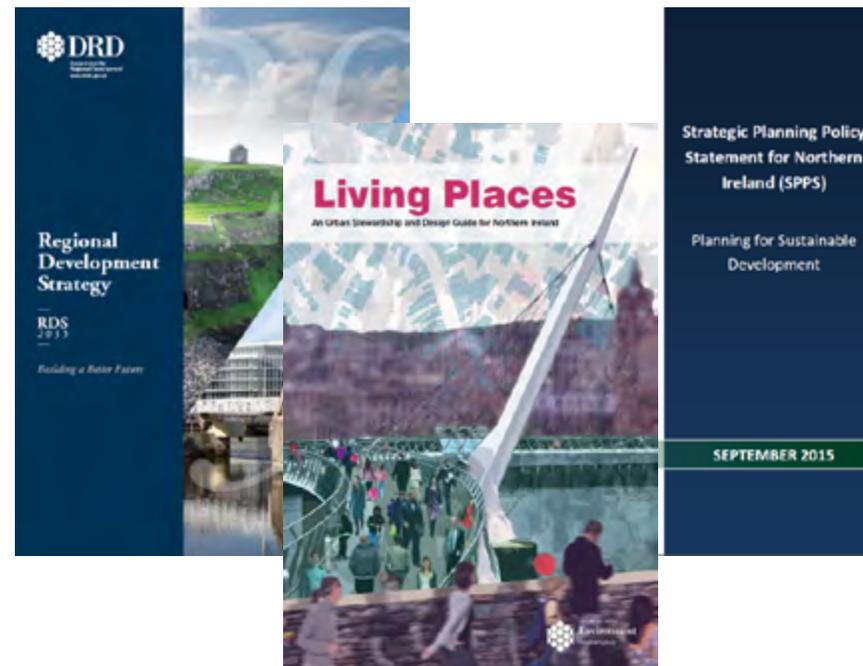
Council Masterplans and Strategies

The Council has produced a range of non-statutory Masterplans and Strategies including the West Lisburn Development Framework; Castlereagh Urban Integrated Development Framework; Lisburn City Centre Masterplan; and Laganbank Comprehensive Development Scheme. These documents have informed the preparation of the Preferred Options and are taken into account in preparing the new LDP.

Supplementary Guidance

A range of supplementary guidance exists to support regional policy, including: Living Places – An Urban Stewardship and Design Guide (September 2014); Building on Tradition – A Sustainable Design Guide for the Northern Ireland Countryside (May 2012); Creating Places (May 2000); and a suite of Development Control Advice Notes (DCANs).

Figure 3: Regional Policy and Guidance



4 | Spatial Context

Population

The Council area extends to an area of almost 200 square miles and borders the five adjoining Council areas of Belfast City Council, Armagh City, Banbridge and Craigavon Borough Council, Antrim and Newtownabbey Borough Council, Ards and North Down Borough Council, and Newry, Mourne and Down District Council.

In 2015 the population of the Lisburn & Castlereagh City Council Area was estimated at 140,205 (Mid-2015 Population Estimates, published 31st August 2016 for Northern Ireland). **68,728 (49.0%)** were male and **71,477 (51.0%)** were female. This was made up of:

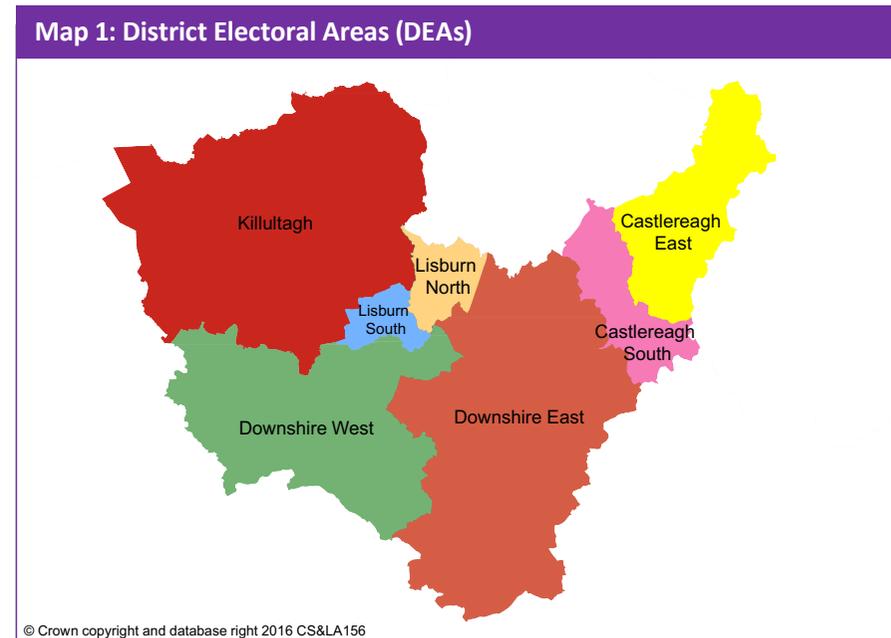
- **28,053** children aged 0-15 years;
- **41,571** people aged 16-39 years;
- **46,942** people aged 40-64 years; and
- **23,639** people 65 years and older

From NISRA-based population projections⁸, it is estimated that the population of the Council area is expected to grow from 140,205 in 2015 to 158,618 in 2030, which is a projected population increase of 18,413 or a growth rate of 13.1%.

The Council area is made up of 7 District Electoral areas (DEAs) as shown in Map 1⁹.

The population is made up of approximately 85% within settlements (i.e. Lisburn & Castlereagh City and the Greater Urban Areas of Lisburn and

Castlereagh, followed by the towns of Carryduff, Hillsborough and Moira, the 13 villages and the remaining 33 small settlements); and a population figure of approximately 15% outside settlements¹⁰, which further supports the economic vitality and viability of the settlements.



⁸ 2014 Based Population Projections (published 25 May 2016) www.nisra.gov.uk/demography/default.asp47.htm

⁹ A full list of Maps, Figures & Tables is supplied in Appendix D

¹⁰ NISRA Headcount & Household Estimates for Settlements, published March 2015, based on 2011 Census Figures

Housing

The new Lisburn & Castlereagh City Council's Local Development Plan will run to 2030. Based on the figures from 2015, provided from Central Government through Housing Growth Indicators, it is estimated that an allocation of 13,300 dwellings will be required over the plan period.

Whilst household size is expected to decrease over the Plan period, the total number of households is predicted to increase by 18%, an increase of approximately 9,500 on the 2012 total of approximately 53,000 households.

Housing need in the Council area remained high between 2010 -2015. In 2016 there were 2,247 applicants on the waiting list for housing with 1,183 in housing stress. The projected social housing need for the district from 2015-2020 is for 800 units.

Housing land is distributed among the settlement hierarchy¹¹. An element of single housing in the countryside is also provided outside settlements subject to meeting policy requirements.

Economy

In terms of employment, economic activity is high (at 70% compared to the NI average of 66%) however it is recognised that there is potential to further grow and expand the employment base through the provision of additional jobs, of which 6,500 are estimated to be required over the Plan period from 2015-2030.

Given the key strategic location of the Council area regionally, there are significant opportunities to attract a wide range of major employment types, in particular on the two Major Employment Locations at West

Lisburn/Blaris and Purdysburn/Knockbracken which provide regional gateways on major transportation corridors; and the Maze lands which provide an abundant landmass for regionally significant developments.

The rural area also provides important opportunities for employment through agriculture, forestry, tourism and other rural related enterprises. The relationship between the rural area and the settlement hierarchy is interdependent and sustaining rural communities will be an important focus of the LDP. The aim will be to ensure a balance between protecting the countryside and allowing further opportunities for sustainable development.

Infrastructure

The Council area benefits from its advantageous strategic location on two key transport corridors within Northern Ireland, the North-South economic corridor and the East-West transport corridor. It occupies a central eastern location in close proximity to key infrastructure including the principal maritime gateway and logistics hub of Belfast Harbour and the port of Larne which serves both passengers and freight, and the two main airports, Belfast International and George Best Belfast City. Rail services are provided at Lisburn Railway Station (on the Belfast-Dublin line) and proposals are underway for implementation of a new rail halt at Knockmore, West Lisburn, offering further opportunities for business and economic growth.

Environment

The Council area has a significant natural setting with the Antrim Plateau dominating the landscape to the north east descending to the shores of Lough Neagh to the West and the River Lagan to the south. The Lagan

¹¹ See Key Issue 1 The Settlement Hierarchy

Valley Regional Park an Area of Outstanding Natural Beauty is predominantly located within the Council area. This area, rich in heritage and biodiversity, is easily accessible to the urban population. To the south east of the Council area, the steep escarpment slopes of the Castlereagh Hills provide the landscape setting.

There are a significant range of environmental designations, including a Ramsar Site located at Lough Neagh/Lough Beg, six Areas of High Scenic Value and eight Areas of Special Scientific Interest. In relation to the built heritage, the Council area has three Conservation Areas (Hillsborough, Moira and Lisburn City Centre), seven Areas of Townscape Character and six Historic Parks, Gardens and Demesnes.

Neighbouring Councils

The Council area shares boundaries with the following five neighbouring Councils:

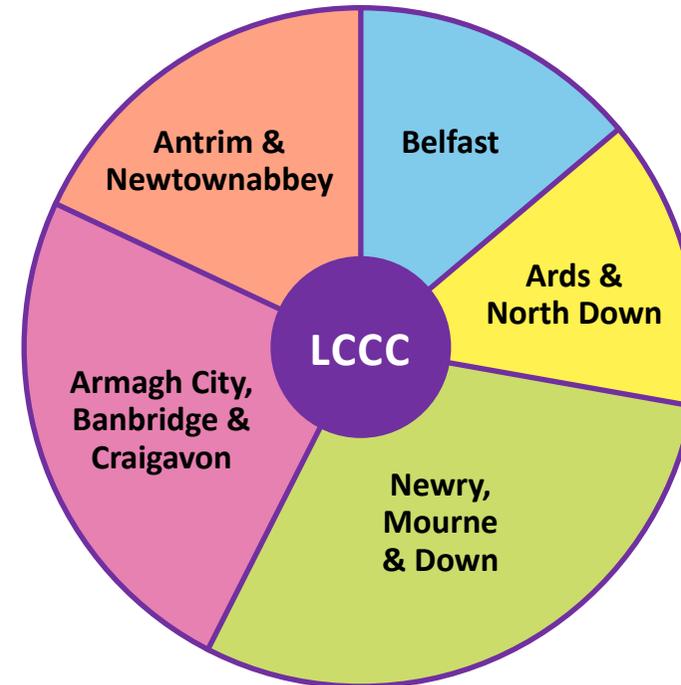
- Antrim & Newtownabbey Borough Council
- Belfast City Council
- Ards and North Down Borough Council
- Armagh City, Banbridge and Craigavon Borough Council
- Newry, Mourne and Down District Council.

There are a host of inter-relationships between Council areas. People travel across boundaries for work, education and leisure and there can be considerable benefits from recognising the important linkages between Council areas and working in collaboration with neighbouring Councils.

For example, owing to its accessibility, new employment at Maze Lands and West Lisburn/Blaris can provide opportunities for people living in West Belfast where unemployment is high. There is scope for working collaboratively on a range of infrastructure issues. There are also shared

opportunities for greater accessibility to green spaces such as the Lagan Valley Regional Park and the Lagan Navigation project.

Figure 4: Neighbouring Councils



Map 2: Spatial Context Lisburn & Castlereagh City Council Area



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5 | Growth Strategy and Spatial Framework

One of the key aims of the new Local Development Plan is to support the growth and regeneration of the area economically, environmentally and socially. The new Local Development Plan will have a significant role to play in achieving the vision and strategic objectives as outlined in Part 6 and give effect to regional guidance set out in the Regional Development Strategy (RDS) and Strategic Planning Policy Statement for Northern Ireland (SPPS).

The future growth Strategy aims to:

- Support the growth and regeneration of our city, towns and villages whilst sustaining a living and working countryside and protecting areas that are environmentally sensitive
- Provide a settlement hierarchy and designate development limits and zone land for housing growth in accordance with the sequential approach of the RDS and facilitate growth in settlements where appropriate reflective of their size, scale and context
- Designate employment land to make provision for an adequate and continuous supply taking account of accessibility to major transport routes
- Identify, define, and designate retailing, recreation, education or community facilities where appropriate
- Identify, define and designate areas of built and natural heritage features
- Outside settlements accommodate single dwellings in the countryside in accordance with prevailing regional planning policy
- Establish key site requirements to help achieve good quality development

- Define transportation-related proposals in accordance with the regional transportation policy, promoting reduction in the need to travel by car and use of alternative modes of travel.

The aims of the Growth Strategy can be achieved through the provision of a '**Spatial Framework**' based on the Settlement Hierarchy (in accordance with the RDS Spatial Framework) to ensure that the growth of settlements, housing, employment land and other key land uses, are in the right place and benefit the community as a whole. The integration of transportation infrastructure will underpin the delivery of the spatial framework to ensure that the Council's LDP vision for the area can be achieved.

Cross-Cutting Themes

Several cross-cutting themes have been identified that will underpin the direction of policies and proposals in the Local Development Plan:

- **Promoting Equality of Opportunity** - Promoting equality of opportunity for all sections of the population across the Council area.
- **Enhancing Quality of Life** - Supporting an improved quality of life through an appropriate allocation of land for housing, employment, leisure, community, cultural, education, health facilities and open space, and ensuring accessibility to such provision for all citizens.
- **Strengthening Communities** - Strengthening the development of balanced local communities and meeting housing need. The role of the city and town centres should recognise 'shared places' accessible to all the community. Healthier lifestyles will be encouraged through enhancing opportunities from blue and green infrastructure.
- **Supporting Economic Development** - The Plan will have a key role in facilitating economic development, providing a generous and

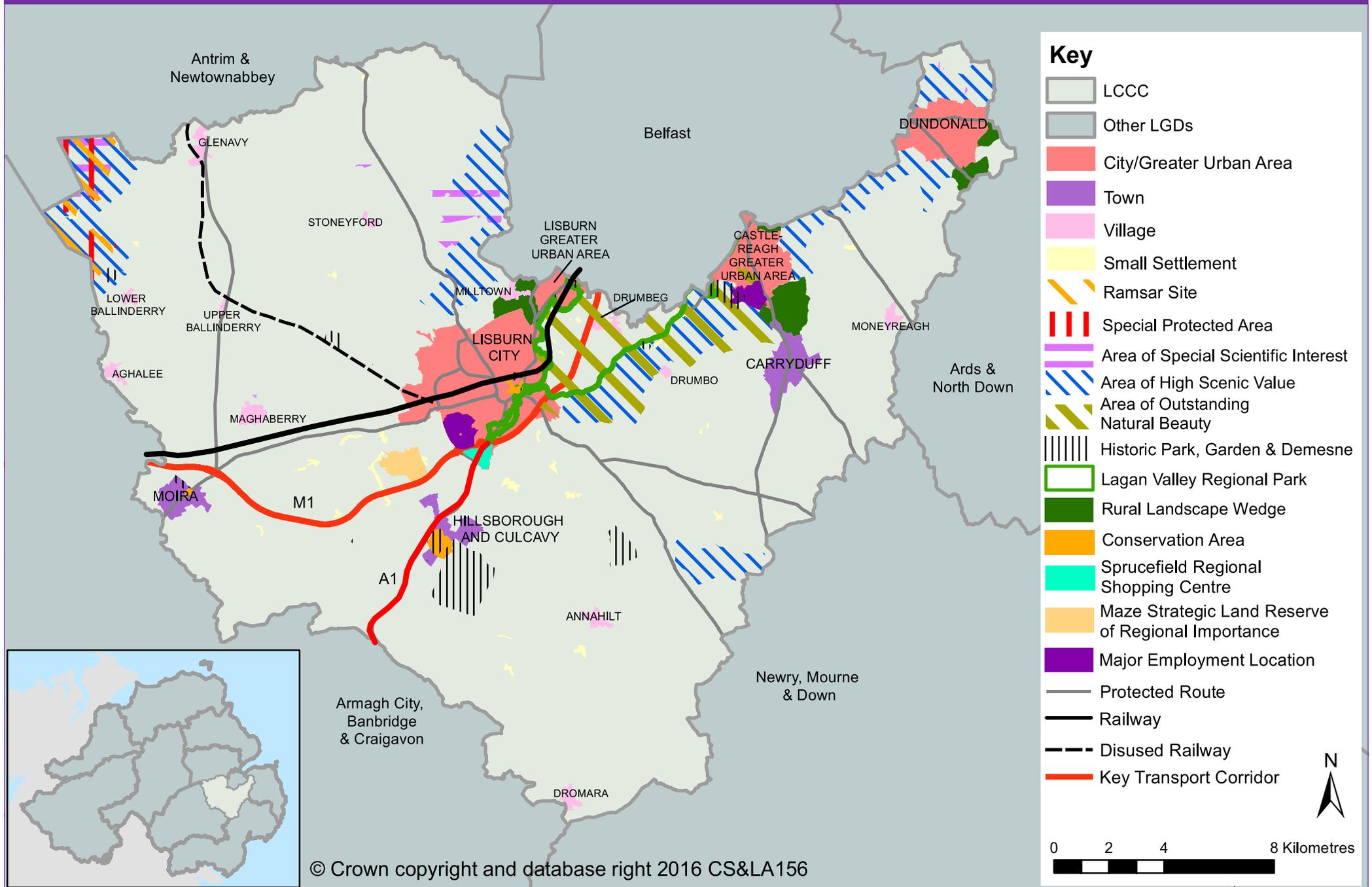
continuous supply of land for a range of employment uses, promote town centres for retail and commercial growth, and support sustainable tourism.

- **Sustaining a living and working countryside** - the Plan area consists of a large rural area providing produce, environmental and leisure benefits. Rural businesses of an appropriate size and scale will be supported in settlements and in accordance with existing regional planning policy.
- **Supporting Good Design and Quality Places** - Good design can transform communities and create attractive places to live, work and invest. Creating quality places through an improved urban environment within the key settlements can ensure 'place-making' is central to decision-making. Promoting and protecting the rich variety of built heritage assets across the Council area recognises the importance of integrating the old with the new.
- **Protecting and promoting the natural environment** - the Plan will recognise the importance of the open countryside with appropriate designation of Areas of High Scenic Value, Local Landscape Policy Areas and protection of the Council's key assets such as the Lagan Valley Regional Park.
- **Supporting Infrastructure** - In addition to providing an integrated and inclusive transport system, the Plan will encourage coordination between key agencies and other stakeholders in making best use of limited resources and to balance the needs of sustainable development and economic growth.
- **Climate Change** - Climate change resilience should be built into the natural and built environment to ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development. Renewables will be encouraged where they are appropriate in scale and location. Building in flood resilience will be an important element of development proposals.



Landscape setting adjacent Moira Demesne.

Map 3: Growth Strategy Lisburn & Castlereagh City Council Area



6 | Vision and Strategic Objectives

The Council has a key role in meeting the needs of the local community on a day-to-day basis, working with partners to provide vital services and enhancing the quality of life of everyone who lives and works in the area.

The Council's vision, contained in the Corporate Plan is:

'To be a progressive, dynamic and inclusive Council, working in partnership to develop our community.'

The values which define the Council ethos and underpin everything we do are:

- Accountability
- Civic Leadership
- Transparency
- Inclusivity
- Value for Money
- Excellent Standards

Community Planning

Community planning brings together all those involved in delivering public services in collaboration to improve the wellbeing of everyone. The Council and Community Planning Partners are required to work together to identify long term objectives and actions for improving the social, economic and environmental wellbeing of the Council area and for contributing to sustainable development.

The Partnership comprises public bodies such as health, education, sport and police and the local council and its functions such as economic development, community services and planning.

The LDP must 'take account' of the Council's Community Plan¹². The Strategic Policy Planning Statement 2015 states that the LDP will provide a spatial land use reflection of the Community Plan linking public and private sector investment through the land use planning system.

The Council's vision for the LDP, shared with the Council's Community Plan is:

'An empowered, prosperous, healthy and inclusive community.'

The Community Plan headlines five key themes each with an outcome to be achieved over the 15 year life of the plan – a period which broadly aligns with that of the LDP. These outcomes are:

- **Children and Young People: *our children and young people have the best start in life***
- **The Economy: *everyone benefits from a vibrant economy***
- **Health and Wellbeing: *we live healthy, fulfilling and long lives***
- **Where We Live: *we live and work in attractive, resilient and people friendly places, safeguarding the local and global environment***
- **Our Community: *we live in empowered, harmonious, safe and welcoming communities with high levels of citizen participation***

¹² Local Government (Northern Ireland) Act 2014

These outcomes are underpinned by three core principles:

- **Sustainable Development**
- **Equality**
- **Participation**

In addition, there are 36 supporting outcomes and an action plan with indicators to measure progress.

In order for the LDP to fulfil its role as a spatial reflection of the Community Plan it can provide support for the following 18 supporting outcomes:

- children and young people have an equal chance to fulfil their educational potential
- children and young people are physically active and enjoy good mental health
- the benefits of growth and development are distributed fairly across society
- there is a good job for everyone that needs one
- people possess the skills needed to secure a good job
- new businesses and social enterprises are created and existing ones grow, employing more people
- there is growth in tourism based on our natural and historic assets with a focus on international visitors
- our transport and digital infrastructure supports our economy and our people
- we establish and grow a 'circular economy'
- people of all ages are more physically active more often
- there is good access to the countryside and other green spaces for everyone
- the built and natural environment is protected and enhanced

- neighbourhoods are designed and regenerated to promote wellbeing
- we have access to essential services, shops, leisure and workplaces
- there is a modal shift to sustainable and healthy transport options
- we produce less waste and reuse and recycle the waste that we do produce
- greenhouse gas emissions are reduced
- we identify positively with our local neighbourhoods: urban, suburban and rural.

Strategic Objectives

The LDP will form the spatial reflection of the Community Plan and provides a unique opportunity to genuinely shape our district for its local communities.

The LDP for Lisburn & Castlereagh City Council provides a 15 year framework for the future growth to support communities through housing delivery, facilitating a strong and diverse economy, protecting environmental resources, identifying infrastructure requirements and integrating services to support the community.

The Preferred Options have been informed by key social, economic and environmental characteristics of the Council area provided through the evidence base, key priorities identified in the Community Plan and Regional policy, including the RDS and SPPS.

The following **LDP Strategic Objectives** have been identified which form the basis of discussion for the key issues and options set out in this Preferred Options Paper:

Strategic Objective A: Enabling Sustainable Communities and Delivery of New Homes

- To develop strategic policy that will build sustainable communities with good access to jobs, housing, public transport, education, community and recreation opportunities.
- To support the existing settlement hierarchy across the Council area; recognising Lisburn & Castlereagh as a growth area for new homes reflective of its strategic location.
- To support the Council's towns, villages and small settlements as vibrant and attractive service centres providing a level of homes appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development.
- To support the provision of housing to cater for a range of types and tenures and the need to support social housing identified.
- To support rural communities by providing appropriate opportunities for housing in the countryside that supports sustainable patterns of development.



Strategic Objective B: Driving Sustainable Economic Growth

- To develop strategic policy to encourage existing and new businesses to invest with confidence.
- To support a thriving and diverse economy by providing sufficient land and locations for a range of employment facilitating the creation of new jobs which will accommodate population growth.
- To identify Major Employment Locations in the Council area and protect sufficient and existing employment land from alternative uses.
- To support Lisburn & Castlereagh city, towns and villages as centres of employment and services for their surrounding hinterland.
- To manage mineral resources in a sustainable manner, protecting vulnerable landscapes and also safeguarding where appropriate.



Strategic Objective C: Growing our City, Town Centres, Retailing and Offices

- To develop strategic policy to protect and promote the city and town centres as places to work, shop and visit.
- To promote Lisburn City Centre as a vibrant destination offering a mix of shopping, employment, high grade office development, leisure and community uses.
- To promote the development of the night-time economy to ensure vibrant and thriving city and town centres to maximise economic growth and create further opportunity for enhancing their vitality and viability.
- To promote the regeneration and reuse of existing buildings and previously developed land for mixed use development, whilst maintaining environmental quality and residential amenity.
- To support the role of Sprucefield as a regional retailing destination at a key strategic location within Northern Ireland.



Strategic Objective D: Promoting Sustainable Tourism, Open Space and Recreation

- To develop strategic policy to support tourism as a key growth area within the Council.
- To support tourism development whilst protecting tourism assets and promoting appropriate development including a range of tourist accommodation.
- To support the recreation and leisure offer within the Council to grow in sustainable manner.
- To support accessibility to open space including the Lagan Valley Regional Park and waterways.



Strategic Objective E: Supporting Sustainable Transport and Other Infrastructure

- To develop strategic policy to support the growth of Lisburn City Centre and exploit its highly strategic location on the Key Transport Corridors and rail network.
- To protect the designation of key pieces of strategic infrastructure and promote linkages across the Council area.
- To promote active and increased opportunities for sustainable travel including walking, cycling and public transport and reduce the need to travel by private car.
- To promote greenways and enhanced access to these areas to support walking, cycling and biodiversity.
- To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health.
- To contribute to reducing climate change by minimising greenhouse gas emissions, mitigating and adapting to climate change and building in flood resilience.
- To support renewables infrastructure whilst affording protection to the environment including landscape impacts of wind energy.
- To support recycling and reduction in waste disposal to reduce environmental impacts.



Strategic Objective F: Protecting and Enhancing the Built and Natural Environment

- To develop strategic policy that supports the protection of our built and natural environment recognising its contribution to economic growth, health and wellbeing.
- To conserve and where possible enhance our Conservation Areas and Areas of Townscape/Village Character as important assets.
- To protect listed buildings and other built heritage assets and promote their sensitive re-use to help create a sense of place.
- To enhance the design quality of new buildings and town and village centres to promote place-shaping and maximise benefits for communities.
- To protect and enhance the natural heritage assets including the Lagan Valley Regional Park, AONBs and other high quality landscapes and secure through appropriate designations to ensure they remain unspoilt for future generations.





CASTLE GARDENS, LISBURN



7 | Key Issues and Options

A | ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES (Key Issues 1-4)





**The Average Household
Size is Falling:**
2015 - 2.51 persons
2030 - 2.46 persons



**1/4 of our Population
is under 20**



**The Population is
getting older:**
17% of people are 65+
This is projected to rise
to 22% by 2030



**2015 Population:
140,205
2030 Population:
158,618
(Projected)**



**2005-15: the Council's
population increased by
10.4% the highest
percentage rise of
all 11 councils**



**Approx
13,300 new
homes needed
up to 2030**

7 | Key Issues and Options

A | ENABLING SUSTAINABLE COMMUNITIES AND DELIVERY OF NEW HOMES

As referred to in Part 6, research on the policy context and evidence base for the Local Development Plan identified the following strategic objective which informs the discussion of key issues and options:

Strategic Objective A: Enabling Sustainable Communities and Delivery of New Homes

- To develop strategic policy that will build sustainable communities with good access to jobs, housing, public transport, education, community and recreation opportunities
- To support the existing settlement hierarchy across the Council area; recognising Lisburn & Castlereagh as a growth area for new homes reflective of its strategic location
- To support the Council's towns, villages and small settlements as vibrant and attractive service centres providing a level of homes appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development
- To support the provision of housing to cater for a range of types and tenures and the need to support social housing
- To support rural communities by providing appropriate opportunities for housing in the countryside that supports sustainable patterns of development.

Sustainable communities and the provision of new homes in the Lisburn & Castlereagh City Council area will be facilitated by a Settlement Strategy and a Housing Growth Strategy. Flourishing strong and balanced communities require a strategy for planned education, health, community and cultural facilities.

These strategies will be shaped by the options presented in this paper which are subject to sustainability appraisal.

The following four key issues have been identified:

- **Key Issue 1: The Settlement Hierarchy**
- **Key Issue 2: Facilitating Future Housing Growth (Settlements)**
- **Key Issue 3: Facilitating Sustainable Housing in the Countryside**
- **Key Issue 4: Education, Health, Community and Cultural Facilities**

For each of these key issues a number of options have been presented and the Council's Preferred Option is identified. In some instances, only one option has been identified where alternative options have not been considered possible/viable.

Key Issue 1: The Settlement Hierarchy

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The RDS (page 23) sets out the ‘Hierarchy of Settlements and Related Infrastructure Wheel’ which shows the range of public and private services needed to ensure citizens have access to the necessary economic, social and cultural opportunities as well as the infrastructure required by businesses to build a competitive, dynamic and innovative economy. These services include transport and communication networks, education, health, social, environment, commercial and justice. The wheel outlines the patterns of service provision that are appropriate at different spatial levels (see Figure 5 for details) and recognises the strong relationship between settlement size and the levels of service that can be supported.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises housing as a key driver of physical, economic and social change in both urban and rural areas and it is important to manage growth around the location of jobs, facilities, services and infrastructure. The three regional strategic objectives for housing in settlements are to:

- Manage housing growth to achieve sustainable patterns of residential development
- Support urban and rural renaissance
- Strengthen community cohesion.

It states that in preparing the LDP, councils should deliver increased housing density without town cramming; sustainable forms of development; good design; and balanced communities.

Planning Policy Statement 12 Housing in Settlements (PPS 12)

PPS 12 states that the development plan will identify the settlement hierarchy in the plan area. The position of each settlement in the hierarchy will be clearly set out during the development plan process.

Existing Development Plan

The existing Development Plan (BMAP) provides a Settlement Strategy which aims to:

- focus development opportunities in existing urban areas with the consolidation of cities and towns avoiding significant outward expansion
- support and reinforce the role of city and town centres
- sustain vibrant rural communities in small towns, villages and small settlements
- consolidate small clusters of development in the open countryside and prevent further encroachment of development in the open countryside.

The settlement hierarchy takes account of a wide range of factors, including the RDS spatial framework, an assessment of their role, services and facilities available, and their potential for accommodating development. The BMAP Settlement hierarchy is defined as small settlements, villages, towns, the Metropolitan Area or City.

The settlement hierarchy for the Council area consists of Lisburn City¹³ Metropolitan Lisburn and Castlereagh¹⁴, the towns of Hillsborough, Moira and Carryduff, 13 villages and 33 small settlements (See Map 4 Settlement Hierarchy for details).

Figure 5: Settlement Hierarchy Pyramid



Draft Lisburn & Castlereagh Community Plan 2017-32

A primary outcome of the draft Community Plan is:

‘We live and work in attractive, resilient and people-friendly places, safeguarding the local and global environment.’

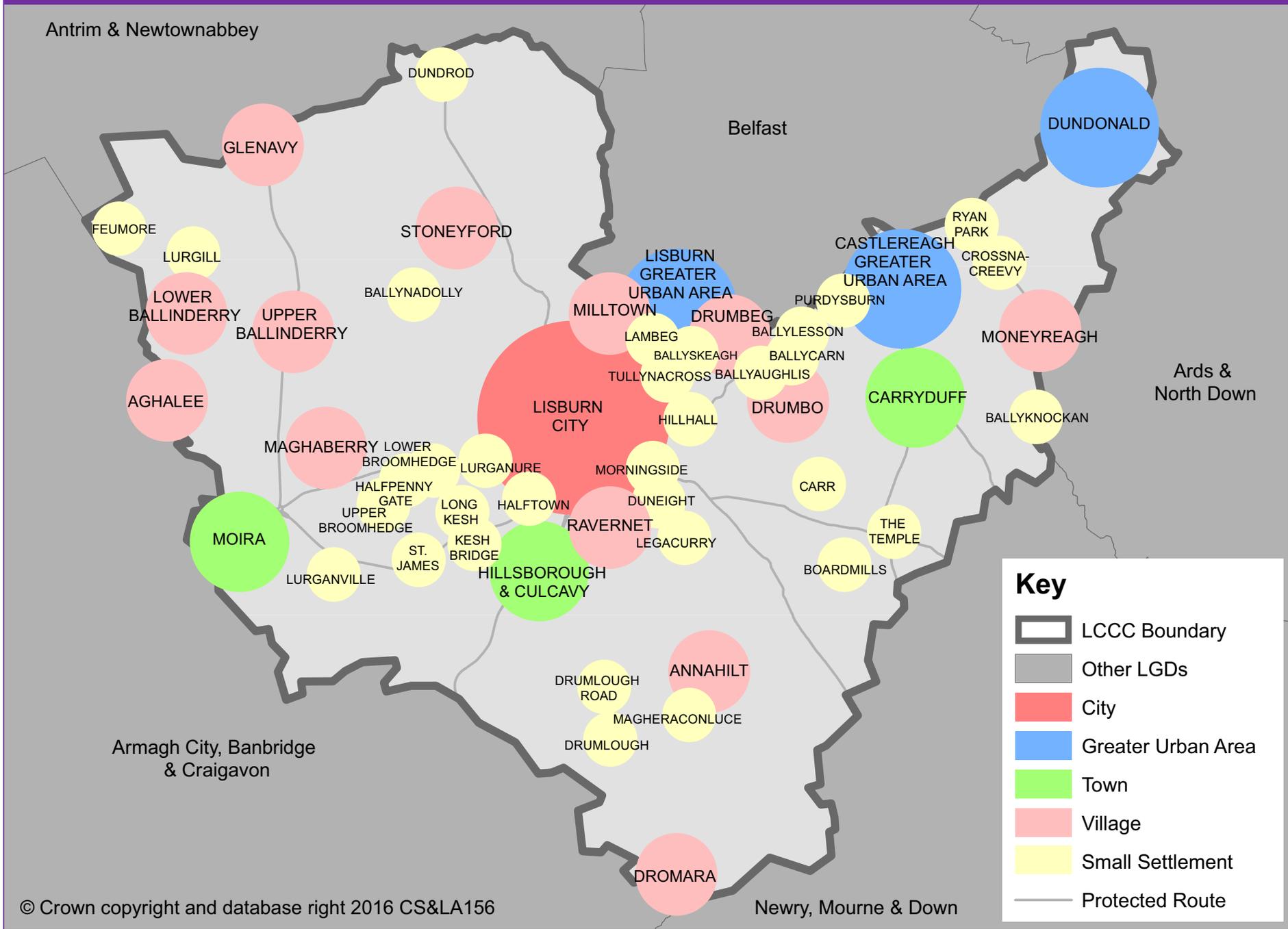
Further supporting outcomes are:

- Neighbourhoods are designed and regenerated to promote wellbeing
- We have access to essential services, shops, leisure and workplaces
- There is a modal shift to sustainable and healthy transport options
- Greenhouse gas emissions are reduced
- We identify positively with our local neighbourhoods; urban, suburban and rural

¹³ As defined in the RDS 2035

¹⁴ For the purposes of this POP, it is proposed to replace the term ‘Metropolitan Area’ with ‘Greater Urban Area’

Map 4: Settlement Hierarchy Lisburn & Castlereagh City Council Area



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It is recommended that the settlement hierarchy be re-examined to identify if any settlements need to be re-designated. A starting point is to use a settlement classification based on the Hierarchy of Settlements and Related Infrastructure Wheel in the RDS 2035 (Figure 5). This outlines the patterns of service provision likely to be appropriate at different spatial levels including neighbourhoods, smaller towns, regional towns and cities.



Main Street, Moira

Figure 6: The Hierarchy of Settlements and Related Infrastructure Wheel RDS 2035 (Source RDS 2035, Pg. 24)

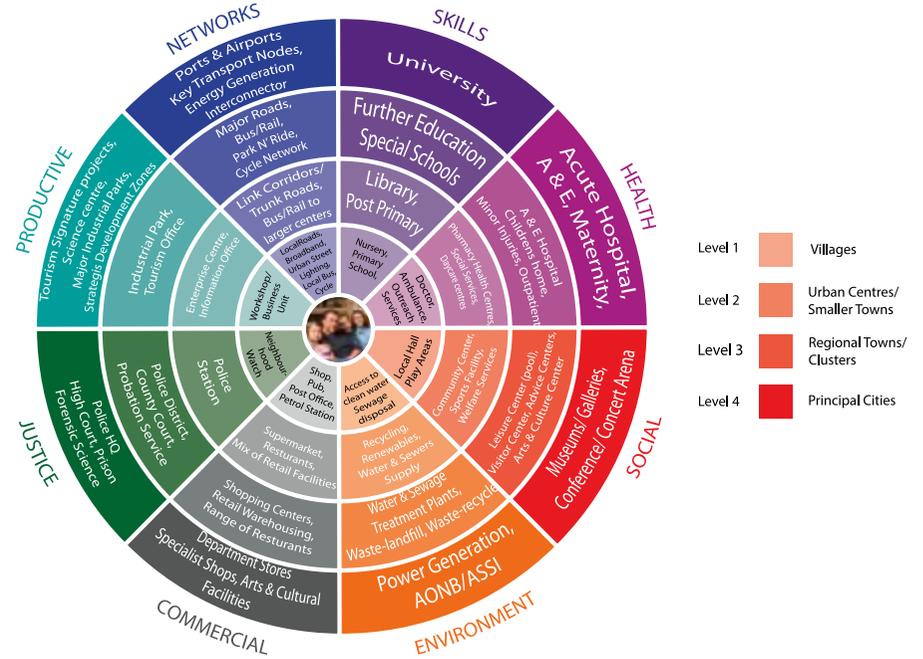


Table 1: Existing Settlement Hierarchy & Population in Settlements in Lisburn & Castlereagh City Council Area

Settlement Hierarchy	Lisburn & Castlereagh City Council Area (Population in Settlements)	Total / % of District Total in settlements
Lisburn City	Lisburn (45,410)	45,410 (40%)
Lisburn Greater Urban Area	Lisburn Greater Urban Area (4,948)	4,948 (4%)
Castlereagh Greater Urban Area	Castlereagh Greater Urban Area including Dundonald (30,717)	30,717 (27%)
Towns	Carryduff (6,947) Hillsborough & Culcavy (3,953) Moirá (4,584)	15,484 (14%)
Villages	Aghalee (863); Annahilt (1,045); Dromara (1,006); Drumbeg (813); Drumbo (375); Glenavy (1,791); Lower Ballinderry (912); Maghaberry (2,468); Milltown (1,499); Moneyreagh (1,379) Ravernet (564); Stoneyford (605); Upper Ballinderry (226)	13,546 (12%)
Small Settlements	Ballyaughlis (99); Ballycarn (105); Ballyknockan; Ballylesson (111); Ballynadolly (79); Ballyskeagh (194); Boardmills; Carr; Crossnacreevy (317); Drumlough (74); Drumlough Road; Dundrod (193); Duneight (88); Feumore; Halfpenny Gate (80); Halftown (197); Hillhall (81); Kesh Bridge (122); Lambeg; Legacurry (82); Long Kesh (358); Lower Broomhedge (239); Lurganure (467); Lurganville (87); Lurgill; Magheraconluce (459); Morningside (55); Purdysburn; Ryan Park (141); St James (115); The Temple; Tullynacross (129); Upper Broomhedge (78)	3,950 (3%)
Total Population in Settlements (114,055)		

Please note: The total population for the small settlements does not include any settlement with under 50 population. These settlements are Ballyknockan, Boardmills, Carr, Drumlough Road, Feumore, Lambeg, Lurgill, Purdysburn and The Temple (*Source BMAP 2015 & NISRA Headcount and Household Estimates for Settlements – March 2015*). The term ‘Greater Urban Area’ replaces the previous ‘Metropolitan Area’ used in BMAP 2015.

Settlement Development Limits are designated for Lisburn City and each town, village and small settlement in the Council Area. The existing Development Plan (BMAP) identifies the settlement hierarchy based on their role, the services and facilities available, and their potential for accommodating development.

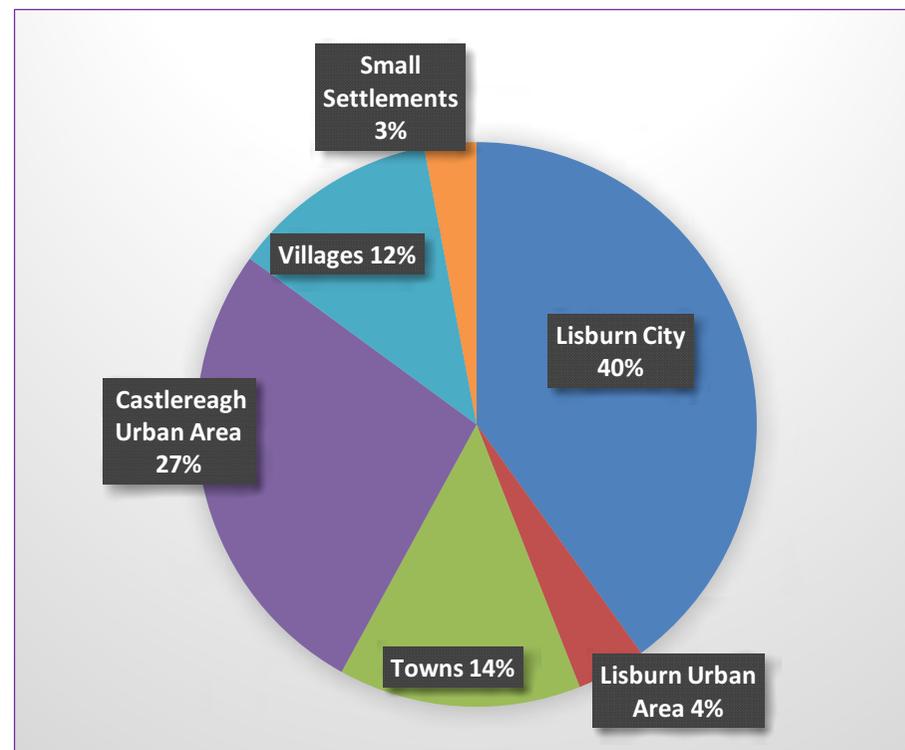
The existing Settlement Strategy focuses development in the cities and towns, with priority being given to the re-use of land within existing urban areas, and the need to contain outward expansion.

Villages and small settlements perform as local service centres in terms of sustaining and serving rural communities. As many villages are subject to strong dispersal pressures, large-scale expansion has been restricted in the majority of cases in order to ensure that development takes place in cities and towns where infrastructure already exists. Many of the small settlements lack facilities and the aim is therefore to restrict inappropriate expansion into the surrounding countryside, with the focus on consolidation through infill opportunities and small scale rounding off.

Currently the settlement hierarchy consists of Lisburn City and the Metropolitan Areas¹⁵ of Lisburn & Castlereagh at the top tier, followed by the towns of Carryduff, Hillsborough and Moira, the 13 villages and the remaining 33 small settlements at the lower tier (as identified in Table 1).

The preferred option is to retain the existing settlement hierarchy with limited amendments as it provides an accurate reflection of the range of settlements taking into account the level of services, location, population and function.

Figure 7: Percentage Population in Settlements



¹⁵ The term 'Metropolitan Area' from BMAP 2015 will be replaced with 'Greater Urban' area

Options for Key Issue 1: The Settlement Hierarchy

Option 1A Preferred Option	Reason
<p>Retain the existing settlement hierarchy with limited amendments: The existing settlement hierarchy (identified through the existing Development Plan) provides a suitable range of settlements providing for both the urban and rural population of the Council Area.</p> <p>However this option also provides potential to re-examine the existing settlement hierarchy in order to identify if any settlements need to be re-designated based on their function and range of services.</p> <p>Whilst the existing settlements take account of the description provided in the RDS 'The Hierarchy of Settlements and Related Infrastructure Wheel 2035' there may be scope to re-designate a particular settlement based on the anticipated level of growth.</p>	<p>This option maintains the existing settlement hierarchy (as per Table 1) which is based on the RDS Hierarchy of Settlements and Related Infrastructure Wheel 2035 (Figure 6) with Lisburn City and the Greater Urban Areas¹⁶ of Lisburn & Castlereagh at the top tier, followed by the 3 towns of Hillsborough, Moira and Carryduff, the 13 villages and the remaining 33 small settlements.</p> <p>Lisburn City and Lisburn & Castlereagh Greater Urban Areas: Lisburn City has a high level of services and facilities. These include the Council area's main office, retailing, health, arts, education and community services along with good infrastructure links including an Ulsterbus station and Train station linking with Belfast and Dublin. Facilities outside the City Centre (within the Settlement Limits) include the Lagan Valley Hospital and Lagan Valley LeisurePlex. Castlereagh Greater Urban Area has a high level of services and facilities including Forestside Shopping Centre, the Ulster Hospital and Dundonald International Ice Bowl. It also has a range of schools, health, shopping and local services.</p> <p>The towns of Hillsborough, Moira and Carryduff: The towns have a wide range of services including shopping and convenience stores, schools, churches, small scale industrial estates, housing areas and some transport links and services.</p> <p>The villages and small settlements: These are lower down the tier in the settlement hierarchy and have a range of small scale services and housing.</p> <p>This option also allows for consideration of minor amendments to the classification of settlements based on population and level of services; for example:</p> <ul style="list-style-type: none"> • could a particular village be re-designated as a town (or vice versa) • could a particular small settlement be re-designated as a village (or vice versa) • are there any existing settlements that could be renamed and/or amalgamated • are there any new small settlements that could be identified. <p>It should be noted that any re-designation or classification would be required to meet the standards set out in the RDS 'Hierarchy of Settlements and Infrastructure Wheel' (see Figure 6).</p>

¹⁶ See footnote 15

Option 1B	Reason
<p>Retain the existing settlement hierarchy with no change: this option retains the status quo, by retaining the settlement hierarchy identified through the existing Development Plan.</p>	<p>As previously stated, the settlement hierarchy for the Council area consists of Lisburn City, Greater Urban Areas of Lisburn & Castlereagh, the towns of Hillsborough, Moira and Carryduff, 13 villages and 33 small settlements.</p> <p>It is recognised that a strong relationship exists between settlement size and the levels of service that can be supported. Currently the Council area has a range of settlements that sit in a hierarchy from the largest with a higher population and the stronger level of services down to the villages and the smaller settlements which have smaller populations and lower levels of services. These settlements reflect the RDS related Infrastructure Wheel 2035 (Figure 6).</p> <p>This option concentrates on the existing settlements and is in accordance with the RDS, with priority being given to the re-use of land within existing urban areas, and the need to consolidate and contain outward expansion.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Housing Growth

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

Strategic guidance is provided in the RDS through **Regional Guidance (RG)** and **Spatial Framework Guidance (SFG)**. Regional Guidance for housing development recognises the need to:

- Strengthen community cohesion (RG6)
- Support urban and rural renaissance (RG7)
- Manage housing growth to achieve sustainable patterns of residential development (RG8).

The RDS emphasises a sustainable approach to housing growth, setting a regional target of 60% of new housing to be located within appropriate “brownfield”¹⁷ sites within urban footprints which consist of the continuous built-up area of settlements greater than 5,000 population (see PPS 12 Housing in Settlements, Glossary, page 40).

It recognises that in relation to housing in settlements, policy should:

- Promote more sustainable housing development within existing urban areas
- Ensure an adequate and available supply of quality housing to meet the needs of everyone
- Use a broad Evaluation Framework to assist judgements on the allocation of housing growth.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS identifies that good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. A home is a vital part of people’s lives and contributes to creating a safe, healthy and prosperous society. It emphasises the importance of the relationship between the location of local housing, jobs, facilities, services and infrastructure.

The regional strategic objectives for housing in settlements, consistent with regional guidance in the RDS, are to: manage housing growth to achieve sustainable patterns of residential development; support urban and rural renaissance; and strengthen community cohesion.

The SPPS states that in preparing the LDP councils should bring forward a housing strategy and deliver:

- increased housing density without town cramming - particularly in town and city centres
- sustainable forms of development - including reducing greenfield land, encouraging mixed use and placing major housing development in sustainable locations
- good design - that contributes to safe and attractive places
- balanced communities - providing good quality housing to meet different needs and enhancing opportunities for communities contributing to creating and enhancing shared space.

¹⁷ Previously developed land as defined in the RDS 2035 (Page 106).

Housing Land Allocation

The SPPS identifies that the following should inform housing allocations within the Local Development Plan:

1. RDS Housing Growth Indicators (HGI's)
2. Use of the RDS housing evaluation framework
3. Allowance for existing housing commitments
4. Urban capacity studies
5. Allowance for windfall housing
6. Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population
7. Housing Needs Assessment/Housing Market Analysis (HNA/HMA)
8. Transport Assessments

These are addressed in further detail under the section '**Future Housing Growth Strategy**' on page 41.

Planning Policy Statement 7: Quality Residential Environments (PPS 7)

PPS 7 provides policy for achieving quality in new residential developments and advice on the treatment of this issue within development plans.

Planning Policy Statement 8: Open Space, Sport & Outdoor Recreation (PPS 8)

PPS 8 provides policy 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 advice upon the treatment of these issues within development plans.

Planning Policy Statement 12: Housing in Settlements (PPS 12)

The policy objectives of PPS 12 are reflected in the SPPS and aim to manage housing growth, to direct and manage future housing growth to achieve 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 settlement and to encourage the development of balanced communities.

This PPS looks at three inter-related elements of the plan designed to meet its objectives and those of the RDS. These are:

- Processes for allocating housing land;
- Measures to be contained in development plans; and
- Implementing, monitoring and reviewing development plans.

A "**Plan, Monitor and Manage**" approach that aims to ensure that development plans become more sustainable, balanced and integrated is advocated.

PPS 12 recognises that the availability of affordable housing is one part of the drive to help create mixed and inclusive communities.

Existing Development Plan

The existing Development Plan (BMAP) provides a Housing Strategy which aims to:

- accommodate delivery of housing growth in accordance with the RDS
- achieve revitalised and compact urban areas
- secure higher density development within urban areas while protecting the quality of the urban environment
- identify where necessary locations for urban extensions
- create balanced local communities and housing choice
- support the network of service centres based on towns, villages and small settlements in the rural area
- protect the rural areas from development pressure.

BMAP designates zoned housing land across the council area. The allocation of land for future housing growth in settlements is provided in detail under **Key Issue 2**.

Lisburn & Castlereagh Draft Community Plan 2017-32

A primary outcome of the draft Community Plan is:

‘We live and work in attractive, resilient and people-friendly places, safeguarding the local and global environment.’

The Draft Community Plan includes a commitment to a supply of suitable housing suited to a range of needs with diversity of tenure, appropriate size, accessibility and energy efficiency.

Supporting outcomes are:

- Neighbourhoods are designed and regenerated to promote wellbeing
- Everyone lives in an affordable home that meets their needs
- We have access to essential services, shops, leisure and workplaces
- There is a modal shift to sustainable and healthy transport options
- Greenhouse gas emissions are reduced
- We identify positively with our local neighbourhoods: urban, suburban and rural.

West Lisburn Development Framework 2015

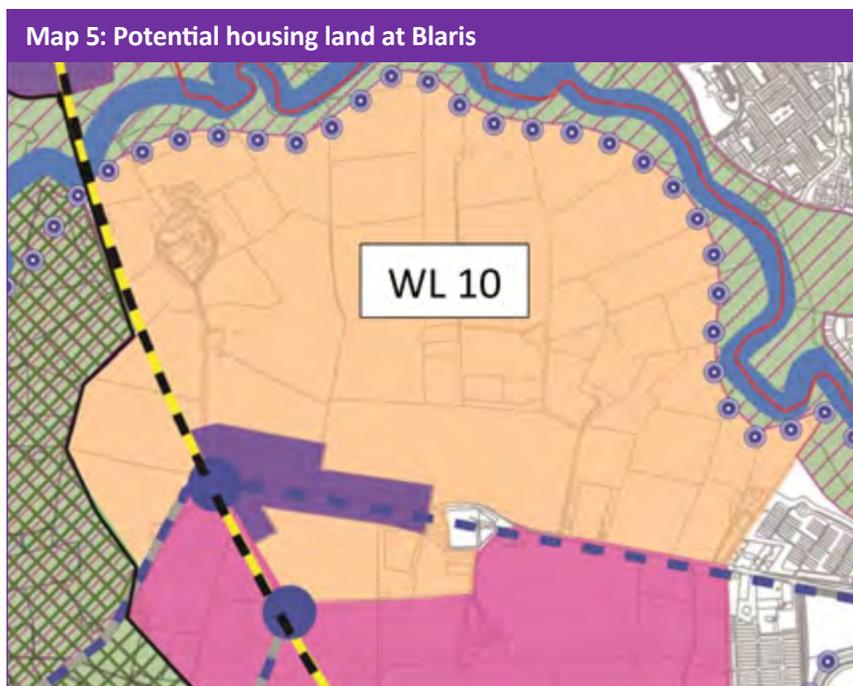
This framework is a statement of the Council’s vision and aspirations and identifies West Lisburn as a potential location for wider regeneration and growth. The area is an important strategic location at the confluence of the main north-south and east-west transport corridors. The framework highlights the need for major infrastructure requirements such as the Knockmore Link Road and the proposed West Lisburn Rail Halt/Park and Ride.

The area contains key parcels of land including Sprucefield Regional Shopping Centre, the Maze Lands site, Knockmore and Lissue Industrial estates and also the Blaris lands which could possibly provide a natural expansion for Lisburn City.

It is therefore recognised that Lisburn City sits at the top of the settlement hierarchy and high importance should be given to its development. This is also reflected in the Regional Development Strategy 2035.

The framework identifies a number of key areas for potential housing growth based on providing housing close to employment locations and natural population increase.

Approximately 80 hectares of land at Blaris is identified as being suitable for residential development (see Map 5, Zoning WL10). A range of development principles are provided which relate to densities, building heights, linkages, landscaping and open space.



Source: West Lisburn Development Framework

Land at Culcavy is also identified as an area suitable for residential development on land currently occupied by storage and distribution (Zoning WL11). This is currently outside the development limits for Hillsborough in the existing Development Plan.

Lisburn City Centre Master Plan 2015

The Masterplan commissioned by the former Department for Social Development in partnership with the Council states that Lisburn City has demonstrated its potential as an investment location and great place to live. It notes the following:

- There is a strong underlying demand and need for housing
- Lisburn is a popular place to live with desirable neighbourhoods and choice of homes
- The population of Lisburn is growing placing pressure on the existing housing stock
- There is a recognised need for further affordable housing
- Many historic buildings are also under occupied and in the longer term many prove attractive places for residential purposes
- There is a commitment from housing providers to meeting housing need
- There is a shared recognition among all partners that the City Centre has a unique contribution to make
- By creating a resident population within the City Centre there is an opportunity to generate activity outside traditional business hours, to help sustain shops and services and fledgling leisure industry within the City Centre.

The Masterplan identified a number of key sites for Residential/Mixed-Use including the Laganbank Mixed Use Riverside site which proposes a range of business accommodation with family homes within easy reach of the City Centre's shopping, leisure, cultural and employment opportunities. Jordan's Mill site on Antrim Street is also included for retail

and residential development. Other sites are also identified including Wallace Avenue.



Lisburn Square

Future Housing Growth Strategy

It is the Council's aim 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. Land zoned for housing will be

developed in accordance with prevailing regional planning policy and any future Plan Proposals and Policies, including Key Site Requirements where stipulated. These may include access/infrastructure requirements, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site-specific requirements.

1. Housing Growth Indicators (HGIs)

Housing Growth Indicators (HGIs) have been calculated for Northern Ireland as a whole. The projected new dwelling requirements for Northern Ireland from 2012 to 2025 is 94,000 dwelling units. The projected new dwelling unit requirement for Lisburn & Castlereagh Local Government District between 2012 and 2025 is **9,600 dwelling units**.¹⁸

In order to project the additional 5 years of housing allocation to the end of the LDP in 2030, the housing allocation figure of 9,600 (which was calculated from 2012-2025) was divided by 13. This gives a calculation of 738 dwellings per year allocation. This figure allows for **an allocation of 13,300 dwelling units for the lifetime of the new Local Development Plan**. This is an estimate and will be subject to any future review.

2. Regional Development Strategy (RDS) Housing Evaluation Framework

The RDS has identified a broad evaluation framework to assist judgements on the allocation of housing growth (see Table 2).

¹⁸ Housing Growth Indicators set by the former Department of Regional Development, now Department for Infrastructure

Table 2: Housing Evaluation Framework RDS 2035

Housing Evaluation Framework	
Resource Test	Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.
Environmental Capacity Test	An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made.
Transport Test	Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.
Economic Development Test	The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed.
Urban and Rural Character Test	Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement.
Community Services Test	The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed.

This framework sets out six tests to include a Resource Test, Environmental Capacity Test, Transport Test, Economic Development Test, Urban and Rural Character Test and Community Services Test. Settlement Appraisals have been carried out for the settlements and are a useful guide.

3. Existing Housing Commitments

The Housing Monitor provides an overall picture of the number of dwellings built on an annual basis and the remaining housing land potential. It includes both land zoned for housing and land with planning permission for housing within the settlements in the Council area.

In the period from 2012 to 2015 (i.e. from commencement of HGI allocation Period) **1,544** housing units have been completed in all the settlements in the Lisburn & Castlereagh City Council Area (see Table 3).

Lisburn City, Greater Urban Areas of Lisburn & Castlereagh and Towns

Currently **340 hectares** of zoned housing land is still remaining for development in Lisburn City, the two Greater Urban Areas of Lisburn & Castlereagh, and the towns of Carryduff, Hillsborough/Culcavy and Moira.

In addition, **91 hectares** of land is committed for housing outside the housing zonings in these settlements and this is likely to be developed (See **Appendix E, Maps 1-7**). There is therefore a potential for approximately **10,500** housing units on this zoned and committed land remaining.

Villages

There is currently **25 hectares** of land designated as Housing Policy Area Land remaining in all the villages and an additional **24 hectares** committed for housing outside these zonings. There is a potential for approximately **1,100** housing units on this zoned and committed land remaining.

Small Settlements

The small settlements have limited land remaining for housing consisting of mostly infill sites and rounding-off opportunities.

In summary, approximately **13,000** housing units are possible on land currently zoned for housing and land with planning commitments. (This figure includes dwelling units already completed since 2012, the start of HGI allocation period).

Figure 8: Zoned Housing Land Remaining

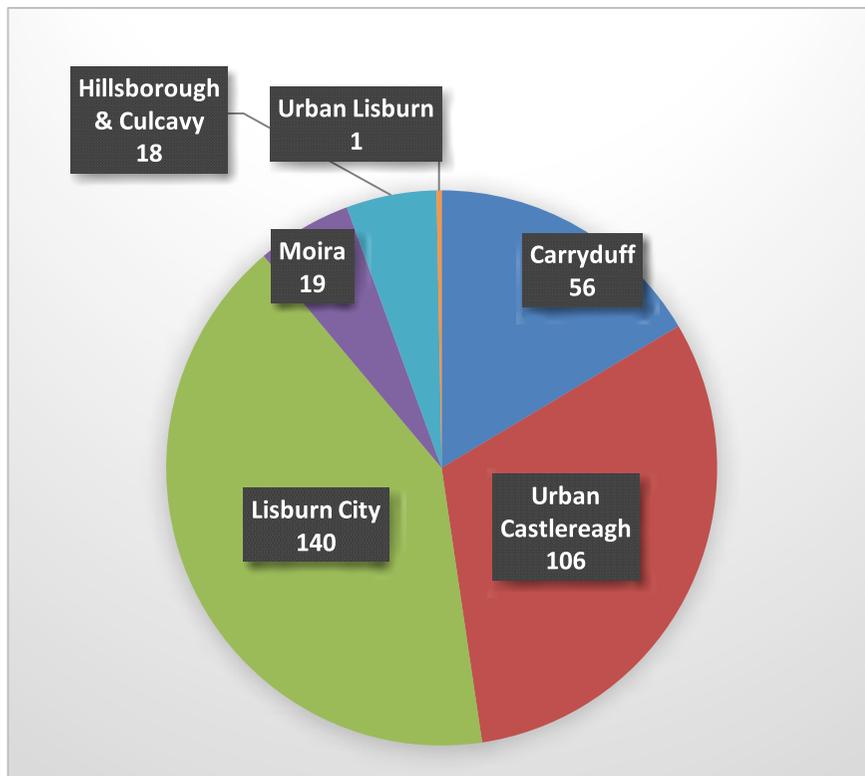
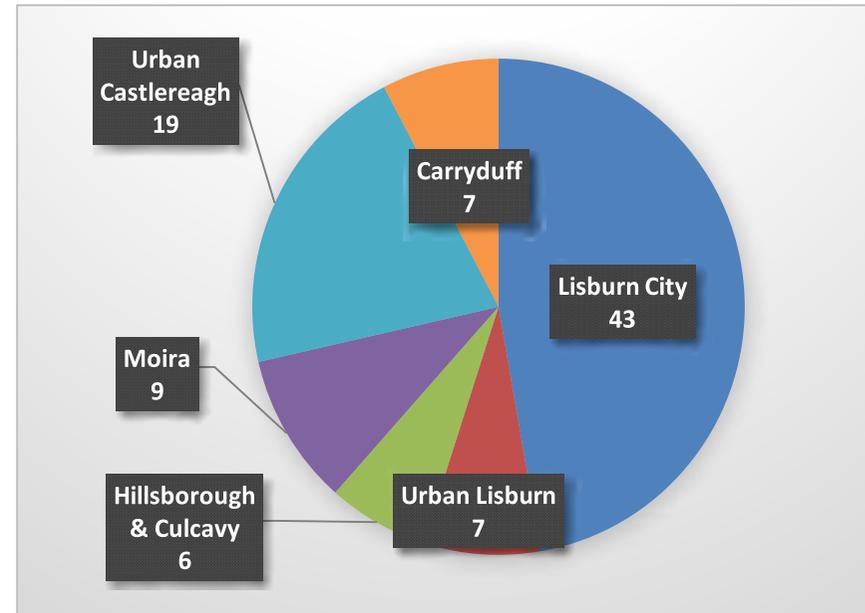


Figure 9: Committed Housing Land Remaining



Countryside

The open countryside outside settlements will allow for additional dwellings subject to rural planning policy. (See **Option 3: Sustainable Housing in the Countryside**).

Table 3: Housing units built in Lisburn City, Greater Urban Areas of Lisburn & Castlereagh, Towns and Villages from Aug 2004-March 2015

Figures for Greater Urban Areas of Lisburn & Castlereagh reflect Local Government Boundary changes April 2015

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
Lisburn City	251	252	423	270	216	559	398	155	369	111	239
Greater Urban Area of Lisburn	60	81	48	48	52	122	4	0	8	11	6
Hillsborough & Culcavy	69	48	39	31	40	24	1	9	6	8	41
Moira	23	135	28	12	1	0	6	13	5	5	10
Greater Urban Area of Castlereagh	89	40	149	198	48	195	44	67	155	90	184
Carryduff	21	52	43	45	8	9	4	10	2	12	6
Aghalee	16	9	10	6	1	0	0	0	0	0	0
Annahilt	1	1	0	0	0	0	0	2	0	0	2
Dromara	23	13	19	23	6	13	8	2	3	1	3
Drumbeg	11	5	5	7	1	0	0	0	0	0	0
Drumbo	1	0	1	0	0	0	0	0	0	1	0
Glenavy	65	102	22	51	11	6	11	16	8	5	13
Lower Ballinderry	28	24	33	11	1	1	1	0	0	0	0
Maghaberry	24	62	23	49	14	41	37	29	36	13	39
Milltown	1	9	0	0	17	1	0	0	0	0	0
Moneyreagh	9	0	0	9	1	0	0	0	0	3	9
Ravernet	1	2	4	1	0	0	0	0	0	0	0
Stoneyford	26	12	0	1	16	0	0	1	0	2	2
Upper Ballinderry	7	0	0	0	0	0	0	0	0	0	0
Total	726	847	847	762	433	971	514	304	592	262	554

- 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**

-1,509 dwellings have been built from 1st April 2012 to 31st March 2015 in all the settlements excluding the small settlements. **(Since start of HGI Period)** 35 dwellings have been built in the small settlements **(Since start of HGI period)**. Please Note the small settlements are not listed in Table No.3



Start of the Housing Growth Indicator Period 1 April
2012 – end of Plan Period 31st March 2030

4. Urban Capacity

An urban capacity study was carried out in the settlements of Lisburn City, Greater Urban Areas of Lisburn & Castlereagh and Carryduff in line with the Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 12 (PPS 12)¹⁹. The urban capacity study:

- Ensures a sequential approach to the identification of sites through the development plan process and managing the release of housing land
- Assesses the potential for future housing growth within the urban footprint
- Assesses the capacity for different types and densities of housing
- Takes account of housing development opportunities arising from previously developed land, infill sites, the conversion of existing buildings and possible changes of land use.

Lisburn City: Currently 3.47 hectares of land could be developed for possible housing development in Lisburn City on urban capacity sites. At an estimated density of 25 dwellings per hectare this could amount to 86 dwelling units.

Lisburn Greater Urban Area: There is only 0.83 hectares identified as urban capacity sites amounting to an estimated 20 dwelling units.

In **Castlereagh Greater Urban Area** (Forestside, Cairnshill, Newtownbreda and Dundonald areas), 5.38 hectares of land could be used for possible housing, amounting to 134 dwelling units. Additionally in the Dundonald area 4.31 hectares of land could possibly be developed for housing amounting to 109 housing units.

In **Carryduff** 4.23 hectares of land could possibly be developed for housing amounting to 105 housing units.

In total, 8.14 hectares in these settlements are within the urban footprint and 10.1 hectares are outside the urban footprint on previously undeveloped sites but within the development limits. (NB: this figure excludes zoned housing land and land with planning permissions for housing and is either whiteland, infill or redevelopment sites that could possibly be developed for housing in the future subject to planning application).

Currently there remains 378 hectares of zoned housing land and committed housing land (land likely to be developed with planning decisions) in the settlements of Lisburn, Lisburn Greater Urban Area, Castlereagh Greater Urban Area and Carryduff with a population over 5,000.

The majority of land zoned for housing in BMAP 2015 is located outside the urban footprint but within the settlement limit.

5. Windfall Housing

Over the course of the plan period, windfall housing can also make up an important part of the land supply. Windfall development is housing provision on undesignated sites and as such, cannot be precisely anticipated. It can arise as a result, for example, of plot sub-division or property conversion and can normally make a significant contribution to the housing land supply over any Plan period. In line with the objectives of the RDS, it is necessary to make allowance for this when deciding the

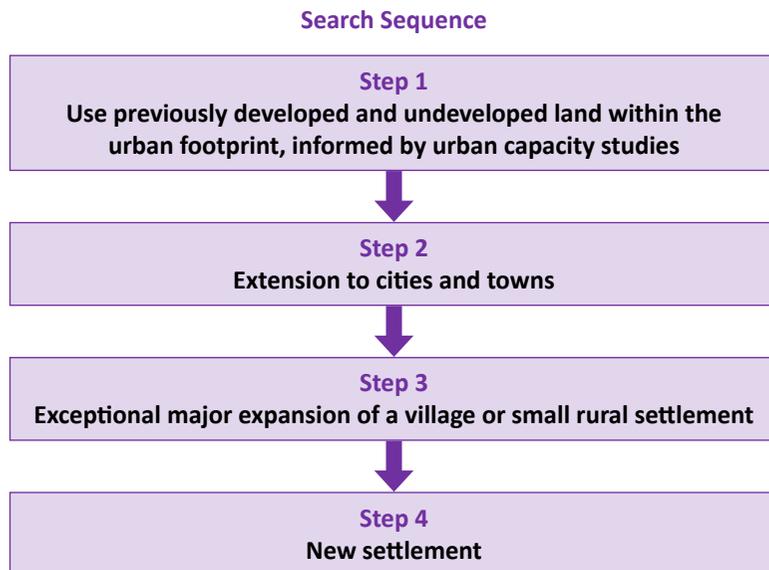
¹⁹ PPS 12 states urban capacity studies should be carried out within existing urban areas of cities and towns of over 5,000 population

number of sites to identify for development in the plan to prevent excessive allocation of housing land. For the purpose of making an allowance for windfall sites the assessment will be confined to within the Urban Footprint. The assessment will be carried out at a later stage in the Local Development Plan process.

6. Sequential Approach

A sequential approach will be used in the search for and the identification of housing sites. This will focus on the re-use of previously developed land and buildings, underdeveloped and undeveloped land within the existing urban area, prior to considering Greenfield settlement extensions. The main objective is to maintain compact town and village forms (Figure 10).

Figure 10: Search Sequence SPPS 2015 & Planning Policy Statement 12 Housing in Settlements



7. Housing Needs Assessment

The Council via a Housing Needs Assessment/Housing Market Analysis (HNA/HMA) will identify the range of specific housing needs, including supported housing needs.

The Social Housing Need Assessment is carried out to determine the level of additional accommodation required to meet housing need for general needs applicants who have registered on the Common Waiting List. Information is gathered from a number of sources to enable the Northern Ireland Housing Executive to assess the level of social housing need for a geographic area. The level of social housing need is projected for a five year period.

The total social housing need for Lisburn & Castlereagh City Council for 2015 - 2020 has been assessed at 800 units (See **Appendix F: Annual Housing Need Assessment, January 2016 Northern Ireland Housing Executive**).

The Council will facilitate any identified need via the zoning of land or by indicating, through key site requirements, where a proportion of a site may be required for social/affordable housing.

Achieving balanced communities is one of the major themes for housing in the Regional Development Strategy. Diversity and social inclusion are distinguishing marks of well-balanced communities which embrace a mix of social groups and are able to accommodate people of different backgrounds.

This could be achieved by reshaping existing built-up housing, making better use of existing stock and investment in infrastructure. In addition, the design of new homes should be more accessible for the disabled and

elderly to live independently which will have social benefits for everyone living in the Council Area. New homes should be affordable and accessible/inclusively designed.

Traveller Accommodation: Where the Housing Needs Assessment/Housing Market Analysis (HNA/HMA) identifies a demonstrable need for Travellers specific accommodation, planning permission may be granted for a suitable facility. There are no Traveller accommodation needs identified currently for Lisburn & Castlereagh City Council however this will be kept under review.

8. Transport Assessments

The successful integration of transport and land use is fundamental to the objective of furthering sustainable development. Sustainable patterns of development with local design that encourage walking, cycle and public transport travel to local amenities can reduce the need for private car use.

Where a modal shift occurs, this can contribute to improvements in air quality from reduced vehicular emissions and associated health benefits for residents in the Council area.

In determining a development proposal likely to generate a significant volume of traffic, planning authorities require the developer to submit a Transport Assessment so as to facilitate assessment of the transport impacts.

The Transport Assessment may include a travel plan, agreed with the Department for Infrastructure that sets out a package of complementary measures to secure the overall delivery of more sustainable travel patterns and which reduces the level of private car traffic generated.



Social Housing Scheme, Killynure, Carryduff

Land Use Allocations and Associated Transport Infrastructure: Reducing the need for travel can be achieved by allocating sites for housing development close to existing or planned services such as shopping, employment, health and educational facilities. The Local Development Plan provides the means to promote, influence and deliver a shift to more sustainable travel modes within the Council area.

For zoned housing sites the Local Development Plan will contain key site requirements that may include walking and cycling infrastructure, or the phasing of development with the release of land subject to planned improvement of public transport.

Key Issue 2: Facilitating Future Housing Growth (Settlements)

As referred to previously, the new Local Development Plan will run up to 2030. The figure provided by Central Government have been projected from 2012 to 2030 to allow for **an allocation of 13,300 dwelling units for the lifetime of the new Local Development Plan**. This is an estimate and will be subject to any future review.²⁰

The projected 13,300 housing growth figure can be substantially accommodated on existing housing and mixed use zonings in the current Development Plan (BMAP 2015) in combination with land that is committed for housing with planning permissions.

As stated in the RDS, the allocation of housing growth to specific locations in a district is a matter for decision through the development plan process. In the allocation process, account must be taken of the roles and functions of each settlement. **(See Figure 5 Settlement Hierarchy Pyramid)**

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.

Taking into account the RDS requirement of meeting 60% of new housing allocations within the Urban Footprint²¹ there is currently insufficient land within the remaining Urban Footprints to achieve this figure.

If a density of 25 dwellings per hectare is applied to land inside the urban footprint in these settlements it could only accommodate 2,162 dwellings which is only 16% of the 13,300 HGI Allocation. This results in a shortfall of land within the urban footprint (an additional 7,980 dwellings would be required based on the RDS 60% requirement).

Land outside the urban footprint within the settlement limits which is currently zoned or committed for housing within these settlements can accommodate 7,275 dwellings which accounts for a large proportion of the Housing Growth allocation figure.

It is proposed to allow for an additional 10% of housing units above the Housing Growth allocation figure to accommodate further anticipated growth and to ensure that any shortfall in housing land does not occur over the Plan period.

This could yield approximately **1,330** additional housing units depending on density and will be subject to review at the Plan monitor stage.

Lisburn City is recognised as a growth location in the RDS and placed at the top tier in the settlement hierarchy. The spatial location of Lisburn at the meeting point of the North-South economic corridor and the East/West transport corridor is particularly significant. Currently Lisburn City has 140 hectares of zoned housing and mixed use land remaining. Future housing growth of Lisburn City is encouraged in line with the RDS and SPPS.

²⁰ DFI methodology based on number of households, second homes, vacant stock, net conversions/closures/demolitions and total housing stock including NISRA population projections

²¹ Settlements with population over 5,000 which are Lisburn City, Lisburn Greater Urban Area, Castlereagh Greater Urban Area and Carryduff

The **Lisburn Greater Urban Area** has approximately 1 hectare of zoned housing land remaining compared to the **Castlereagh Greater Urban Area** which has 106 hectares of zoned housing land remaining. Growth in the Lisburn Greater Urban Area is therefore restricted and Castlereagh Greater Urban Area has sufficient land remaining for housing (with an additional 18.5 hectares of land committed).

The **towns of Carryduff, Hillsborough & Culcavy and Moira** have substantial zoned housing land remaining and therefore it is likely that further housing zonings would be limited in these settlements owing to the pressures this could place on existing infrastructure. Currently Carryduff has 56 hectares, Hillsborough & Culcavy has 18 hectares and Moira has 19 hectares of zoned housing land remaining.

In the **villages** over 25 hectares of Housing Policy Area land is undeveloped. It is recognised that there is a need to contain outward expansion and maintain compact village and settlement form. However, an element of housing growth in selected villages may be possible subject to the population size, level of current services and any settlement development constraints that could restrict extending the settlement outwards.

In the **small settlements** there may be opportunity for infilling and rounding off however it is considered that no additional land needs to be allocated for housing in the small settlements in order to maintain the objectives of the Regional Development Strategy 2035 and the Strategic Planning Policy Statement.

The current Major Employment Location at West Lisburn/Blaris has been identified as supplying a suitable site for both employment and housing. These lands are currently zoned in the existing Development Plan (BMAP) for employment and have also been identified in the West Lisburn Development Framework 2015.

This area represents a prime location and is currently located within the Lisburn City development limits and located close to the key transport routes. Developers would be responsible for contributing to the funding of the Knockmore Link Road which could open up better accessibility to the West Lisburn area.

This key strategic site offers the most suitable opportunity for further expansion of housing growth over and above what is currently contained on committed and zoned housing sites.



West Lisburn/Blaris Lands

Options for Key Issue 2: Facilitating Future Housing Growth (Settlements)

Option 2A Preferred Option	Reason
<p>Focus future Housing Growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints: This option recognises the importance of Lisburn City as a centre for housing growth and the growth of West Lisburn will support development of the Knockmore Link as a key piece of infrastructure.</p> <p>A limited amount of housing growth could also be distributed throughout the remaining settlement hierarchy taking into account any constraints, such as land still remaining within the towns/villages for housing, environmental designations, and the pressures on existing infrastructure (including the ability of the settlement to absorb any further development).</p>	<p>It is proposed to allow for an additional 10% of new housing growth allocation to accommodate any shortfall in housing land supply over the Plan period. This could yield approximately 1,330 housing units depending on density. The aim is to focus housing growth in Lisburn City and with limited additional housing growth in other settlements in the hierarchy.</p> <p>Lisburn City: This option proposes the existing employment zoning at West Lisburn/Blaris to be re-designated to allow up to 50% of this zoning (i.e. approximately 60 hectares) to be allocated for housing. Lisburn City has 33% of the existing population in the Council area. The City could accommodate approximately 1,000 additional housing units in West Lisburn/Blaris at a medium density of approximately 15 to 20 dwellings per hectare. The existing housing zonings (identified in the existing Development Plan) will also be protected.</p> <p>This option prevents the need for any future development to extend beyond the existing settlement limit making it highly sustainable. This proposal supports the development of a key piece of infrastructure – the Knockmore Link - and allows for integrating housing land with public transport, in particular the proposed new Rail Halt and Park & Ride facility at Knockmore. This will contribute to reducing the need to travel by car and encourage the use of public transport.</p> <p>The north and east of Lisburn City have a number of Environmental Designations including a Green Wedge which separates the built-up area towards Milltown village and an Area of High Scenic Value in the north (which meets the Belfast Hills). Lands east of the settlement limits border the Lagan Valley Regional Park. The southern side is defined by the M1 Motorway and Sprucefield Regional Shopping Centre.</p> <p>Greater Urban Areas of Lisburn & Castlereagh, Towns, Villages & Small Settlements: As this option focuses most of the housing allocation in Lisburn City, only a limited amount of additional housing growth across the remainder of the settlement hierarchy will be required (i.e. the Greater Urban areas of Lisburn & Castlereagh, towns, villages or small settlements). Approximately, 330 housing units could be distributed to the remainder of the settlement hierarchy.</p>

	<p>The 330 housing units could be allocated to these settlements based on the existing percentage of the population and/or more generally based on existing land remaining for housing, the pressure on existing infrastructure from new housing and any environmental constraints. Castlereagh Greater Urban Area has 23% of the existing population in the Council Area, the 3 towns of Carryduff, Hillsborough and Moira have 11%, the 13 villages have 10% of the existing population, Lisburn Greater Urban Area has 4% of the existing population and the small settlements have 3%.</p> <p>As stated previously the towns of Carryduff, Hillsborough & Culcavy and Moira have substantial zoned housing land remaining and therefore it is considered that additional housing growth in these areas would be limited, taking into account the existing pressures on infrastructure and environmental constraints. Growth would also be limited in the Greater Urban areas of Lisburn and Castlereagh due to pressures on existing infrastructure.</p> <p>An element of the 330 housing units could be allocated to the villages and smaller settlements. However, it must be recognised that the villages and small settlements are lower down in the settlement hierarchy and therefore any growth will be curtailed to prevent urban expansion in keeping with the RDS and consideration of the Housing Needs Assessment.</p>
Option 2B	Reason
<p>Focus future Housing Growth in Lisburn City: This option provides any future growth in housing to be concentrated in Lisburn City without further dispersal across the settlement hierarchy.</p>	<p>Lisburn City: Lisburn City acts as the main service centre. It is therefore intended to focus major population and economic growth on Lisburn City thus maximising benefits from efficient use of existing facilities, infrastructure and its strategic location on the key transport corridors. It is anticipated that the attraction of the City will be reinforced by retail, office and mixed use development and accommodate economic development through the range of employment sites.</p> <p>This option will allow for any future growth in housing to be concentrated in Lisburn City with no additional housing growth across the remainder of the settlement hierarchy. This will allow for approximately 1,330 additional dwellings within the settlement limits which can be accommodated in West Lisburn/Blaris at a medium density of approximately 20 to 25 dwellings per hectare. The existing housing zonings (identified in the existing Development Plan) will also be protected.</p>

Option 2C	Reason
<p>Protect Existing Housing Zonings: This option protects existing housing zonings from alternative uses. No additional housing zonings will be required over the Plan period.</p>	<p>Currently 340 hectares of zoned housing land is still remaining for development in Lisburn City, the two Greater Urban Areas of Lisburn & Castlereagh, and the towns of Carryduff, Hillsborough/Culcavy and Moira. In addition 91 hectares of land is committed for housing outside the housing zonings in these settlements. (see Appendix E)</p> <p>There are currently 25 hectares of land designated as Housing Policy Area Land remaining in all the villages and an additional 24 hectares committed for housing.</p> <p>The small settlements have mostly limited land remaining for housing consisting of infill sites and rounding-off opportunities.</p> <p>This option does not accommodate any anticipated growth above the projected Housing Growth Indicator figure in the settlements.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Housing in the Countryside

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The countryside is a unique resource. It contains landscapes of considerable quality and amenity, important indications of our cultural heritage and is also significant in terms of nature conservation and biodiversity by providing habitats for wildlife, flora and fauna.

It is a recreational resource and a considerable tourist asset. The countryside is also home to our agricultural industry and to a considerable and growing rural community.

Within Lisburn & Castlereagh City Council area approximately 15% of the total council population live within the countryside (outside settlements) equating to approximately 20,786 people²².

The rural community living in small towns, villages, and small settlements in the countryside, has experienced the fastest rate of population growth which reverses a long term trend of population decline.

The RDS emphasises the importance of keeping our rural areas sustainable to ensure that people who live there have access to services and are offered opportunities in terms of accessing education, jobs, healthcare and leisure.

Agriculture is the largest business category in rural areas. Other sectors include construction, property and business services, retail and production.

People from rural areas are required to travel longer distances than their urban counterparts in order to access job opportunities. Mobility of rural dwellers is important so that they can access and benefit from employment opportunities both locally and at a wider regional level.

To sustain rural communities, new development and employment opportunities which respect local, social and environmental circumstances are required.

The expansion of rural tourism and associated development that is both sustainable and environmentally sensitive is also encouraged through the RDS.

A strong network of smaller towns supported by villages helps to sustain and service the rural community.

The RDS aims to:

- Sustain rural communities living in smaller settlements and the open countryside
- Establish the role of multi-functional town centres
- Connect rural and urban areas
- Revitalise small towns and villages
- Facilitate the development of rural industries, businesses and enterprises in appropriate locations
- Encourage sustainable and sensitive development

²² Development Plan Position Paper 1: Population and Growth. The countryside refers to those places outside of settlements

- Improve accessibility for rural communities
- Improve the overall connectivity of rural communities to services and other parts of the Region by exploring innovative ways of bringing these services to the communities
- Integrate local transport.

While the countryside has traditionally contained a substantial number of individual houses and other buildings, significant concern has been expressed by many about development trends and the enhanced pressures being exerted on the countryside, particularly in view of the Executive's commitment to sustainable development.

Over development in the open countryside has the potential to bring with it significant environmental, financial and social costs. These include suburban sprawl, habitat loss and adverse impact upon water quality particularly from the increased use of non-mains sewerage systems. It also has the potential to impact upon the sustainable growth of our towns and villages.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The aim of the SPPS with regard to the countryside is to manage development which strikes a balance between the protection of the environment and supporting and sustaining rural communities (consistent with the RDS).

Regional Strategic objectives for development in the countryside are to:

- Manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community

- Conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution
- Facilitate development which contributes to a sustainable rural economy
- Promote high standards in the design, siting and landscaping of development.

The SPPS provides for the following categories of residential and non-residential development within the countryside:

Residential Development:

- Replacement dwellings
- Dwellings in existing clusters
- Dwellings on farms
- Dwellings for non-agricultural business enterprises
- Infill/ribbon development
- The conversion and re-use of existing buildings for residential use
- A dwelling where there are personal and domestic circumstances
- A temporary caravan
- Social and affordable housing development.

Non Residential Development:

- Farm diversification

- Agriculture and forestry development
- The conversion and re-use of existing buildings for non-residential use.

The SPPS states that in preparing its LDP a Council should bring forward a strategy for sustainable development in the countryside which reflect the aims, objectives and policy approach of the SPPS tailored to specific circumstances of the plan area.

Planning Policy Statement 21: Sustainable Development in the Countryside (PPS 21)

This policy aims to manage growth in the countryside, conserve and protect the landscape and natural resources of the rural area, facilitate development necessary to achieve a sustainable rural economy and to promote high standards in the design, siting and landscaping of development in the countryside.

PPS 21 identifies that Countryside Assessments are an integral part of the development plan making process. Part of the Countryside Assessment is a **Development Pressure Analysis** which seeks to identify areas where significant pressure has occurred and/or where local rural character is under threat of significant change.

Existing Development Plan

The existing Development Plan (BMAP) provides a Housing Strategy which aims to protect rural areas surrounding the settlements from development pressures.

In the rural area the proposals seek to consolidate the villages and smaller settlements. It states that single dwellings in the countryside will continue to be assessed under policies contained in PPS 21: Sustainable Development in the Countryside.

Lisburn & Castlereagh Draft Community Plan 2017-32

A primary outcome of the draft Community Plan is:

'We live and work in attractive, resilient and people friendly places, safeguarding the local and global environment.'

The draft Community Plan includes a strong commitment to sustainable development as one of its core principles. One of the Plan's outcomes is that the built and natural environment is protected and enhanced.

Supporting outcomes are:

- Neighbourhoods are designed and regenerated to promote wellbeing
- Everyone lives in an affordable home that meets their needs
- We have access to essential services, shops, leisure and workplaces
- There is a modal shift to sustainable and healthy transport options
- Greenhouse gas emissions are reduced
- We identify positively with our local neighbourhoods: urban, suburban and rural.

Key Issue 3: Facilitating Sustainable Housing in the Countryside

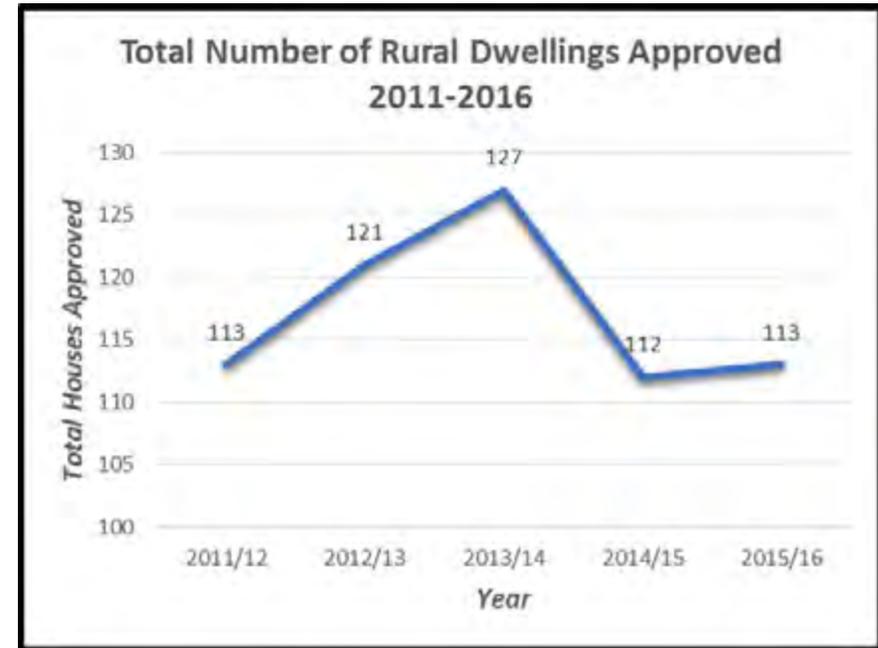
The projected 13,300 (HGI) Housing Growth Indicator figure can be substantially accommodated within the settlements on existing housing and mixed use zonings in the existing Development Plan (BMAP 2015) in combination with land that is committed for housing with planning permissions.

However, it is proposed to allow for an additional 10% of new Housing Growth Allocation in the countryside outside the settlements. This could yield approximately **1,330** additional housing units up to 2030.

From the period 1st April 2011 to 31st March 2016 there was an average of 117 applications (Full or Reserved Matters) for single rural dwellings including replacement dwellings approved in the countryside per annum. Excluding replacement dwellings this figure falls to an average of 83 single rural dwellings approved per annum. (See Figures 11 & 12 and Map 6). A conservative estimate of the number of new dwellings approved in the countryside over the Plan period would therefore be 100 dwellings per annum.

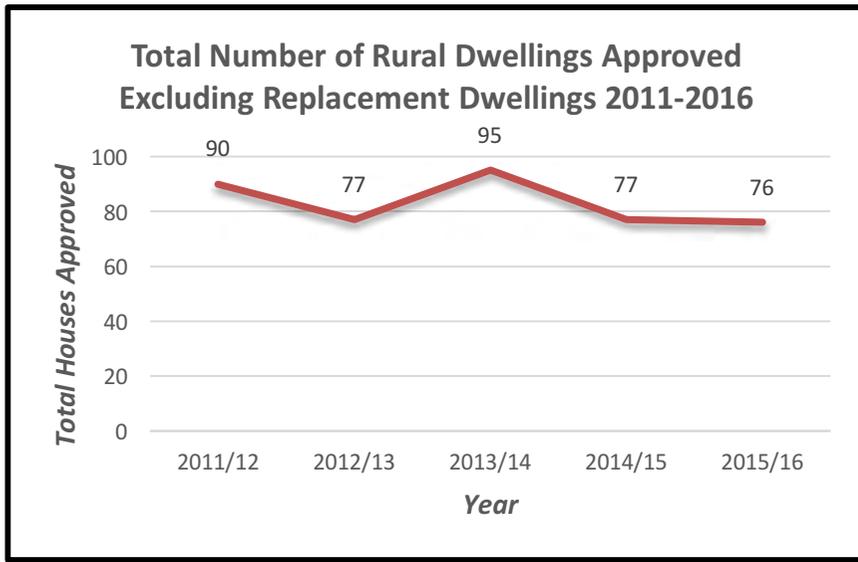
This figure if projected over 15 years would account for an additional 1,500 dwellings. This is close to the proposed additional 10% housing growth allocation for the rural area over the life time of the Plan to 2030.

Figure 11: Rural Dwelling Approvals



While this is in line with existing Policy, it should be noted that the existing rural policy in the SPPS and PPS 21 is currently under review by Central Government. The current policy position could therefore change which may have an impact on future approval rates in the countryside.

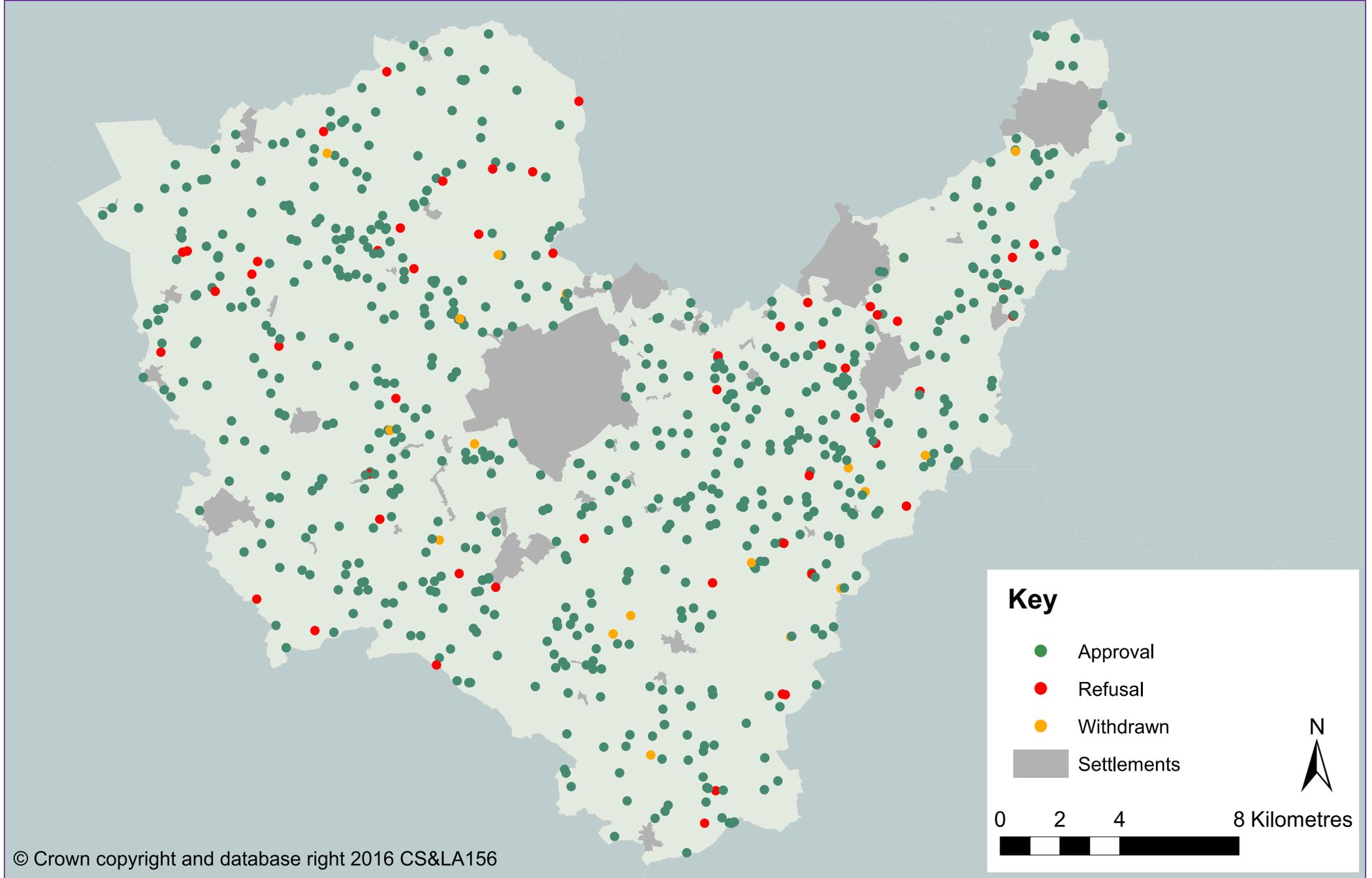
Figure 12: Rural Dwelling Approvals excluding Replacements



Rural Dwelling in Existing Farm Group near Hillsborough

The Local Development Plan process will play an important role for councils in identifying key features and assets of the countryside and balancing the needs of rural area and communities with the protection of the environment. An environmental assets appraisal and landscape assessment will provide the evidence base for the purposes of bringing forward an appropriate policy approach to development in the countryside taking account of Landscape Character Assessments.

Map 6: Rural Housing Pressure Analysis



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Options for Key Issue 3: Facilitating Sustainable Housing in the Countryside

Option 3A Preferred Option	Reason
<p>Retention of Existing Rural Policy-Led Approach: This option retains the existing policy-led approach for single dwellings in the countryside. The existing policy aims to manage development proposals within the countryside which facilitates proposals for rural dwellings likely to benefit the rural economy and support rural communities, whilst protecting or enhancing rural character and the environment.</p>	<p>This option provides the same level of protection to the rural area as currently provided and is in keeping with the SPPS regional strategic objectives for rural dwellings in the countryside.</p> <p>Planning Applications for rural dwellings will be assessed against existing policy which consists of:</p> <ul style="list-style-type: none"> • New dwellings in existing clusters • Replacement dwellings • Dwellings on farms • Dwellings for non-agricultural business enterprises • Infill/ribbon development • The conversion and re-use of existing buildings for residential use • A dwelling where there are personal and domestic circumstances • A temporary caravan • Social and affordable housing development <p>In all circumstances proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings, must not have an adverse impact on rural character, and meet other planning and environmental considerations including drainage, sewerage, access and road safety.</p>
Option 3B	
<p>Retention of Existing Rural Policy-Led Approach plus identify ‘Special Countryside Areas’: This option retains the existing policy-led approach but provides additional protection for identified ‘Special Countryside Areas’. Some areas of the countryside exhibit exceptional landscapes, such as mountains or lough shores, and certain views or vistas, where the quality of the landscape and unique amenity value is such that development should only be permitted in exceptional circumstances.</p>	<p>This option is in conformity with the existing policy-led approach but allows the Local Development Plan to designate ‘Special Countryside Areas’ with appropriate policies brought forward to ensure the protection of the countryside from unnecessary and inappropriate development. Local policies may be brought forward to maintain the landscape quality and character within Areas of Outstanding Natural Beauty (AONB) or Areas of High Scenic Value (AOHSV).</p>
<p style="text-align: center;">Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Education, Health, Community and Cultural Facilities

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS Spatial Framework)

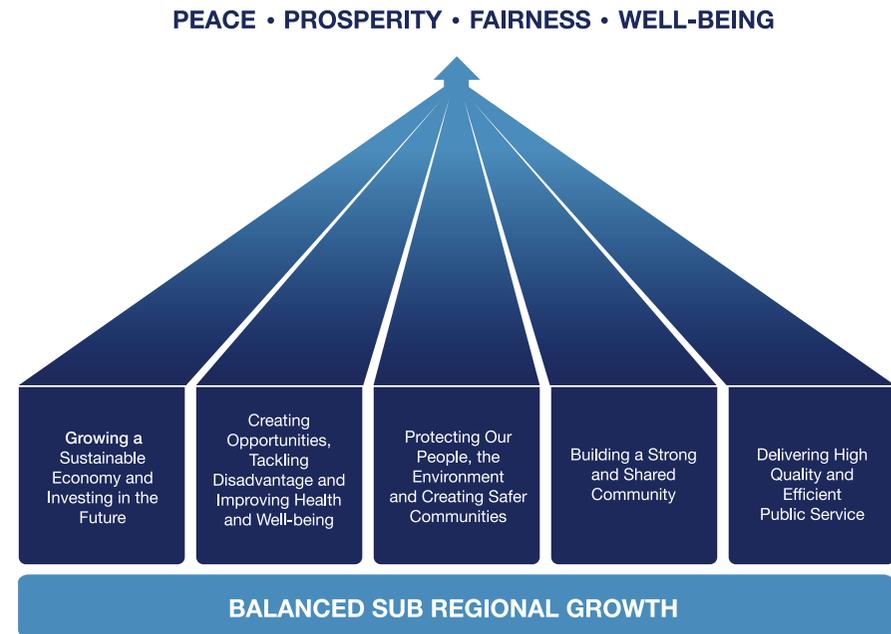
The RDS vision of the future is:

'An outward-looking, dynamic and liveable Region with a strong sense of its place in the wider world; a Region of opportunity where people enjoy living and working in a healthy environment which enhances the quality of their lives and where diversity is a source of strength rather than division.'

One of the eight aims of the RDS is to promote development which improves the health and wellbeing of communities. This is derived not only from easy access to services and facilities, but from a strong economy within an attractive environment and the provision of more social and affordable housing to help build balanced communities.

The 'Hierarchy of Settlements and Related Infrastructure Wheel' (page 32) shows the range of public and private services needed to ensure citizens have access to the necessary economic, social and cultural opportunities as well as the infrastructure required by businesses to build a competitive, dynamic and innovative economy. These services include transport and communication networks, education, health, social, environment, commercial and justice. The wheel outlines the patterns of service provision that are appropriate at different spatial levels and recognises the strong relationship between settlement size and the levels of service that can be supported.

Figure 13: Aims of the RDS 2035



Strategic Planning Policy Statement for Northern Ireland (SPPS)

One of the core planning principles of the SPPS is to improve health and wellbeing. This can be done through:

- safeguarding and facilitating quality open space, sport and outdoor recreation
- providing for safe and secure age-friendly environments
- encouraging and supporting quality, environmentally sustainable design
- better connected communities with safe pedestrian environments
- better integration between land-use planning and transport

- facilitating the protection and provision of green and blue infrastructure
- supporting the provision of jobs, services, and economic growth
- supporting delivery of homes to meet the full range of housing needs
- contributing to balanced communities
- supporting broader government policy aimed at addressing for example obesity, and health and wellbeing impacts arising through pollution.

Creating and enhancing shared space is also a core planning principle. The planning system has an active role to play in helping to better the lives of people and communities and in supporting the Executive's key priority of improving health and wellbeing.

The planning system can influence the type, location, siting and design of development. This includes mixed use developments; mixed tenure housing schemes; strong neighbourhood centres; temporary uses in interface locations; active street frontages; buildings that provide public services, including education, healthcare, cultural and recreational facilities; public paths and cycleways; and passive spaces such as civic squares and public parks.

The SPPS states that Local Development Plans should allocate sufficient land to meet the anticipated needs of the community, in terms of health, education and other public services (para 6.246).

Existing Development Plan

The existing Development Plan (BMAP) includes an Education, Health, Community and Cultural Facilities Strategy which aims to facilitate the

delivery of service provision within the Plan area, and highlight appropriate requirements for new service provision through key site requirements. It acknowledges the range of facilities across the Plan area and recognises the need to protect land for education, health, community and cultural facilities.

Lisburn & Castlereagh draft Community Plan 2017-32

A primary outcome of the draft Community Plan is:

'We live and work in an attractive, resilient and people-friendly places, safeguarding the local and global environment.'

The draft Community Plan includes a number of outcomes that rely on good provision of education, health, community and cultural facilities:

- All children and young people have an equal chance to fulfil their educational potential
- Children and young people are physically active and enjoy good mental health
- People of all ages are more physically active more often
- We enjoy good mental health
- We have access to essential services, shops, leisure and workplaces
- There is widespread participation in public and community life, arts, culture and sport by people of all backgrounds
- There is community ownership and management of local assets and facilities
- We identify positively with our local neighbourhoods: urban, suburban and rural.

Key Issue 4: Facilitating Education, Health, Community and Cultural Facilities

The provision of health and education facilities within the Plan area is the responsibility of a number of Government Departments and Statutory Bodies, with the Council having a more significant role in relation to community uses (with several established community centres across the Council area) and cultural provision (such as the Island Arts Centre). Other community/voluntary organisations also operate widely throughout the Council area.

The LDP can promote a joined-up approach in the public interest to ensure there is the necessary flexibility to allow for new health, education, community and cultural facilities/services. The Plan can also inform the community and potential investors of any new health, education, community or cultural proposals which are likely to take place over the Plan period along with appropriate requirements for new service provision through key site requirements.

When formulating the LDP, where a need for a particular use is identified by a relevant provider, this could be protected by designating appropriate land use zonings. Alternatively, if the relevant provider identifies any land surplus to requirements the LDP can zone alternative uses.



Island Theatre, Lisburn



Maghaberry Community Centre

Option for Key Issue 4: Facilitating Education, Health, Community and Cultural Facilities

Preferred Option 4A	Reason
Land identified for education, health, community or cultural uses by the relevant providers will be protected from development for alternative uses through the new Local Development Plan.	The Council seeks to bring forward policies that contribute to improving health and wellbeing (in keeping with regional policy set out in the RDS 2035 and SPPS) such as those which promote social cohesion and allocate sufficient land for the appropriate provision of education, health, community and cultural infrastructure for local communities.

Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.



7 | Key Issues and Options

B | DRIVING SUSTAINABLE ECONOMIC GROWTH (Key Issues 5-10)



**March 2016:
LCCC had 3910
PAYE Businesses**



**33% of jobs
are in the
Public Sector**



**2015:
Employment Rate
of 72.1%**



**283 hectares across
the Council as land
zoned for employment**



**2014:
Average Weekly
Full-Time Median
Wage of £521.20**



**2015: 76.5% of the
working age (16-64)
population are
economically active**

B | DRIVING SUSTAINABLE ECONOMIC GROWTH

As referred to in Part 6, research conducted on the policy context and evidence base for the Local Development Plan identified the following strategic objective which informs the discussion of key issues and options:

Strategic Objective B: Driving Sustainable Economic Growth

- To develop strategic policy to encourage existing and new businesses to invest with confidence
- To support a thriving and diverse economy providing sufficient land and locations for a range of employment facilitating the creation of new jobs which will accommodate population growth
- To identify Major Employment Locations in the Council area and protect sufficient existing employment land from alternative uses
- To support Lisburn & Castlereagh City, towns and villages as centres of employment and services for their surrounding hinterland
- To manage mineral resources in a sustainable manner, protecting vulnerable landscapes and also safeguarding where appropriate.

The provision of employment land across the Council area will be facilitated by an Employment Strategy which will identify the supply and distribution of employment opportunities in the period up to 2030.

The Strategy will be shaped by the options presented in this paper which are subject to sustainability appraisal.

The following six key issues have been identified:

- **Key Issue 5: Safeguarding Existing Employment Land**
- **Key Issue 6: West Lisburn/Blaris Major Employment Location (MEL)**
- **Key Issue 7: Purdysburn Mixed Use Site Major Employment Location (MEL)**
- **Key Issue 8: The Maze Lands Strategic Land Reserve of Regional Importance**
- **Key Issue 9: Facilitating Sustainable Rural Economic Development in the Countryside**
- **Key Issue 10: Mineral Safeguarding Zones and Areas of Mineral Constraint**

For each of these key issues a number of options have been presented and the Council's Preferred Option is identified. In some instances, only one option has been identified where alternative options have not been considered possible/viable.

Employment

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The Regional Development Strategy 2035 (RDS) provides a framework for strong sustainable economic growth across the region and recognises that a growing regional economy needs a co-ordinated approach to the provision of services, jobs and infrastructure.

The RDS Spatial framework recognises the role of the Belfast Metropolitan Urban Area (BMUA) as the major driver for regional growth. A substantial part of Lisburn & Castlereagh City Council is contained within the BMUA.

The RDS (SFG1) recognises the important role of Lisburn in the BMUA and its location at the meeting point of key transport corridors. The Maze Lands is recognised as a site of regional significance.

It recognises the two 'Major Employment Locations', West Lisburn/Blaris and Purdysburn as driving a range of opportunities for job creation.

It also states that potential exists to grow the leisure offer and create high quality office offer through the creation of employment in business services.

Potential also exists to generate a new driver for the night time economy and to provide a range of flexible commercial accommodation and business parks at development locations such as **Blaris** and the **Maze Lands**.

The Spatial Framework for the RDS aims to provide for a diversified and competitive rural economy. The importance of sustaining rural communities by facilitating the development of rural industries, businesses and enterprises in appropriate locations is contained in the RDS (SFG13).

The RDS (RG1) protects zoned land²³, promotes economic development opportunities focused on the BMUA, Derry-Londonderry and Hubs. It provides a network of economic development opportunities with provision made in development plans for an adequate and continuous supply of land for employment purposes.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises supporting sustainable economic growth as a core planning principle. Regional strategic objectives in relation to facilitating economic development include:

- Promote sustainable economic development in an environmentally sensitive manner
- Tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality
- Sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale
- Support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors

²³ land zoned for economic use in development plans

- Promote mixed-use development and improve integration between transport, economic development and other land uses, including housing
- Ensure a high standard of quality and design for new economic development.

Planning authorities should recognise and encourage proposals that could make an important contribution to sustainable economic growth when drawing up new plans. The guiding principle for policies and proposals for economic development in the countryside is to facilitate proposals likely to benefit the rural economy and support rural communities, while protecting and enhancing rural character and environment.

A fundamental role for the Local Development Plan is to:

- ensure that there is an ample supply of suitable land to meet economic development needs within the Plan area
- identify previously developed land within settlements for potential economic development use, and identify opportunities for mixed use development
- specify the type or range of economic development uses acceptable within zoned sites
- include key site requirements to ensure developers provide necessary infrastructure.

Planning Policy Statement 4: Planning & Economic Development (PPS 4)

PPS 4 facilitates the economic development needs of the region in ways consistent with the protection of the environment and the principles of sustainable development.

The objectives of PPS 4 are to:

- promote sustainable economic development
- tackle disadvantage and facilitate job creation
- sustain a vibrant rural community
- support the re-use of previously developed economic development sites and buildings
- promote mixed use development and improve integration between transport, economic development and other land uses, including housing
- ensure a high standard of quality and design for new economic development.

Enabling Success: A Strategy to Tackle Economic Inactivity in Northern Ireland, DEL/DETI (published April 2015)

‘Enabling Success’ sets out the Northern Ireland Executive’s long-term approach to tackling economic inactivity in a progressive and sustainable way. The strategy outlines a range of measures, based on voluntary participation, which are designed to help individuals in economically inactive groups to make the transition towards, and into, work. The labour market barriers faced by these groups are varied and complex, ranging from a lack of skills and qualifications to low levels of self-confidence and motivation and negative perceptions of, and attitudes towards, work.

This strategy seeks to address these issues by recognising the diverse nature of these groups and ensuring that interventions designed to help them towards the labour market will be person-focused and based upon voluntary participation. The strategy also seeks to ensure that wider issues, such as societal attitudes towards older workers or individuals with mental health conditions, do not impede their progress towards work.

Existing Development Plan

The existing Development Plan (BMAP) provides an Employment Strategy which sustains balanced economic growth through:

- promoting city and town centres as the main foci for retail and office functions
- providing a generous and continuous supply of land for employment uses; and promoting a balanced portfolio
- promoting a balanced portfolio and range of sites (including Mixed use).

BMAP designates a total of 283 hectares across a number of locations throughout the Council area as **land zoned for existing employment**.

There are a total of 264 hectares of land designated **land zoned for employment** (i.e. 'new' employment zonings). These include:

- Major Employment Locations at West Lisburn/Blaris and Purdysburn
- Barbour Threads, Lisburn (mixed use)
- Millmount, Dundonald
- Knockmore Road, Lisburn
- Lissue Road, Lisburn
- Ballynahinch Road, Carryduff
- Comber Road, Carryduff
- Gobrana Road, Glenavy
- Rathfriland Road, Dromara (mixed use).

Existing employment zonings are addressed in further detail under **Key Issue 5**.

The **Major Employment Location** at West Lisburn/Blaris is addressed in further detail under **Key Issue 6**. The Major Employment Location for a Mixed Use Site at Purdysburn is addressed in further detail under **Key Issue 7**.

Table 4: Major Employment Locations (MELs)

	Total Area Zoned (Hectares)	Area Remaining (Hectares)
West Lisburn/Blaris Major Employment Location (LC 05)	119.48	119.48
Mixed Use Site Purdysburn (including Knockbracken Healthcare Park) Major Employment Location (MCH13)	85.54	85.54

Source: BMAP and Departmental Planning Statistics 2015

The Maze Lands (LN08): The **Maze Lands** is not identified as an employment zoning but, is designated in BMAP as a **Strategic Land Reserve of Regional Importance**. It encompasses approximately **141 hectares** of land located within a rural location to the west of Lisburn & Castlereagh City Council area.

This site is a substantial land reserve with significant potential for future development in the wider public interest. It is safeguarded from development proposals that could undermine its regional/strategic significance.

Responsibility for the development of this site rests with The Executive Office. This key strategic site will form a central part of the new Local Development Plan and is addressed under **Key Issue 8**.

The Rural Economy

BMAP facilitates employment in towns, villages and the rural area through the provision of employment and/or mixed use in Carryduff, and the villages of Glenavy and Dromara to serve the outer rural parts of the Council area. Existing employment land with capacity for further development is zoned at Glenavy Road, Moira and Maryland Industrial Estate, Moneyreagh. Employment land is not specifically zoned within other villages or small settlements.

Employment in the countryside is currently assessed against prevailing regional policy. Agriculture is recognised as being particularly important in the Council's rural area. Further detail is provided under **Key Issue 9**.

Mineral development provides employment and necessary materials for construction in localised areas where useful deposits occur. However, extraction and processing can have a significant effect on the countryside. The Council recognises the need for a sustainable approach that takes account of the need to protect and conserve environmental resources. Further detail on this is provided under **Key Issue 10**.

Lisburn & Castlereagh Draft Community Plan 2017-32

A primary outcome of the Draft Community Plan is:

'Everyone benefits from a vibrant economy.'

This is supported by three further outcomes:

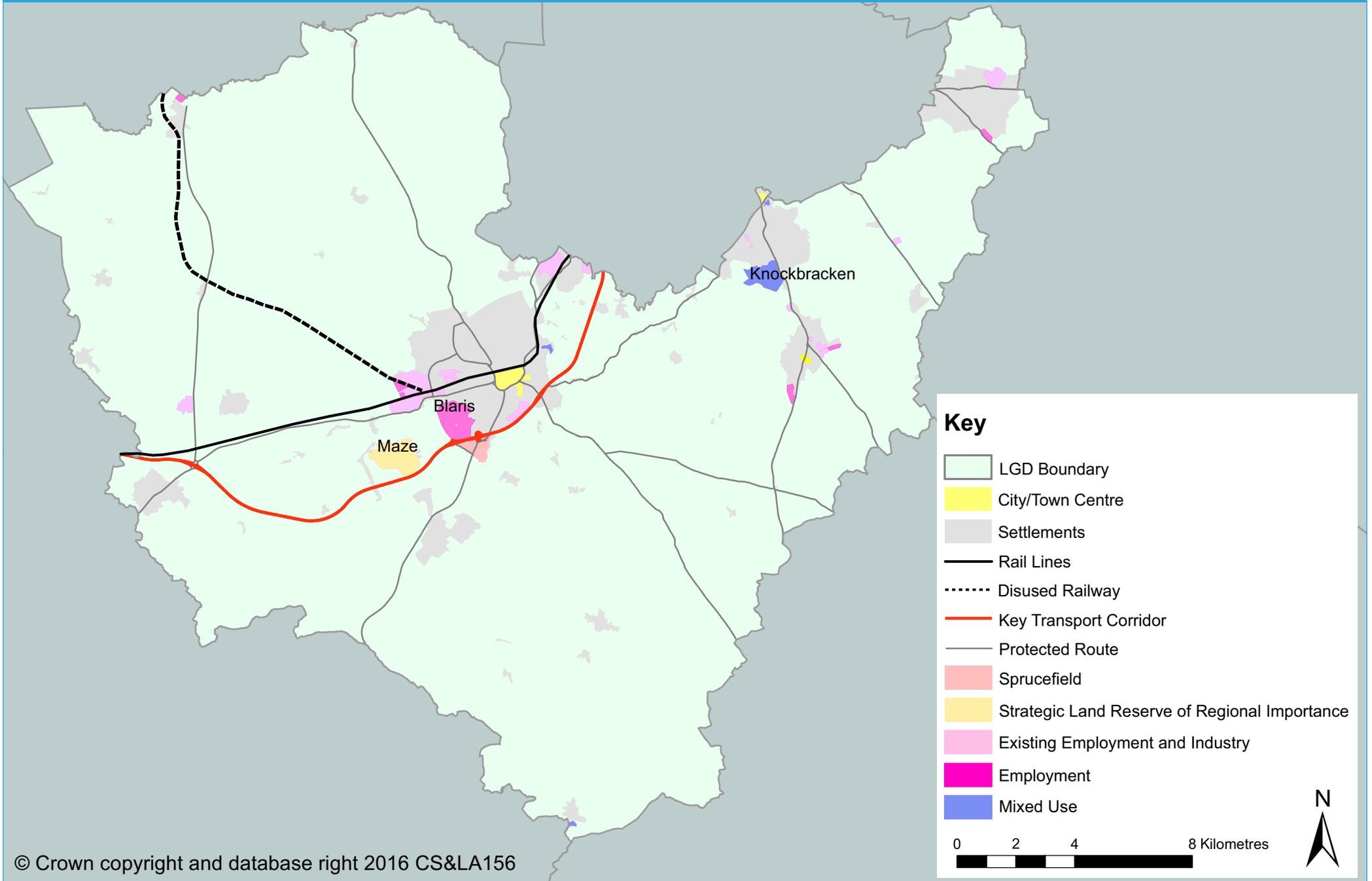
- The benefits of growth and development are distributed fairly across society
- There is a good job for everyone that needs one
- New businesses and social enterprises are created and existing ones grow, employing more people

The Community Plan states: "We want to develop the economy of Lisburn & Castlereagh so that it offers fulfilling work to everyone, provides access to goods and services that we value, and shares economic benefits in ways that reduce inequality, and has a positive impact on our environment."

A skilled workforce is central to the health of the economy as businesses increasingly need well qualified people. For employees, the acquisition of new skills can open up new opportunities to more meaningful and rewarding work.

We also need to improve both our physical and digital infrastructure and to make the district an attractive one for new businesses to locate in and for existing businesses to grow. The Maze Lands (**Key Issue 8**), for example, offers significant new opportunities.

Map 7: Council Employment Land Overview



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Deprivation Within the Council Area

All public policy needs to take account of anti-poverty/social inclusion considerations, for example by enabling disadvantaged groups and communities better access to employment opportunities.

The draft Programme for Government, the highest level strategic document of the NI Executive, is also designed to help deliver improved wellbeing for all our citizens. It has four relevant Outcomes:

Outcome 3: We have a more equal society

Outcome 5: We are an innovative, creative society, where people can fulfil their potential

Outcome 8: We care for others and we help those in need

Outcome 10: We are a confident, welcoming, outward-looking society

Two Indicators identified are:

Indicator 19: Reducing poverty

Indicator 28: Self-efficacy - increasing confidence and capabilities of people and communities

One of the main functions of a development plan is to facilitate development and create a land use framework that will allow investment to take place. For instance, the re-use of previously developed land has an important role to play not only in the supply of sites for economic development, but it can also assist with economic regeneration and physical renewal. This can help to stimulate enterprise in the most disadvantaged areas in order to tackle long-term unemployment and issues of employability.

Informed by the Northern Ireland Multiple Deprivation Measure (NIMDM 2010) which identifies small area concentrations of multiple deprivation across Northern Ireland, the LDP identify where deprivation exists and develop policies to address it.

Of the 67 Super Output Areas (SOAs)²⁴ in Lisburn & Castlereagh City Council (LCCC), one, Old Warren, lies within the 100 most deprived SOAs in Northern Ireland. Two SOAs (Hillhall 1 and Tonagh) lie within the top 20% most deprived SOAs in Northern Ireland.

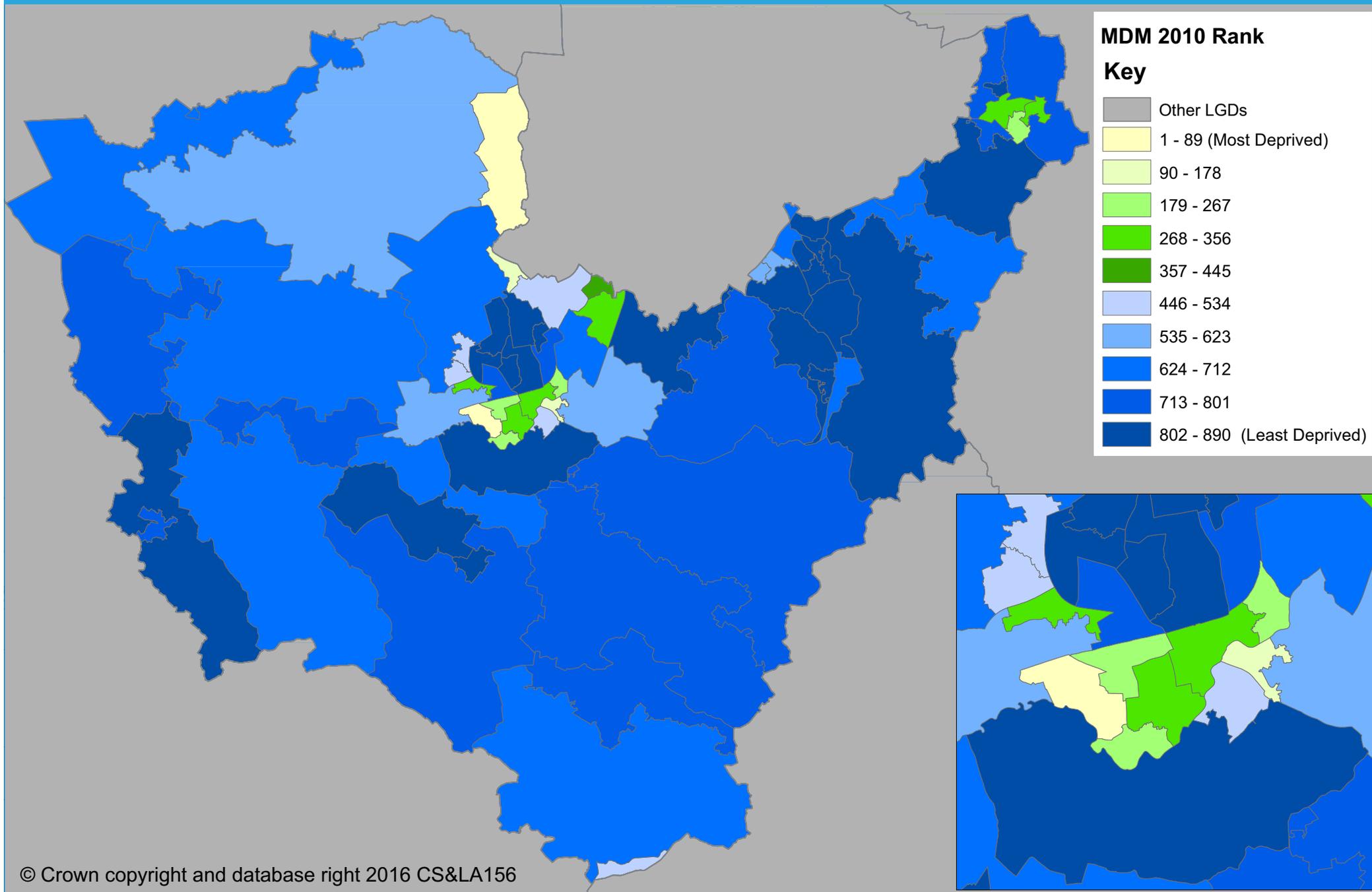
The Old Warren is the most deprived SOA in LCCC ranked 85, while LCCC has the least deprived SOA in Northern Ireland, Wallace Park. Just under a fifth of SOAs in this area were in the most deprived half of SOAs in Northern Ireland. Map 8 shows the extent of deprivation across the Council area, which can be categorised as follows:

- 14% of the population in the Council area are income deprived, compared with an NI value of 25%.
- 9% of the working age population is employment deprived in the Council area, while 13% across Northern Ireland are considered employment deprived.
- The Council area was ranked 11th of all the Council areas on these 2 measures.

It is important for the Council to address deprivation and inequalities through the safeguarding of existing zoned employment land and improving disadvantaged groups and communities access to employment opportunities.

²⁴ A new geography developed by NISRA to improve the reporting of small area statistics. A set of slightly revised Super Output Areas were created for the 2011 census outputs (NISRA site)

Map 8: Multiple Deprivation Order by Super Output Area



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Council Employment Priorities

Lisburn & Castlereagh City Council Economic Strategy²⁵

The Council aims to:

- Support Economic Development
- Identify & Safeguard adequate land for economic and industry development
- Engage with regional, national & European organisations to attract & optimise funding opportunities to support the area
- Deliver regeneration projects including the Castlereagh Urban Integrated Development Framework & the Lisburn City Centre Masterplan
- Enhance Business Development
- Develop a sustainable Rural Economic Development Plan
- Develop, market & implement a Tourism Strategy
- Develop an Economic Vision

Lisburn & Castlereagh City Council Draft Economic Development Action Plan 2015-2017

Objectives:

- Expand and diversify employment opportunities, including higher-value jobs to strengthen the local economy
- Retain talent & Invest in Skills, to ensure local skills match local business needs
- Establish the Council area as a premier investment location
- Enhanced EU Connections

West Lisburn Development Framework

The framework vision for the West Lisburn Area is:

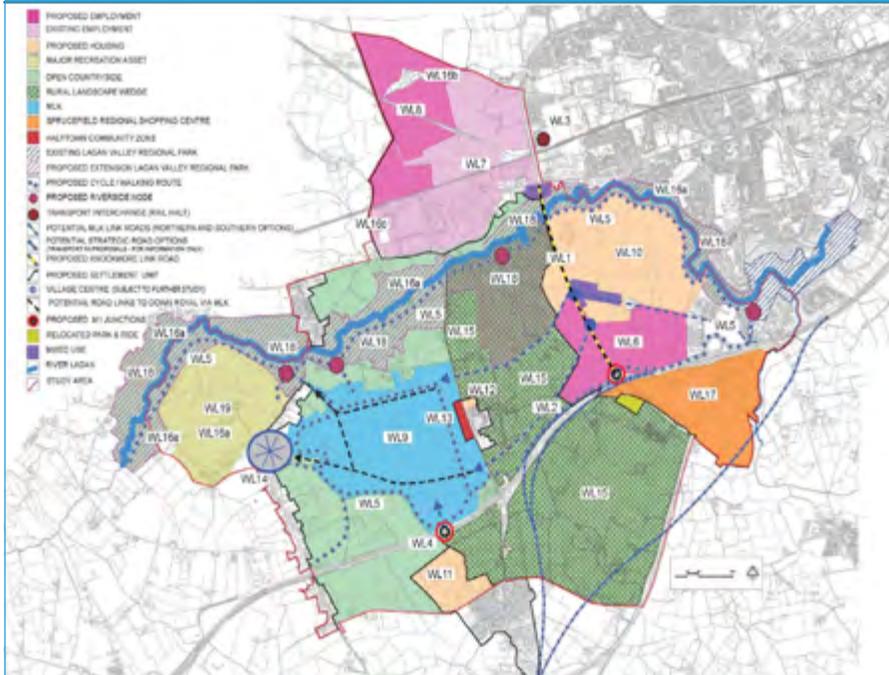
“To realise the potential of the West Lisburn area by 2035 through setting a framework that recognises and promotes the regionally significant features contained therein and connects these features in a sustainable manner that will promote social and economic growth and prosperity for the entire region.”

This vision will be achieved through the implementation of the following Strategic Objectives:

- Prioritise the development of the **Knockmore Link Road** as the key piece of infrastructure required to unlock the development potential of West Lisburn.
- Improve existing and develop new integrated multi-mode transport infrastructure into and throughout **West Lisburn**.
- Promote new and expand existing employment uses in the **West Lisburn** area.
- Promote and encourage appropriate development at the **Maze Lands** site to reflect its status as a ‘Strategic Land Reserve of Regional Importance’.
- Encourage the development of new residential development to support growth in the area, whilst respecting existing settlements.
- Protect and enhance significant and valuable landscape areas and waterways.
- Protect and enhance the ‘Regional Significance’ of **Sprucefield** and expand its retailing role.
- Increase sport, recreation and leisure activity in the West Lisburn area, with a particular focus on the River Lagan corridor.

²⁵ Lisburn & Castlereagh City Council Corporate Plan 2015/2017

Map 9: West Lisburn Development Framework Zoning Plan



Simplified Planning Zones

A Simplified Planning Zone (SPZ) is an area of land earmarked by a Local Planning Authority (LPA) for specific development where the planning process is relaxed in order to encourage development. An SPZ sets out classes of development which are permitted without the need for applications for planning permission, subject to conditions, limitations and exceptions in a similar way to permitted development rights.

Under the Planning (Simplified Planning Zones) Regulations (Northern Ireland) 2015, SPZ “schemes” can be used by LPAs to encourage economic development and investment. Developers and businesses operating within the zone have certainty that proposals which accord with the SPZ scheme can be built.

The Council is considering the possibility of a Simplified Planning Zone at the West Lisburn/Blaris Mixed Use Site (see **Key Issue 6**) and the Maze Lands (see **Key Issue 8**).



The Maze Lands

Key Issue 5: Safeguarding Existing Employment Land

Existing employment land for the purpose of this Preferred Options Paper consists of land zoned in the current Development Plan (BMAP) which comprise both developed (Existing Employment) and undeveloped (Employment) of 0.5 hectares and over. There are two **Major Employment Locations** identified in the Council area, these are addressed further under **Key Issues 6 and 7**.

The safeguarding of land for employment is in line with regional policy. It is fundamentally important to provide a range and type of business and employment opportunity sites across the Council area. Protecting sufficient employment land from other types of development provides a measure of certainty about availability of land for employment purposes.

The Council area has **283 hectares** of 'existing employment' land within its boundaries, of which only **2 hectares** remains undeveloped. There is a further **264 hectares** of 'land zoned for employment', of which **259 hectares or 97%** remains undeveloped (*figure includes the two Major Employment Locations – See Key Issue 6 and Key Issue 7*).

There is a total of 547 hectares of employment land in the Council area, of which nearly half (259 hectares/47%) remains to be utilised.

Using 2012-based population projections, population within Council area is expected to increase by approximately 12% from 140,205 in 2015 to 158,618 in 2030. This is broadly in line with the anticipated level of growth across Northern Ireland.

The 2011 Census identified the economically active population in the Council area as 71,202 in 2015. This is expected to rise to 77,603 by 2030 based on the current level of 70%.

This figure is also in keeping with the former DETI²⁶ publication 'Enabling Success: A Strategy to Tackle Economic Inactivity in Northern Ireland' which was to achieve employment of over 70% by 2023 by reducing the proportion of working age population classed as economically inactive.

It is estimated that the total number of jobs required over the plan period from 2015-2030 is approximately 6,500 persons. At a rate of 50 jobs per hectare, this would require approximately 130 hectares of employment land to be zoned and safeguarded.

As the Plan has approximately **259 hectares of employment land remaining²⁷**, it would indicate that there is in excess of at least 10 years effective land supply for employment. However, it will be important for the Council to maintain its supply of employment sites without the need to supply any additional zonings.

This generous supply of employment land, should ensure that business and growth is not stifled. Should an economic downturn occur over the Plan period it is likely to lead to pressure to release existing allocated employment land for alternative uses, which could be detrimental in the long term. As a result it is recommended that the existing employment land is retained for employment uses.

²⁶ The Department of Enterprise Trade and Investment now the Department for the Economy

²⁷ Key Issue 6 deals with the MEL at Blaris/West Lisburn where it is suggested to reduce the size of the employment element by 50%. Taking this into account,

the employment zoning remaining within this site would be approximately 60 hectares, which would reduce the 259 hectares figure to 199 hectares which is still 65% over the estimated 130 hectares of employment land required.

Options for Key Issue 5: Safeguarding Existing Employment Land

Option 5A Preferred Option	Reason
<p>Maintain the current provision of land zoned for employment (with the exception of the West Lisburn/Blaris Major Employment Location): Land currently zoned is retained and protected for use in the future when needed for employment/economic purposes only. No new land will be allocated for employment/economic uses.</p>	<p>Employment land zoned through the existing Development Plan provides a distribution throughout the Plan area to allow for business enterprises and industry over the Plan period. Within the Council area there is currently 259 hectares²⁸ of zoned employment land which remains to be utilised.</p> <p>It is considered that this will provide sufficient land for employment/industry uses over the duration of the Plan (up to 2030). This option satisfies the requirements of Policy RG1 of the RDS 2035 which aims to ensure an adequate supply of land to facilitate sustainable economic growth and is consistent with the regional strategic policy identified in the SPPS for safeguarding land zoned for economic development use.</p>
Option 5B	
<p>Redesignate sites which are currently zoned as employment land for alternative uses: Select sites across the Council area that are suitable for alternative uses other than their existing employment zoning.</p>	<p>The zoning of land provides for rational and consistent decisions on planning applications and provides a measure of certainty about which types of development that will and will not be permitted. To re-zone land that has already been provided from business and industry could cause uncertainty and potentially give rise to complaints from nearby residents or businesses. Should this option be implemented, it will be important to identify at the outset which sites should be re-zoned and provide sound evidence base/justification for sites selected.</p>
Option 5C	
<p>Increase current levels of zoned employment land: Provide additional sites for employment across the Council area.</p>	<p>The potential exists to identify more employment land throughout the Plan area. Whilst it may be possible to identify additional sites, it is considered that this could stifle other forms of development or affect opportunities for developing other uses where pressures apply, such as land for social housing.</p> <p>Given the generous supply of existing employment land throughout the Council area, it is not considered necessary to zone any further employment land. This situation could be kept under review and amended if necessary at review stage of the Plan process following adoption.</p>
<p style="text-align: center;">Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

²⁸ There is a total of 547 hectares of employment land in the Council area, of which nearly half (259 hectares/47%) remains to be utilised.

Key Issue 6: West Lisburn/Blaris Major Employment Location (MEL)

The West Lisburn/Blaris Lands Major Employment Location (LC 05) provides for 119.48 hectares of employment land in a highly accessible location. The existing Development Plan (BMAP) states that development of this site will only be permitted in accordance with an overall Masterplan.

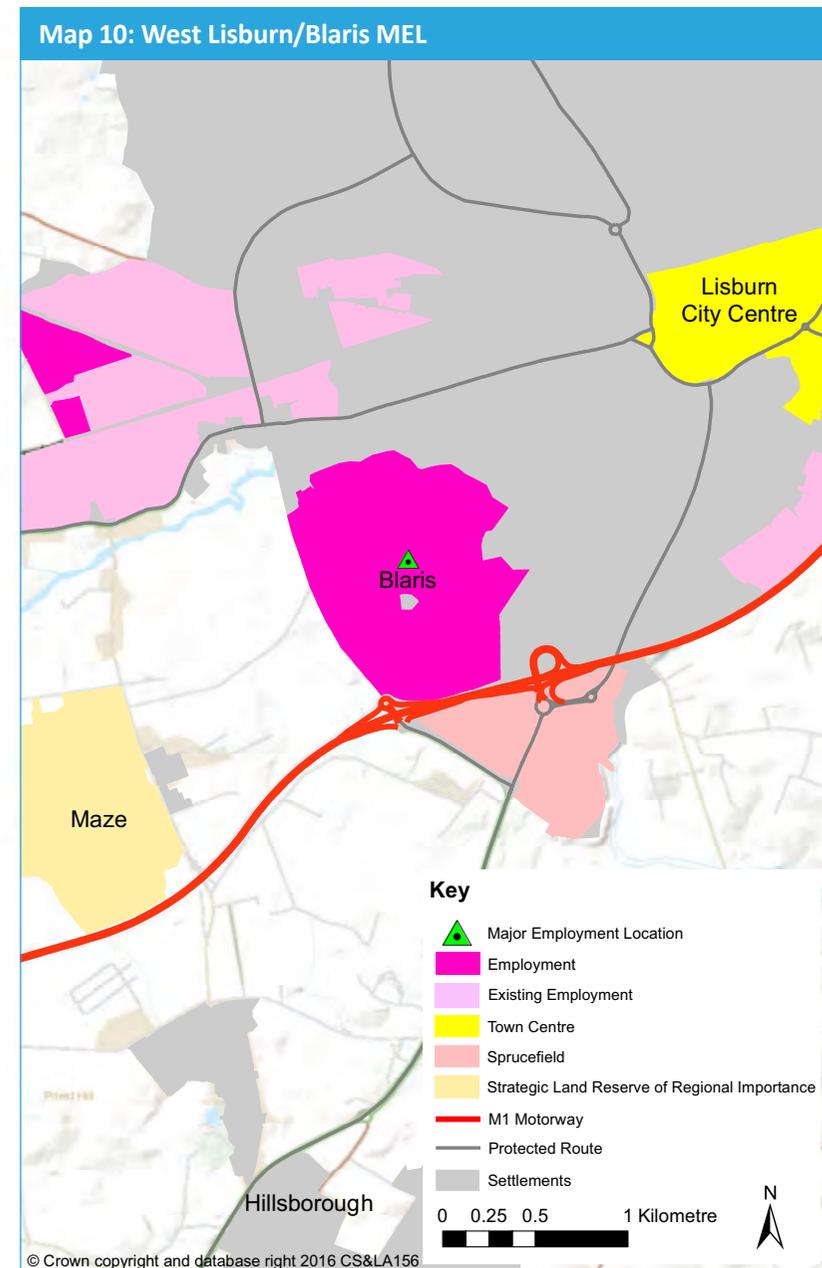
Industrial and business/light industrial/general industrial/storage or distribution, hotel and ancillary leisure facilities, education, healthcare, car showrooms, open space and small scale retail developments are deemed to be acceptable uses within this site.

Proposals for office development will not exceed 5,000m², where it can be demonstrated that the proposal cannot be accommodated within Lisburn city centre.

It will contain a linear riverside park to include pedestrian and cycle corridors connecting the proposed development with the Blaris Old Cemetery and the wider Lagan corridor. Given its size, a proportion of land could be zoned for housing without detracting from its status as a Major Employment Location (see **Key Issue 2**).

The provision of the Knockmore Link Road as a key piece of new infrastructure is central to this zoning. This will focus growth on Lisburn City and unlock the development potential of West Lisburn. Developers' contributions secured through an Article 76 Agreement will be required as part of a Comprehensive Masterplan for the site.

The Council is also considering the possibility of a Simplified Planning Zone at the West Lisburn/Blaris MEL.



Options for Key Issue 6: West Lisburn/Blaris Major Employment Location (MEL)

Option 6A Preferred Option	Reason
<p>Redesignate the Blaris Major Employment Zoning as a Mixed Use site: this option reclassifies the site to include a proportion of land for housing (no more than 50%) to facilitate development of the Knockmore Link road.</p>	<p>Lisburn’s strategic location at the meeting point of key transport corridors comprises both a strong housing base and employment base. Given the surplus of employment land identified for the Council area, and the ambition of the Council to implement the key road scheme - the Knockmore Link - it is considered that an element of the existing employment zoning at Blaris could be zoned for housing. The proportion of housing will be determined at Plan Strategy Stage in accordance with the Housing Growth Indicators provided by Central Government.</p> <p>This redesignation is in keeping with the Council’s Masterplan for West Lisburn and the Maze lands and with the thrust of the RDS for directing mixed use development towards sites which will enhance local regeneration initiatives (SFG1). In addition it supports the regional strategic policy approach identified in the SPPS for promoting opportunities for mixed use development where this would create synergy and underpin the economic viability of the development as a whole.</p> <p>The Council is also considering the possibility of a Simplified Planning Zone at the West Lisburn/Blaris Mixed Use Site.</p>
Option 6B	
<p>Redesignate the Blaris Major Employment Zoning as two separate zonings for housing and employment: As per the above option however the site is shown in two parts. The housing element to the northern part of the site and employment element to the southern portion next to the M1.</p>	<p>This proposal is reflective of the West Lisburn Development Framework (referred to under WL6 and WL10) which indicates employment land to the southern portion of the site with housing lands to the northern portion. This will provide two distinct zonings, as opposed to the comprehensive development of the site for Mixed Use. This option is also in keeping with the RDS which identifies the opportunity for a Business Park at Blaris and the SPPS which supports the LDP in providing a generous supply of land for employment and housing.</p>
Option 6C	
<p>Retain the existing Blaris Major Employment Zoning for employment purposes only: this option retains the status quo, recognising the site’s strategic location for employment on key transport corridors.</p>	<p>Whilst maintaining the status quo will secure the land for employment, there may be a risk that this land could remain vacant if a major employment provider is not attracted. This would limit the ability to implement the key Knockmore Link Road Scheme which is a key piece of infrastructure to unlock the development potential of West Lisburn.</p>
<p>Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 7: Purdysburn Mixed Use Site Major Employment Location (MEL)

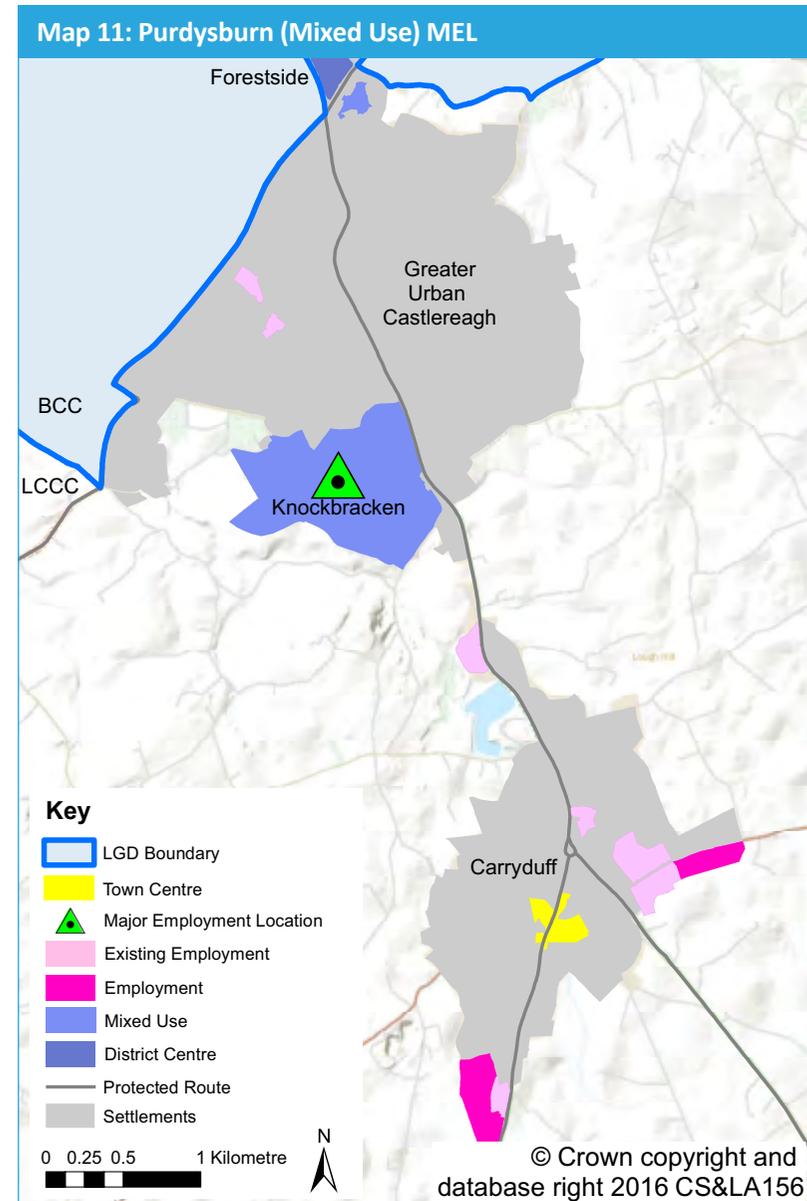
The **Purdysburn Major Employment Location (MCH13)** provides for 85.54 hectares of land zoned for mixed use in a central area on the main A24 Saintfield Road (a protected route). The existing Development Plan (BMAP) states that development of this site will only be permitted in accordance with an overall Masterplan.

Industrial and business (offices/call centre/research and development), residential institutions, and medical or health services are deemed to be acceptable uses within this site.

Proposals for office development will not exceed 3,000m². Where employment uses are located in close proximity to health uses development will make provision for an open space/landscape buffer. A comprehensive landscaping scheme will be required.

The Grahamholm Building will be retained and an area along the Saintfield Road will be kept free from development. Development proposals will take account of the high landscape character. They will be set within a parkland, high-quality landscape environment and take account of landmark buildings.

Given the existing use and nature of the site and those uses proposed within BMAP this provides the most appropriate balance between acceptable development and protection of the high-quality landscape setting, a large portion of which forms part of Purdysburn House Historic Park, Garden and Demesne.



Option for Key Issue 7: Purdysburn Mixed Use Site Major Employment Location (MEL)

Option 7A Preferred Option	Reason
<p>Retain the existing Purdysburn Major Employment Location as a Mixed Use site: this option retains the status quo, which aims to promote the site as a high-quality Business Park within a generous landscape setting incorporating Information Communication Technology (ICT) uses, Medical/Biotechnology uses, Research and Development and facilitating inward investment and local businesses.</p>	<p>The Purdysburn MEL provides a unique opportunity within the Council area for a high-quality ICT/Medical business park within a high-quality landscape setting on the main A24 Saintfield Road, the Belfast-Downpatrick Metropolitan Transport Corridor (MTC) as identified in the Belfast Metropolitan Transport Plan (BMTP).</p> <p>It is recommended that the existing and proposed uses identified in the existing Development Plan (BMAP) are retained. The Grahamholm Building in the northern portion of the site acts as an important landmark and Purdysburn House Historic Park, Garden and Demesne provides a valuable asset to the south-west of the site.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 8: The Maze Lands Strategic Land Reserve of Regional Importance

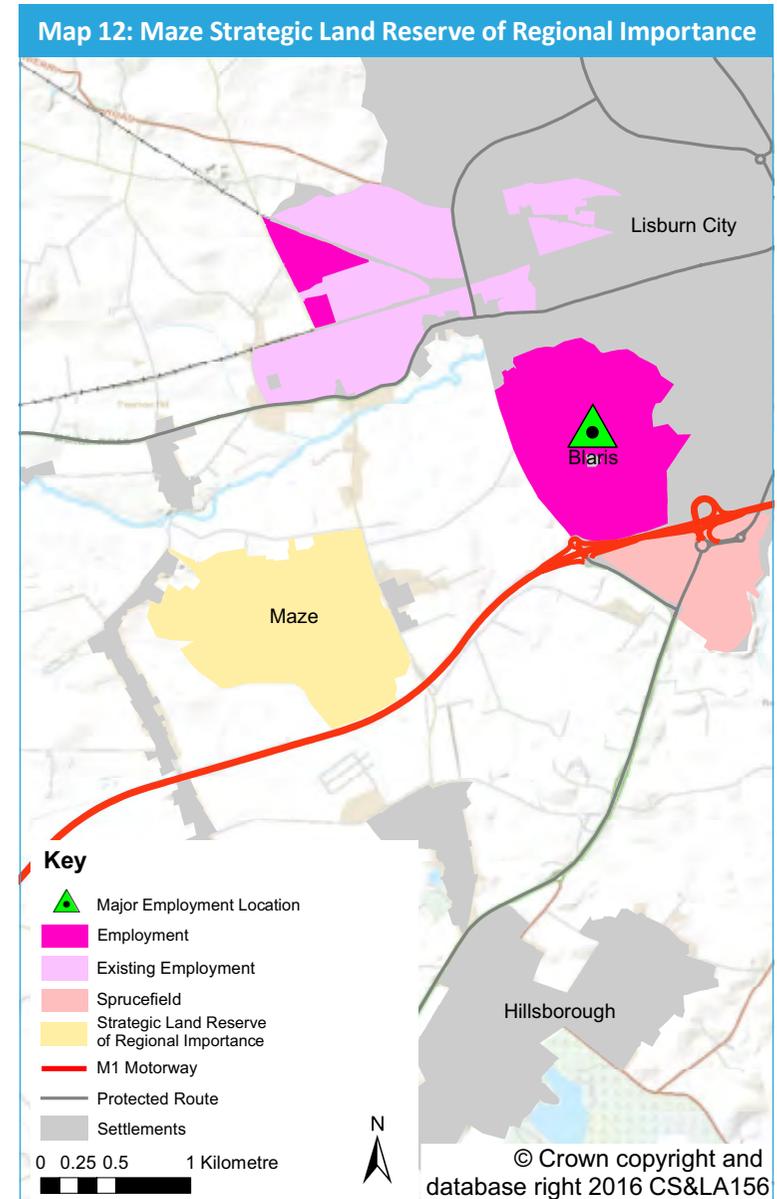
The Maze Lands (LN 08) provides for approximately 141 hectares of employment land in a highly accessible location. The existing Development Plan (BMAP) recognises that the site offers potential for major development of regional significance.

In order to allow the potential of these lands to be fully explored, the Plan safeguards the site from development that could undermine its strategic significance.

Additionally the RDS recognises that the site, referred to as the Maze/Long Kesh regeneration site, will enable a mix of uses for major physical, economic and social development of regional significance to be promoted.

The unique location of the site, between two key transport corridors, provides many opportunities for employment and complementary uses and will support the growth of West Lisburn in accordance with the aims of the West Lisburn Development Framework.

The Council is also considering the possibility of a Simplified Planning Zone at the Maze Lands site (based on the provision of possibly three or four sub-zones within the overall site).



Option for Key Issue 8: The Maze Lands Strategic Land Reserve of Regional Importance

Option 8A Preferred Option	Reason
<p>Retain designation of the Maze Lands as a Strategic Land Reserve of Regional Importance:</p> <p>This option retains the status quo, which aims to promote this key regionally strategic site which presents considerable potential for future development in the wider public interest.</p>	<p>The existing Development Plan (BMAP) identifies this site as being safeguarded from any development that would prejudice its potential as a reserve for any future major development of regional significance. This represents a significant opportunity for employment which supports the thrust of the Regional Development Strategy (4.0 Regionally Significant Economic Infrastructure). In addition this reflects the strategic objectives of the West Lisburn Development Framework which supports this designation to help promote a range of regionally significant development types appropriate to its unique location and assets.</p> <p>Whilst these lands are within public ownership (under The Executive Office) the Council will continue to be a key consultee in securing future investment on these lands. This could include the agri-food, life sciences, hi-tech and food & drink sectors. Given the relocation of the Royal Ulster Agricultural Society (RUAS) to the site and the success of the Balmoral Show and Eikon Exhibition Centre, further potential may exist for strategic leisure/tourism development.</p> <p>The Council is also considering the possibility of a Simplified Planning Zone at the Maze Lands site (based on the provision of possibly three or four sub-zones within the overall site).</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

The Rural Economy

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy (RDS)

The RDS (SFG13) recognises the importance in sustaining rural communities by facilitating the development of rural industries, businesses and enterprises in appropriate locations. This means not only businesses connected to farming, forestry and fishing but other industries such as recreation, tourism and renewable energy which can provide further jobs and opportunities in rural areas as long as they are integrated appropriately within a settlement or rural landscape.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that the guiding principle for policies and proposals for economic development in the countryside is to facilitate proposals likely to benefit the rural economy and support rural communities while protecting or enhancing rural character and the environment.

The regional strategic objectives for economic development are applicable to the rural economy.

The SPPS confirms the role for LDPs to ensure that there is an ample supply of suitable land available to meet economic needs on a range and choice of sites in terms of size and location to promote flexibility. This should normally be on previously developed land within settlements and mixed use development opportunities also should be identified. Where appropriate, LDPs should specify the type or range of economic development uses that will be acceptable within zoned sites or broader areas identified in the Plan.

Planning Policy Statement 4: Planning and Economic Development (PPS 4)

PPS 4 sets out the Department's policies for economic development uses and indicates how growth associated with such uses can be accommodated and promoted in development plans. Its remit covers industrial, business and storage and distribution uses as currently defined in Part B "Industrial and Business Uses" of the Planning (Use Classes) Order (NI) 2015. The key aim of this PPS is to facilitate the economic development needs of the Region in ways consistent with the protection of the environment and the principles of sustainable development.

Existing Development Plan

The existing Development Plan (BMAP) contains a Countryside and Coast Strategy which refers to the Rural Economy. This Strategy aims to:

- Encourage vibrant rural communities in the towns, village and small settlements
- Sustain and diversify the rural economy by making provision for employment/industrial use in towns and villages
- Conserve or enhance the rural landscape
- Protect the Coastal Area.

The Plan Proposals provide opportunities for business development to facilitate the growth and diversification of the rural economy by zoning land for business and industry in a number of towns and villages in the rural area (Carryduff, Glenavy and Moira).

Agriculture, Woodland and Forestry and Fishing are all recognised as being important components of the rural economy.

Key Issue 9: Facilitating Sustainable Rural Economic Development in the Countryside

The existing policy-led approach is to encourage appropriate development in the right places. This means facilitating proposals likely to benefit the rural economy and support rural communities, whilst protecting or enhancing rural character and the environment.

Agriculture and the agri-food industry is a major employer in the Council area. Woodland/Forestry and Fishing also offer employment opportunities and diversity to the rural economy.

The existing policy-led approach encourages farm diversification, the re-use of rural buildings and appropriate redevelopment and expansion proposals for industrial/business purposes. New buildings outside settlements are restricted in order to protect rural amenity and achieve wider sustainability objectives.

A proposal for a major or regionally significant economic development would be acceptable where it demonstrates a significant contribution to the regional economy where it could not be accommodated within a settlement. However an edge of town location would be favoured.

Developments which are incompatible with nearby economic development would not normally be approved. These include new residential developments close to an existing economic use that would likely cause noise, pollution or traffic problems.

Alternatively, the LDP could look at the provision of certain sites for employment uses which because of their size or scale would not be suitable within a settlement.

These 'Rural Business Development Zones' could provide opportunities for start-up/small businesses and an alternative to working from home and could be associated with existing settlements on or close to their edge.



Balmoral Show

Options for Key Issue 9: Facilitating Sustainable Rural Economic Development in the Countryside

Option 9A Preferred Option	Reason
<p>Retention of the existing policy-led approach: This option retains the status quo in that it is considered that existing policy facilitates suitable sustainable economic development opportunities within the countryside.</p>	<p>This option provides the same level of protection to the rural area as currently provided which is likely to benefit the rural economy and support rural communities, while protecting or enhancing rural character and the environment. This option is in accordance with existing regional policy provided in the RDS and the regional strategic objectives of the SPPS for economic development in the countryside.</p>
Option 9B	
<p>Retention of the existing policy-led approach but in addition allow for the possible creation of 'Rural Business Development Zones' in a limited number of key/strategic locations: In order to further stimulate economic activity in the rural area, this option could facilitate appropriate edge of settlement locations for Rural Business Development Zones.</p>	<p>This option is in conformity with the existing policy-led approach but allows opportunity for identification of sites for small scale business developments in the countryside that may not benefit from permission (owing to their size or scale) for working from home. Sites could be identified on the edge of certain settlements where a need is identified and developed as part of the Local Policies Plan.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Mineral Development

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy (RDS)

Regional Guidance (RG11) within the Regional Development Strategy (RDS) advocates the protection and management of important geological and geomorphological features. The Council area has a diverse range of rocks and geomorphological features (See **Appendix G, Map 8**). While selected sites require protection for their scientific, educational and scenic value, other topographical and geological features, if sensibly managed, can play an active role in economic development.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises the contribution of the minerals industry to the economy and quality of life, and that it serves as a valuable provider of jobs and employment particularly in rural areas.

The regional strategic objectives for minerals development are to:

- facilitate sustainable minerals development through balancing the need for specific minerals development proposals against the need to safeguard the environment;
- minimise the impacts of minerals development on local communities, landscape quality, built and natural heritage, and the water environment; and
- secure the sustainable and safe restoration, including the appropriate re-use of mineral sites, at the earliest opportunity.

The SPPS advises that the LDP should identify areas which should be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (normally referred to in Development Plans as 'Areas of Constraint'). There should be a general presumption against minerals development in such areas.

The SPPS also advises that in preparing the LDP the Council should bring forward appropriate policies that:

- Ensure sufficient local supplies of construction aggregates can be made available for use within the local, and where appropriate the regional market area and beyond, to meet likely future development needs over the plan period;
- Safeguard mineral resources which are of economic or conservation value, and seek to ensure that workable mineral resources are not sterilised by other surface development which would prejudice future exploitation; and
- Identify areas which should be protected from minerals development.

Existing Development Plan

The existing Development Plan (BMAP) provides a Countryside and Coast Strategy which refers to Minerals. Mineral exploration and development provides employment and necessary materials for construction in localised areas where useful deposits occur. However, extraction and processing can have a significant effect on the countryside. The Council recognises the need for a sustainable approach that takes account of the need to protect and conserve environmental resources.

Key Issue 10: Mineral Safeguarding Zones and Areas of Mineral Constraint

Minerals are essential to support sustainable economic growth and quality of life. It is vital that there is a sufficient supply of raw materials for manufacturing, construction, power generation, transportation and agriculture. The Council supports the careful exploitation of minerals in accordance with regional planning policy. It is considered important to safeguard mineral resources within the Council area by introducing the option of creating a mineral safeguarding zone around each active quarry where there will be a general presumption against further inappropriate surface development.

Lough Neagh and the area around Portmore Lough have lignite resources and could contain oil or gas at greater depths. This lignite deposit is a strategically significant resource, albeit one that is highly unlikely to be developed in the near future. An effective safeguarding system requires the adoption of 'mineral safeguarding areas' and the adoption of suitable policies through which development is managed in these areas.

In support of local councils, the Department for the Economy - Geological Survey of Northern Ireland (GSNI) has begun to draw together the data necessary to enable an approach to be developed in relation to safeguarding in Northern Ireland. This work will be taken forward in conjunction with councils looking at each of the areas of most relevance.

There will be Northern Ireland councils that do not have all the natural resources they need for their micro-economies and so will be dependent on other NI councils for security of supply. This means that mineral planning policies cannot be considered exclusively from the local council perspective.

However it is acknowledged that certain sensitive areas may benefit from additional protection through 'Areas of Mineral Constraint' to protect them from further mineral extraction. The areas at most risk in terms of environmental impacts of mineral development include the existing **Areas of High Scenic Value** at Portmore Lough, Magheraknock Loughs, Belfast Basalt Escarpment, Craigantlet Escarpment, Castlereagh Slopes, and Castlereagh Escarpment and **Lagan Valley AONB** as identified within the existing Development Plan (See **Appendix G, Map 9**).



Options for Key Issue 10: Mineral Safeguarding Zones and Areas of Mineral Constraint

Option 10A Preferred Option	Reason
<p>Provide Mineral Safeguarding Zones and Areas of Mineral Constraint in addition to the existing policy-led approach in relation to Mineral Development: This option maintains the existing policy-led approach which allows for mineral extraction based on the consideration of the merits of each individual proposal. However, this option also allows for the introduction of ‘Mineral Safeguarding Zones’ which could be introduced around each active quarry or lignite deposit area where there will be a general presumption against further inappropriate surface development.</p> <p>‘Areas of Mineral Constraint’ could also be introduced to restrict further mineral extraction within the existing Areas of High Scenic Value at Portmore Lough, Magheraknock Loughs, Belfast Basalt Escarpment, Craigtantlet Escarpment, Castlereagh Slopes, Castlereagh Escarpment and Lagan Valley AONB.</p>	<p>This option is in keeping with existing policy contained within the Strategic Planning Policy Statement (SPPS).</p> <p>Mineral exploration and development provides employment and necessary materials for construction in localised areas where useful deposits occur. It is therefore important to avoid the sterilisation of existing mineral resources by permitting inappropriate surface development in the proximity of existing active quarries or lignite deposit areas by introducing Mineral Safeguarding Zones where appropriate.</p> <p>The diversity of landscapes in the Council area combine to provide a unique resource of significant environmental quality. Areas of High Scenic Value and Lagan Valley AONB are principally designated to protect the setting of Urban Areas and other areas of particular landscape merit. It is considered important to limit the visual impact of mineral extraction within these areas by introducing Areas of Mineral Constraint.</p>
Option 10B	Reason
<p>Retain the existing policy-led approach in relation to Mineral Development: which allows for mineral extraction and surface development based on the consideration of the merits of each individual proposal.</p>	<p>Maintains the status quo, in line with existing regional strategic objectives of the Strategic Planning Policy Statement (SPPS).</p>
<p>Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

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Welcome

16

Ability Exhibition 2016

Not ability
Home for disabled people



7 | Key Issues and Options

C | GROWING OUR CITY, TOWN CENTRES, RETAILING AND OFFICES (Key Issues 11-17)



**21% of LCCC area
employee jobs
are in retail**



**75% of Lisburn
City Centre retail
units are occupied**



**Sprucefield:
NI's only Regional
Shopping Centre**



**Dundonald &
Forestsides
provide over 400sqm
of office space**



**2016:
370 Wholesale
Businesses
350 Retail**



**Forestsides &
Sprucefield cater
for 100,000+
visitors every week**

C | GROWING OUR CITY, TOWN CENTRES, RETAILING AND OFFICES

As referred to in Part 6, research on the policy context and evidence base for the Local Development Plan identified the following strategic objective which informs the discussion of the key issues and options:

Strategic Objective C: Growing Our City, Town Centres, Retailing and Offices

- To develop strategic policy to protect and promote the City and town centres as places to work, shop and visit
- To promote Lisburn City Centre as a vibrant destination offering a mix of shopping, employment, high-grade office development, leisure and community uses
- To promote the development of the night time economy to ensure vibrant and thriving city and town centres to maximise economic growth and create further opportunity for enhancing their vitality and viability
- To promote the regeneration and reuse of existing buildings and previously-developed land for mixed use development, whilst maintaining environmental quality and residential amenity
- To support the role of Sprucefield as a regional retailing destination at a key strategic location within Northern Ireland.

Growth of the City, Town Centres, Retailing and Offices will be facilitated by the Retailing and Office Strategy. This Retailing Strategy will aim to support Lisburn City as the focus of administration, commercial, cultural and retailing activity and grow its retail offer and at the same time promote Sprucefield as a Regional Shopping Centre. Regeneration of the three towns in the Council area is also important to support the vitality and viability of town centres, and growth of the designated District and Local Centres. In addition, the LDP will provide an Office Strategy to

identify further opportunities for growth in this sector within the City and town centres.

These Strategies will be shaped by the options presented in this paper which are subject to sustainability appraisal.

The following seven Key Issues have been identified:

- **Key Issue 11: Growing Lisburn City Centre**
- **Key Issue 12: Strengthening Town Centres**
- **Key Issue 13: Sprucefield Regional Shopping Centre**
- **Key Issue 14: Strengthening District and Local Centres**
- **Key Issue 15: Growing the Night-Time Economy**
- **Key Issue 16: Promoting Office Development within the City, Town, District & Local Centres**
- **Key Issue 17: City Centre Development Opportunity Sites**

For each of these key issues a number of options have been presented and the Council's Preferred Option is identified. In some instances, only one option is identified where alternative options have not been considered possible/viable.

Retailing

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The RDS states the importance of accessible, vibrant city and town centres which offer people more local choice for shopping, social activity and recreation.

It recognises Lisburn as having a vibrant city centre with a strong focus on leisure provision, sports and the arts. Potential exists to grow the retail offer and create a high-quality office offer through the creation of employment in business services.

Potential also exists to generate a new driver for the night-time economy. Sprucefield will continue to retain its status as a regional out-of-town shopping centre.

The RDS Spatial Framework Guidance acknowledges the important role Lisburn has within the Belfast Metropolitan Urban Area and indicates a number of strategic guidelines:

- Recognise the high development potential of Lisburn and the scope to accommodate housing development in the City Centre, reflecting its highly-accessible strategic location and strong employment base
- Enhance Lisburn City as a major employment and commercial centre. Lisburn is strategically located at the meeting of key transport corridors and has high development potential and the scope to generate additional jobs
- Recognise Sprucefield as a regional out-of-town shopping centre.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS highlights the importance of planning in supporting town and city centres and contributes to their success. The SPPS seeks to encourage development at an appropriate scale in order to enhance the attractiveness of city and town centres, helping to reduce travel demand.

The aim of the SPPS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location of retailing and other complementary functions, consistent with the RDS. Regional strategic objectives in relation to town centres and retailing include:

- Secure a town centres first approach for the location of future retailing and other main town centre uses
- Adopt a sequential approach to the identification of retail and main town centre uses in Local Development Plans (LDPs) and when decision-taking
- Ensure LDPs and decisions are informed by robust and up-to-date evidence in relation to need and capacity
- Protect and enhance diversity in the range of town centre uses appropriate to their role and function, such as leisure, cultural and community facilities, housing and business
- Promote high-quality design to ensure that town centres provide sustainable, attractive, accessible and safe environments; and
- Maintain and improve accessibility to and within the town centre.

The SPPS advises that the LDP includes a strategy for town centres and retailing, with appropriate policies and proposals. It must promote town centres first for retail and other main town centre uses. Councils must undertake an assessment of the need or capacity for retail and other main town centre uses across the Council area. Councils must also prepare town centre health checks and review these regularly (at least once every five years). The LDP should also:

- Define a network and hierarchy of centres – town, district and local centres, acknowledging the role and function of rural centres
- Define the spatial extent of town centres and the primary retail core
- Set out appropriate policies that make clear which uses will be permitted in the hierarchy of centres and other locations, and the factors that will be taken into account for decision taking
- Provide for a diverse offer and mix of uses, which reflect local circumstances
- Allocate a range of suitable sites to meet the scale and form of retail, and other town centre uses.

In relation to Class B1 Business Uses such as offices, the SPPS states that these should be permitted if located within city or town centres and in other locations specified in an LDP, such as a district or local centre.

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS 6)

The key aim of this PPS is to provide protection and conservation to archaeological remains and features of built heritage such as Listed Buildings, Conservation Areas and designated Areas of Town and Village Character. The PPS advises on the treatment of these issues in development plans.



Market Square, Lisburn

Existing Development Plan

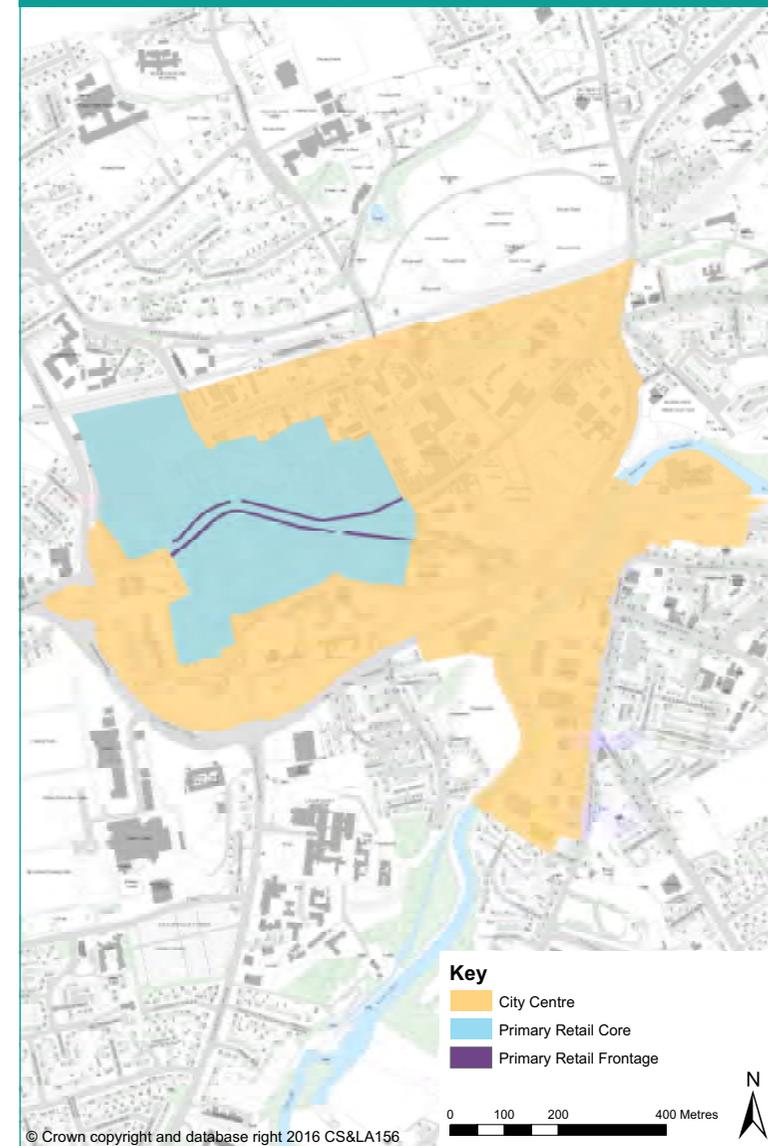
The existing Development Plan (BMAP) provides a Retail Strategy which promotes **Lisburn City Centre** (See Map 13) and **Carryduff Town Centre** (See Map 14) as the main foci for additional shopping floorspace and that outside City and Town Centres, Retail development is to be focused on designated **District Centres** and **Local Centres**. It also designates **Sprucefield** as a Regional Shopping Centre.²⁹

It acknowledges the strong growth and high development potential of Lisburn City Centre, reflecting its strategic location. BMAP also recognises that Lisburn City Centre faces a number of other issues including the dominance of roads infrastructure and traffic in the centre, the existence of gap sites and underdeveloped backland areas, a lack of residential development in the City Centre and a low level of night-time activity.

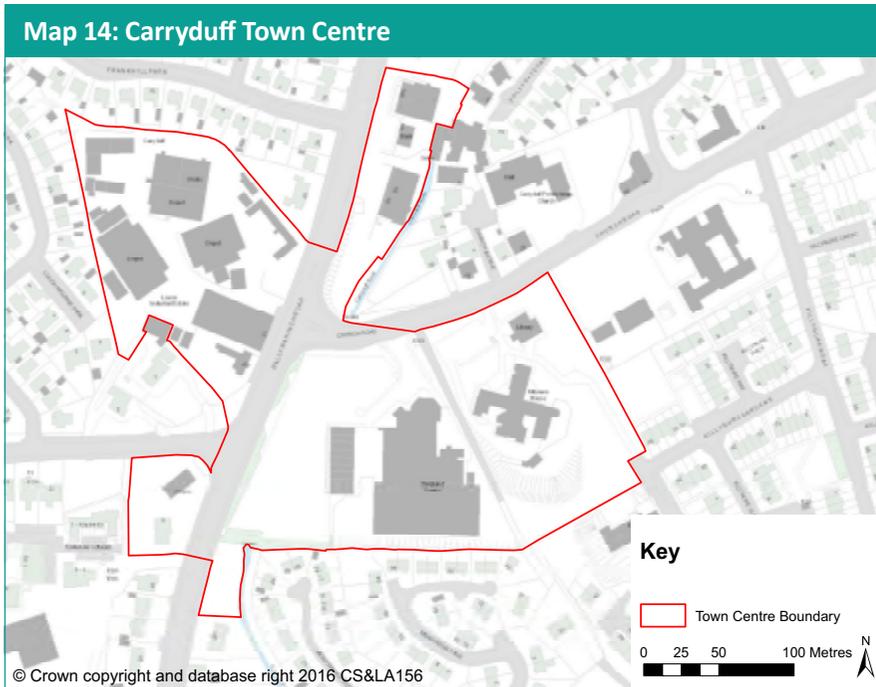
An Area of Parking Restraint together with traffic management measures in the City Centre will assist in maintaining and enhancing the vitality and vibrancy of the city centres.

A Primary Retail Core and Retail Frontage have been designated within Lisburn City Centre, which represents the main focus of retail activity and retail investment. Lisburn's attractive setting and strategic location on the River Lagan is acknowledged. The Plan seeks to grow the retail offer at Sprucefield in a way that is not in conflict with the existing city and town centres.

Map 13: Lisburn City Centre Boundary & Retail Core



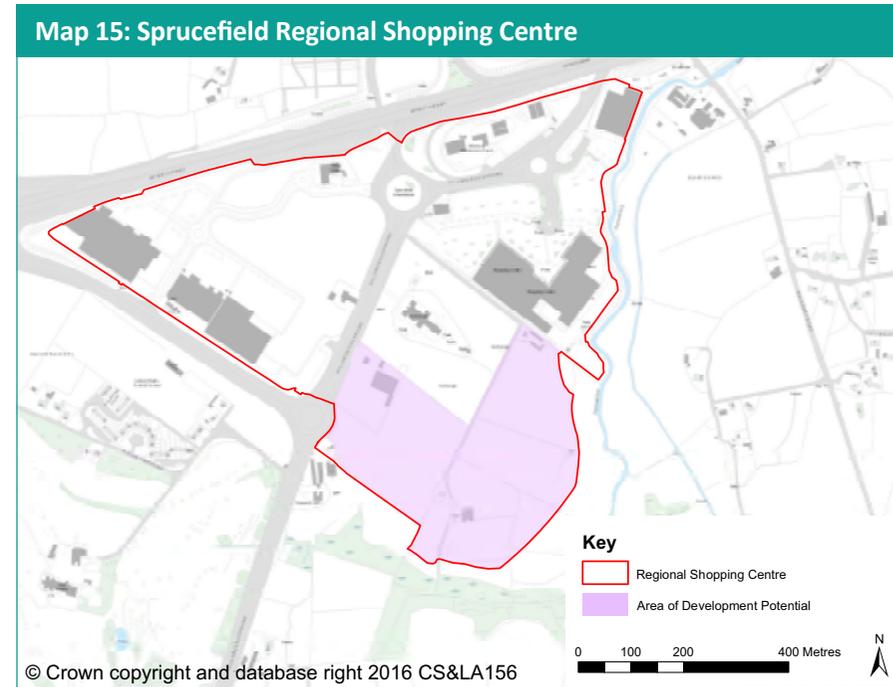
²⁹ See Key Issue 13 Sprucefield Regional Shopping Centre



Carryduff Town Centre

Carryduff is the only town within the Council area that has a designated Town Centre boundary incorporating the existing concentration of uses that have a town centre function. These include retailing, professional services, community and other office uses (see Map 14).

The existing Development Plan acknowledges the issues that face Carryduff Town Centre which include poor town centre form in terms of continuity and enclosure, dominance of car related infrastructure, and a lack of focal space as well as a heavy concentration of residential development.



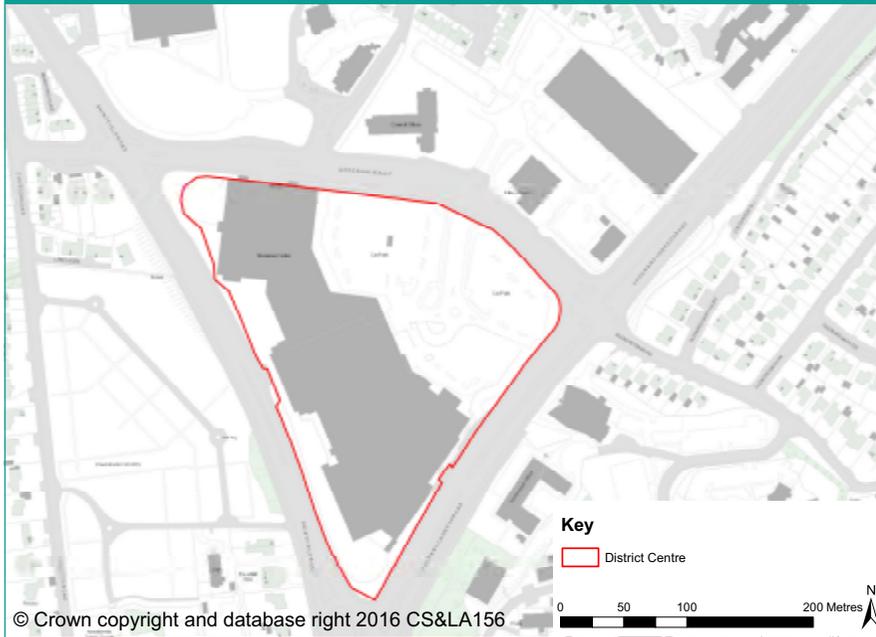
Sprucefield Regional Shopping Centre

The existing Development Plan designates Sprucefield as a Regional Shopping Centre (see Map 15).

It states that proposals should not adversely impact on the vitality and viability of existing city and town centres; the floorspace of any individual unit should be a minimum of 3000m² net floorspace; and the development should meet Key Site Requirements (i.e. to be developed in accordance with an overall comprehensive Masterplan). A 'bulky goods only' restriction has now been removed as a result of a legal challenge.³⁰

³⁰ See Key Issue 13 Sprucefield Regional Shopping Centre

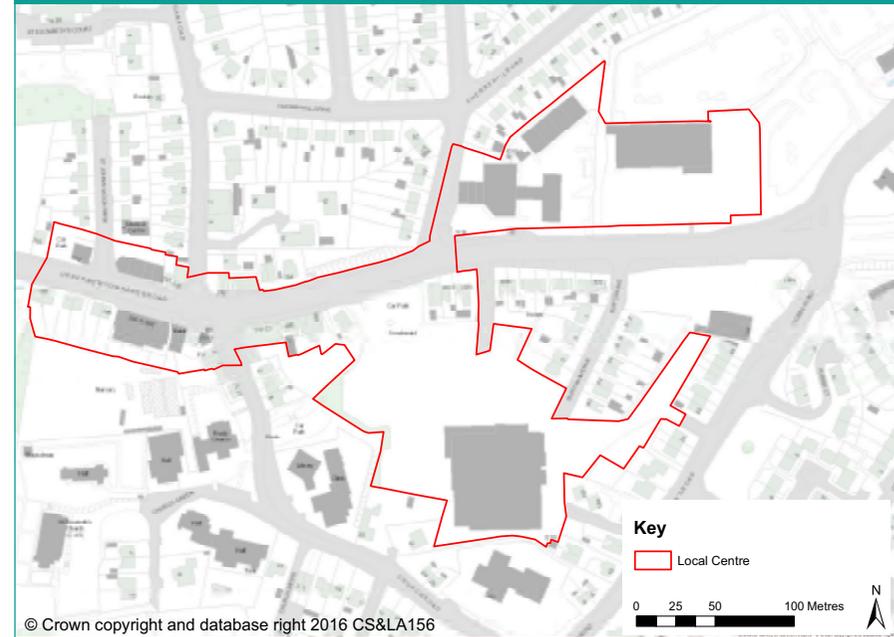
Map 16: Forestside District Centre



Forestside District Centre

Forestside Shopping Centre is designated as a District Centre which provides an important role in providing shoppers with convenience and choice in locations outside city and town centres. The centre co-exists with other centres and fulfils a complementary role (see Map 16).

Map 17: Dundonald Local Centre



Dundonald Local Centre

A Local Centre is located at Dundonald, providing shoppers with accessible convenience and non-bulky comparison shopping close to where they live. Such facilities are located on main bus routes and are readily accessible by public transport (see Map 17).

Lisburn City Centre Masterplan 2015 (Retail)

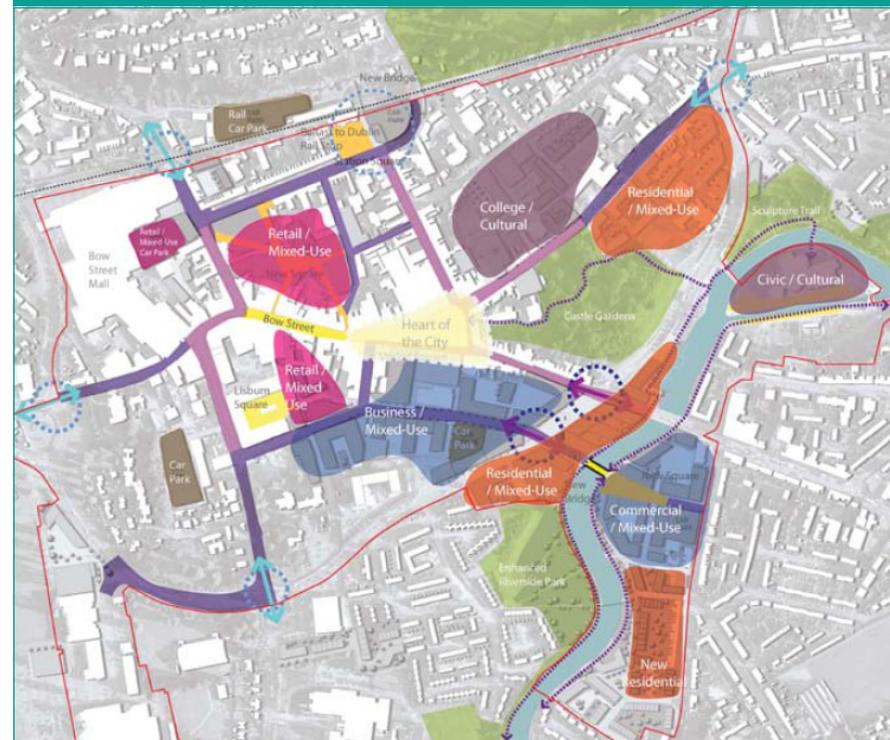
The **Lisburn City Centre Masterplan** is a non-statutory plan and as such is intended to inform the development of policy that supports investment in the City Centre; the formation of public-public and public-private partnerships to deliver strategic projects included within the Masterplan; and planning and design decisions at the pre-application stage.

The Masterplan recognises the importance of strengthening the retail offer. The City Centre currently benefits from a range of independent stores, but is under-represented in terms of multiple retailers. The City Centre also lacks a retail anchor such as a modest-sized department store. Areas such as Market Square and Bridge Street are showing signs of retail vacancy and difficult to let property.

It acknowledges that there is significant opportunity to provide additional convenience and comparison retail floorspace and in doing so, to enhance the performance of the City Centre's retail offer. The plan identifies a qualitative and quantitative deficiency in Lisburn's current multiple retail offer, and recommends that future retail development is focused on aligning a new retail offer towards higher order, family and youth-orientated fashion stores. There is also a recognised need for a foodstore within the City Centre to secure wider economic benefits for the area.

Improving the range of, and quality of City Centre shops will help attract more shoppers from the surrounding area and capture market share from other centres. Any such expansion of the retail function of the City Centre will need to be carefully planned for sustaining and improving the existing retail areas of the City Centre as well as complementing Sprucefield.

Map 18: Lisburn City Centre Masterplan (Masterplan Framework)



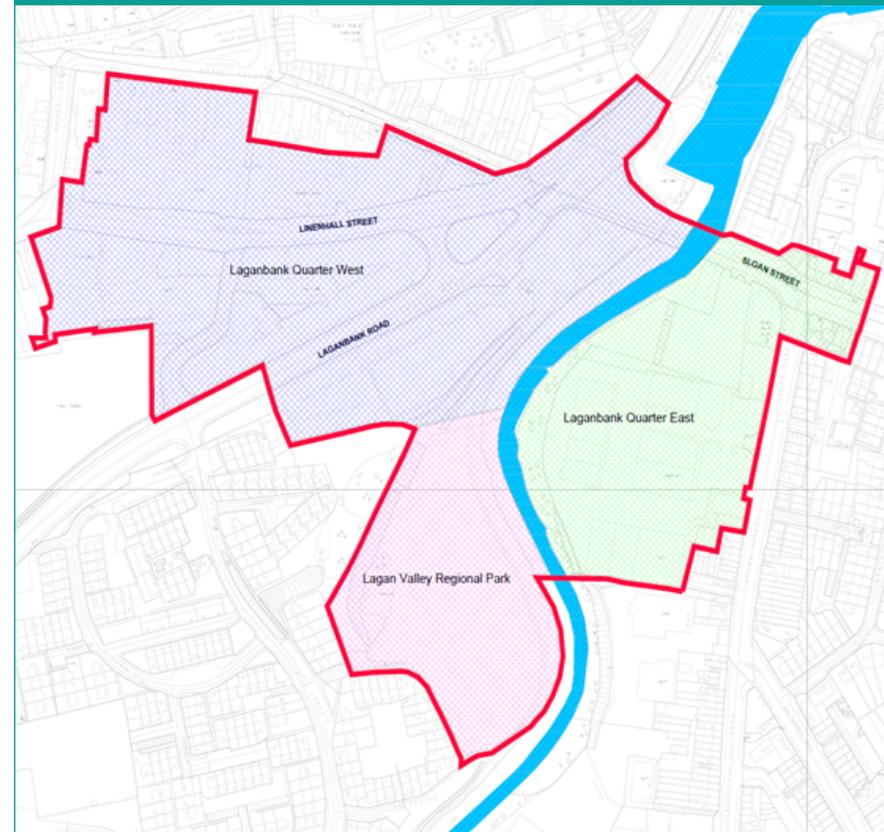
Comprehensive Development Scheme Laganbank Quarter, Lisburn

The Department of Social Development (DSD) adopted a Comprehensive Development Area in February 2015.³¹ The objective is to secure a comprehensive, major mixed use scheme, in order to regenerate the Laganbank Quarter area of Lisburn, enhance the City Centre's regional role, integrate with the surrounding urban fabric and strengthen links with the River Lagan.

The aims of the non-statutory Development Scheme in relation to retail include amongst others:

- Maximising and capitalising on the undeveloped riverside location
- Enhancement of the retail function and overall attractiveness of the City Centre
- Enhancing the commercial leisure offer and generate a new driver for the evening economy
- Encouraging and strengthening links between the commercial core of the City Centre and the River Lagan.

Map 19: Laganbank Quarter Comprehensive Development Scheme (Character Areas)



³¹ This document is currently subject to review

The Castlereagh Urban Integrated Development Framework

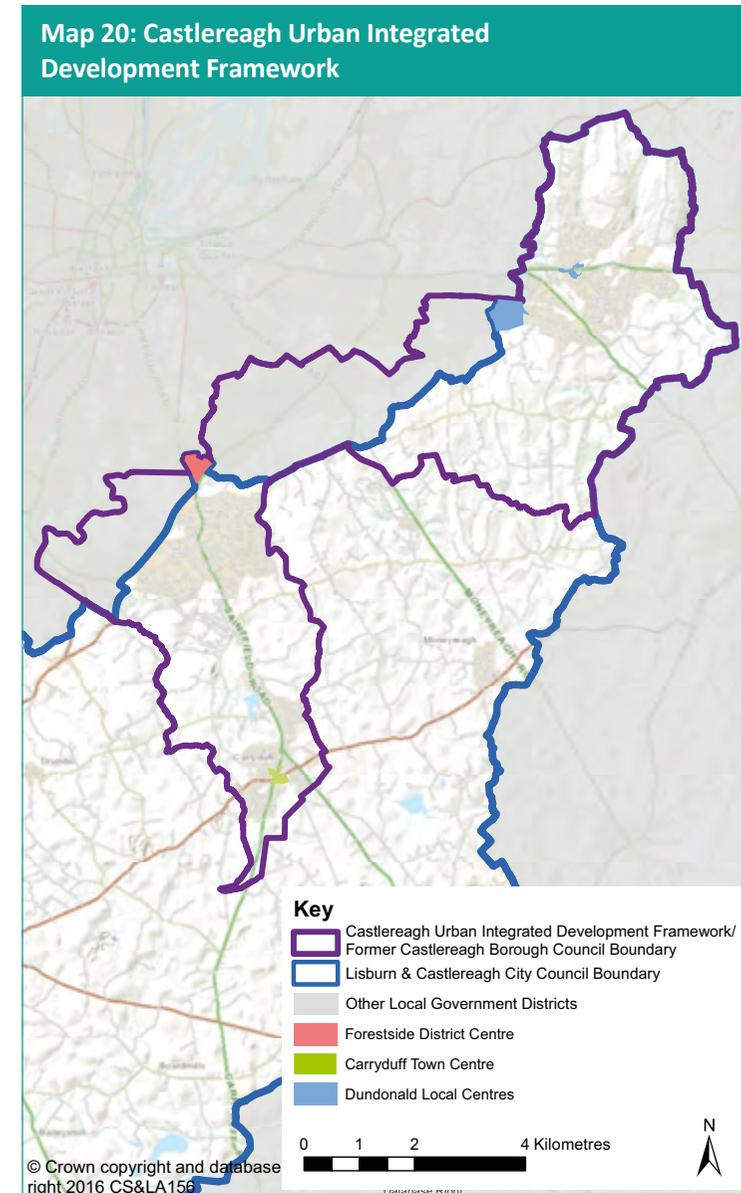
This joint project was undertaken on behalf of the former Castlereagh Borough Council and the former Department for Social Development (DSD), published in November 2014. The framework document sets out a coherent future vision for the urban areas within the former Castlereagh Borough Council area and identifies key regeneration concepts for the future development of the area as a thriving, enterprising and competitive district.

It focuses on the commercial centres of **Carryduff**, **Dundonald** and **Forestside**, setting out a long-term, high-level, inspiring vision up to the year 2022.

For **Carryduff** the Framework identifies a town centre boundary identical to the BMAP boundary and suggests a mix of uses including retail, restaurants, health uses and a library.

At **Forestside** the Framework encourages a diverse range of businesses in order to balance 'the dominance of retail development'. It suggests other uses such as office development, innovative businesses as well as restaurants would be acceptable.

The Framework identifies 3 main commercial cores at **Dundonald** i.e. Dundonald Local Centre, Comber Road Shops and Dundonald Leisure Park and suggests that Dundonald Local Centre should continue to provide the primary retail offer, supported by the local services and businesses on the Comber Road.



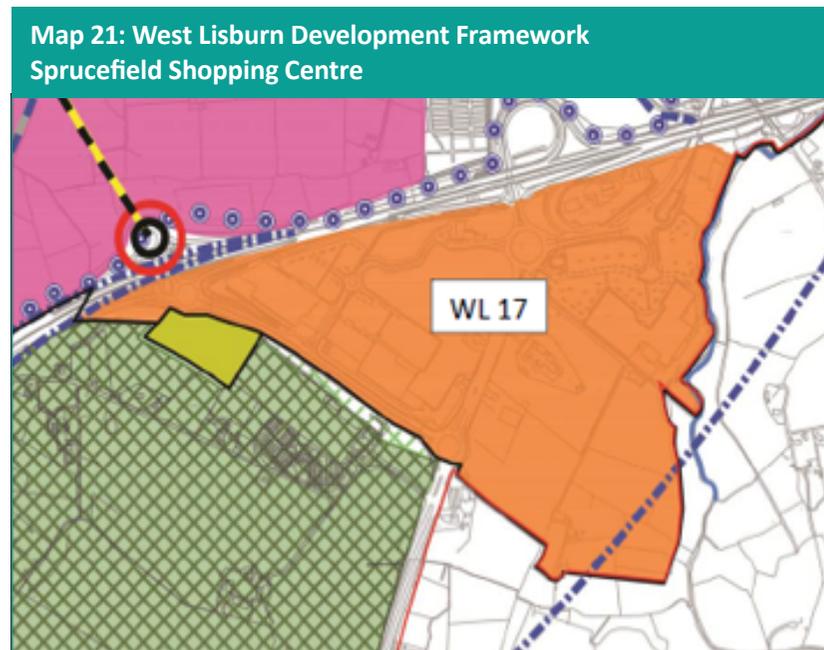
West Lisburn Development Framework

This framework identifies potential development opportunities and constraints, sets out potential land uses and identifies key assets and how best to realise their full potential in a cohesive and holistic manner.

The objectives of the Framework include:

- Protect and enhance the 'Regional Significance' of Sprucefield and expand its retailing role.

It recognises that Sprucefield occupies a unique geographical location, at the centre of the main north-south and east-west transport corridors and serves a wide catchment area.



Lisburn & Castlereagh Draft Community Plan 2017-32

Two primary outcomes of the Draft Community Plan are:

'Everyone benefits from a vibrant economy.'

'We live and work in attractive, resilient and people friendly places, safeguarding the local and global environment.'

The Draft Plan states: We want to develop the economy of Lisburn & Castlereagh so that it offers fulfilling work to everyone, provides access to goods and services that we value, and shares economic benefits in ways that reduce inequality, and has a positive impact on our environment.

Further supporting outcomes are:

- New businesses are created and existing businesses grow, employing more people
- The built and natural environment is protected and enhanced
- Neighbourhoods are designed and regenerated to promote wellbeing
- We have access to essential services, shops, leisure and workplaces
- Greenhouse gas emissions are reduced.

Key Issue 11: Growing Lisburn City Centre

The retail sector is constantly evolving as it adapts to consumer and lifestyle trends as well as other market influences.

The transformation of traditional high street retailing has been fuelled by the growth in both personal income and disposable consumer spending, coupled with the increase in consumer online shopping.

These changes coupled with the economic downturn have had a negative effect on consumer spending on the high street. Retail spending year on year for the next three to four years is expected to be low.³²

The Lisburn City Centre Masterplan is designed to show how Lisburn City Centre can achieve its full economic potential. It provides:

- A series of strategic projects which are pivotal to the future success of the City Centre
- Design principles to guide development and ensure the highest standards of design quality in all development
- A series of regeneration objectives to guide development
- A spatial plan to help guide appropriate development to the right locations where it will have the greatest impact.

It aims to diversify the economic base, including office development and strengthen both the retail and leisure offer. In addition, it recognises the River Lagan as an important feature of the City Centre connected to Castle Gardens via an existing underpass.

The Lisburn City Centre Masterplan refers to the importance of the built heritage and Lisburn's Historic Quarter which aligns with the City Centre Conservation Area boundary. It indicates an extension to the existing City Centre boundary as defined in the existing Development Plan (BMAP) to include the Lisburn Leisure Park complex which provides family orientated activities. It states that improvements to the physical linkages/pedestrian routes between the primary retail core and leisure complex are required in order to consolidate the City Centre.

In addition, the Laganbank Quarter Comprehensive Development Scheme recognises that there is a significant opportunity to attract the public to make more use of the rivers, loughs and built heritage: an attractive setting for riverside development. It identifies the Young Street / Hill Street area that straddles the River Lagan as forming a key riverfront zone with the City Centre.

The Hill Street area of public open space currently lies outside the City Centre boundary and is used mainly for informal recreation. It falls within the Lagan Valley Regional Park and has good towpath links through to both Belfast and Sprucefield.

A final amendment to the City Centre boundary is proposed which includes the retailing units along the lower end of Longstone Street, adjoining the Governors Road. This area provides a busy and thriving retail area which would benefit further from its inclusion within the City Centre boundary (See **Appendix H, Map 10**).

³² Source: GL Hearn Heath checks - Carried out in 2014 as part of the preparation of the SPPS on behalf of former DOE Planning

Options for Key Issue 11: Growing Lisburn City Centre

Option 11A Preferred Option	Reason
<p>Extend the existing City Centre boundary: this option proposes an extension to the existing City Centre boundary to include the Lisburn Leisure Park complex located on Governors Road/Laganbank Road.</p> <p>This option could strengthen the existing City Centre by providing further expansion of the existing boundary and greater linkages between the retail, commercial and leisure offer in the City Centre.</p> <p>The area of open space at Union Bridge offers a further potential extension to the City Centre boundary and opens up links between the City Centre and the River Lagan.</p> <p>The extension of the boundary to include the lower end of Longstone Street also offers potential to provide linkages between this thriving area and the City Centre.</p>	<p>The existing Development Plan designates a City Centre boundary which excludes the Lisburn Leisure Park complex from within the existing boundary and as a result this area remains disconnected from the City Centre. The role of cities and town centres is changing from a predominantly retail focus to include a wider focus on the broader needs of communities, such as leisure, recreation, community uses and provision of food/drink services.</p> <p>This option potentially provides opportunity for better connections between the existing City Centre (which is largely retail based) and the existing leisure attractions which include a multi-screen cinema, restaurants, bowling alley and Lisburn LeisurePlex facility. (See Appendix H, Map 10).</p> <p>This expansion of the City Centre could assist in improving physical linkages between these two areas, which could be further explored in conjunction with Transport NI. Measures to improve linkages could include additional road safety management improvements with a focus on improving accessibility for pedestrians and cyclists.</p> <p>This area of open space at Union Bridge identified in the Laganbank Quarter Comprehensive Development Scheme has also been identified as a Lagan Valley Regional Park Node (see Key Issue 20) where outdoor recreation/sporting facilities, interpretive/visitor facilities, small scale refreshment facilities and education/heritage uses would be encouraged.</p> <p>The inclusion of the retailing units at the lower end of Longstone Street offers further opportunity to strengthen the City Centre.</p>
Option 11B	Reason
<p>Retain the existing City Centre boundary: as per the existing Development Plan (See Map 13). This option protects the existing City Centre boundary as the main centre for retailing and commercial activity.</p>	<p>Whilst maintaining the status quo will continue to protect the City Centre, this option would not allow the City Centre to grow further or expand.</p> <p>Lisburn City Centre benefits from well-defined boundary definition provided by major infrastructure features and its current boundary is drawn tightly to maintain a compact City Centre, which aims to focus investment and encourage sustainable transport along with convenience for shoppers.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 12: Strengthening Town Centres

The existing Development Plan (BMAP) Retail Strategy promotes city and town centres as prime locations for new retail development. It also identifies town centres as providing not just retail services but administrative, leisure and cultural facilities which are well served by public transport and accessible to the whole community.

The existing Development Plan identifies a Town Centre boundary within Carryduff but does not identify a Town Centre boundary for the towns of Hillsborough or Moira.

Carryduff Town Centre boundary has been designated to encompass the existing concentration of all existing and planned uses which have a town centre function including retailing, professional services, restaurants, community and other office uses.

The redevelopment of Carryduff Shopping Centre as the focal point of retailing and office activity is seen as being pivotal to the future development of this area.

At present the existing town centre includes a grouping of industrial buildings at Lowe's Industrial Estate which is distinct from the retail uses opposite. It may be possible to remove this from the town centre.

Hillsborough and Moira both benefit from a rich built heritage and have Conservation Area designations. An attractive built heritage can strengthen these existing historic town centres against unacceptable development.

In turn, this could help attract a variety of independent stores seeking a high-quality built environment. Providing a town centre boundary which aligns with these Conservation Areas could therefore further strengthen their viability and vibrancy.



Lisburn Street, Hillsborough

Options for Key Issue 12: Strengthening Town Centres

Option 12A Preferred Option	Reason
<p>Retain the existing town centre of Carryduff and designate town centre boundaries in the historic towns of Hillsborough and Moira: This option enables the provision of a new town centre boundary for each of these towns to align with the existing Conservation Areas.</p>	<p>Identifying town centre boundaries for the historic towns of Hillsborough and Moira, helps strengthen and protect the existing built heritage. This assists in promoting the re-use of heritage buildings within the town centres, helping to attract a range of appropriate retailing/commercial uses within a distinctive high-quality built environment.</p> <p>Office development will also be permitted within town centres and proposals for new development will be considered under existing policy (PPS 6: Planning, Archaeology and the Built Heritage). This ensures that any proposals do not conflict with the areas' special architectural or historic interest.</p> <p>This demonstrates a more consistent approach as the town of Carryduff already has a town centre designation. (See Appendix H, Maps 11, 12 & 13). In order to pursue this option, the Council will prepare a retail capacity study to define the town centres, their boundaries and catchment areas and stipulate any policy requirements to enhance and protect the built heritage.</p> <p>It is acknowledged that Carryduff Town Centre faces a number of design issues, from poor town centre form to lack of focal space. The town centre boundary includes a variety of town centre uses scattered throughout. The existing boundary, however, is designated to encompass these uses and strengthen the vitality and viability of Carryduff Town Centre.</p>
Option 12B	Reason
<p>Retain the existing town centre of Carryduff: This option maintains the status quo of only one town centre within the Plan Area.</p>	<p>Whilst maintaining the status quo would provide a town centre boundary for one town in the Plan Area, Carryduff, this would not provide the opportunity for strengthening town centre policies within the two remaining historic towns of Hillsborough and Moira.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 13: Sprucefield Regional Shopping Centre

Sprucefield Regional Shopping Centre provides a key complementary role to Lisburn City Centre. It comprises the original Sprucefield Centre with the Marks & Spencer anchor store to the north-east of the site, land beyond this to the south around Lisnagarvey transmitting Station, and Sprucefield Park to the west which was opened in 2003 with Sainsbury's as its anchor tenant.

The RDS 2035 states that Sprucefield will retain its status as a regional out-of-town shopping centre.

The existing Development Plan (BMAP) designates Sprucefield as a Regional Shopping Centre and states that 'Development of the Area of Development Potential should be in accordance with an overall comprehensive masterplan for the site.'

The Council welcomed the decision by the High Court on 18th November 2016 in relation the Belfast Metropolitan Area Plan (BMAP) to lift the 'bulky goods only' restriction at Sprucefield. This is a positive outcome which will further support the growth of the Regional Shopping Centre at this strategic location on two key transport corridors.

Sprucefield's ideal location on the North-South and East-West key transport corridors provides opportunities for significant growth in the retailing sector which can be explored through the LDP process.



Marks and Spencer at Sprucefield

Options for Key Issue 13: Sprucefield Regional Shopping Centre

Option 13A Preferred Option	Reason
<p>Retain and reinforce Sprucefield as a Regional Shopping Centre: This option prioritises Sprucefield as a Regional Shopping Centre recognising its key strategic location on the North-South economic corridor and Key Transport Corridors.</p>	<p>In accordance with the RDS 2035, Sprucefield would be recognised as an out-of-town shopping centre of regional importance which complements Lisburn City Centre. The policy surrounding the future development of the site should support the aspirations of the Council to grow the existing thriving centre and enhance the overall shopping experience.</p>
Option 13B	Reason
<p>Retain Sprucefield Regional Shopping Centre but extend uses to include recreation and leisure: This option provides the opportunity to identify a range of uses (such as recreation and leisure) to widen the economic base for the regional and strategically placed out-of-town shopping centre.</p>	<p>In keeping with the thrust of its regional status, this option allows for a wider range of uses than currently specified in the existing Development Plan. Whilst this option could attract customers from an island-wide catchment consideration should be given to the inclusion of such uses so that they would not dilute its regional retailing function.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 14: Strengthening District & Local Centres

City and town centres are the preferred location for major retail and office proposals whilst the District & Local Centre has a complementary supporting role to play.

District Centres fulfil an important and valuable retail role in providing consumers with convenience and choice in locations outside city and town centres. They provide a range of shops, services and leisure facilities in locations which are highly accessible by public transport and help create a sense of identity for the communities they serve.

Forestside is the only designated **District Centre** within the Council area. The Centre co-exists with other centres and fulfils a complementary role. Whilst the existing District Centre boundary only extends round the Forestside complex, there may be further potential to strengthen the role of the District Centre to include the adjoining uses at Homebase and Drumkeen Retail Park.

A **Local Centre** has been designated at **Dundonald** to provide shoppers with accessible convenience and non-bulky comparison shopping close to where they live. There may be further scope to expand this boundary to include any adjoining retailing/commercial uses, yet distinct from the surrounding residential area.



Forestside Shopping Centre

Options for Key Issue 14: Strengthening District & Local Centres

Option 14A Preferred Option	Reason
<p>Extend District and Local Centre Boundaries: Amend the boundaries of Forestside District Centre to include adjacent lands to the north including the Homebase and Drumkeen Retail Park and Dundonald Local Centre to include the Park & Ride site to the north-east.</p>	<p>It is recognised that District and Local Centres have a role to play as a supporting role to the main towns, in that they provide a range of useful services for a largely local population.</p> <p>Whilst the retail area at Drumkeen Retail Park consists of mostly retail warehouses, these may benefit from conversion to smaller units. Their use within the existing District Centre would provide a complementary role to Forestside Shopping Centre.</p> <p>The option to extend Dundonald Local Centre to include the Park & Ride site is in accordance with the proposal of the Castlereagh Urban Integrated Development Framework. This aims to encourage commuters to use shops and services in Dundonald and improve pedestrian linkages.</p> <p>This option is in accordance with regional strategic policy identified in the SPPS for defining the network of District and Local Centres which provide a diverse offer and mix of uses reflective of local circumstances. (See Appendix H, Maps 14 & 15)</p>
Option 14B	Reason
<p>Retain the existing boundaries at Forestside District Centre and Dundonald Local Centre: This option does not permit any further expansion at these locations.</p>	<p>Whilst maintaining the status quo allows for the retention of the existing designated District Centre at Forestside Shopping Centre and the adjoining car parks. It restricts opportunity for alternative complementary uses at Drumkeen Retail Park.</p> <p>Likewise, by maintaining the status quo at Dundonald Local Centre, this may impact on the proposal for achieving better commuter linkages as set out in the Castlereagh Urban Integrated Development Framework.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 15: Growing the Night Time Economy

Securing a vibrant night time economy makes an important contribution to the overall economic growth of an area. A range of activities in a city or town centre increases their viability and vitality. A welcoming, shared City Centre space offers opportunities for workers, residents and tourists alike to participate in civic and cultural life and contribute to a sense of civic pride and identity.

Regeneration initiatives such as Penny Square Market in Haslems Lane, will help promote the evening economy by attracting more people through the City Centre. Further initiatives are required to enhance the current offer.

Lisburn City Centre has considerable potential to develop the evening arts and culture offer by capitalising on the large number of people who visit the Island Arts Centre and the Irish Linen Centre and Lisburn Museum.

Opportunity also exists to further strengthen the role of the City Centre by providing closer linkages between the leisure and entertainment offer at the LeisurePlex and the retail offer of the City Centre (See **Key Issue 10**).

A mix of offices, retailing, leisure and culture uses will help sustain a vibrant night-time economy to encourage a sense of place within the existing City Centre.

The historic towns of Hillsborough and Moira offer a range of facilities, including restaurants and bars in a high-quality built environment, which help sustain a vibrant night-time economy.

Carryduff Town Centre has the potential to develop its night-time economy through the provision of retailing units, restaurants/bars and entertainment venues. Eastpoint Entertainment Village in Dundonald is a

hub of restaurants and entertainment venues which appeal to both local residents and tourists.

There are currently only 4 hotels within the Council area, all of which sit outside the existing city and town centre boundaries. These are: The Ballymac, Stoneyford; The Premier Inn, Lisburn; The Ivanhoe Hotel, Carryduff; and La Mon House and Country Club, Castlereagh.

The development of the accommodation offer, including a hotel in particular within Lisburn City Centre, would boost the development of a night-time economy allowing further growth in Lisburn & Castlereagh.



Irish Linen Centre & Lisburn Museum, Lisburn

Option for Key Issue 15: Growing the Night Time Economy

Option 15A Preferred Option	Reason
<p>Grow the Night Time Economy: Promotion of the city and town centres as key locations to grow the office, retail, cultural, leisure and recreational offer will help develop a vibrant shared space and contribute to the growth of the night time economy.</p>	<p>In growing the night time economy, the Council wants to encourage the provision of a range of retailing, commercial and cultural venues alongside hotel development and restaurants/bars.</p> <p>Providing a mix of these uses within the City and town centres can help to grow the night time economy, create jobs and enhance the built environment through regenerating previously unused buildings thereby reinvigorating streetscapes.</p> <p>There is considerable opportunity for these to be developed further, and to offer greater diversity and attract a wider age range of people through promotion of the arts, culture and leisure activities.</p>

Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.

Offices

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The RDS Spatial Framework Guidance acknowledges the important role Lisburn has within the Belfast Metropolitan Urban Area and indicates a number of strategic guidelines:

- Recognise the high development potential of Lisburn and the scope to accommodate housing development in the City Centre, reflecting its highly accessible strategic location and strong employment base
- Enhance Lisburn City as a major employment and commercial centre. Lisburn is strategically located at the meeting of Key Transport Corridors and has high development potential and the scope to generate additional jobs.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS recognises the importance of economic development in our district and urban centres through:

- Promoting economic development in a sustainable manner
- Ensuring the provision of a generous supply of land suitable for economic development.

In larger settlements appropriate proposals for Class B1 business use (offices and call centres) should be permitted if located in city and town centres and in other locations that may be specified for such use.

Planning Policy Statement 4: Planning & Economic Development (PPS 4)

This Planning Policy Statement sets out the planning policies for economic development uses and indicates how growth associated with such uses can be accommodated. In relation to office provision this policy aims:

- To tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development.

Existing Development Plan

The BMAP Office Strategy promotes limited dispersal of major office development to Major Employment Locations at West Lisburn/Blaris and Purdysburn (see **Key Issues 6 & 7** under 'Driving Sustainable Economic Growth').

It states that proposals exceeding 5000m² and 3000m² respectively be considered at these locations if no suitable site can be found within Belfast or Lisburn City Centre and would otherwise result in the loss of significant inward investment.

The Strategy promotes office development through the designation of Lisburn City Centre and Carryduff Town Centre where planning permission will be granted for office development within Classes A2 and B1 of the Planning (Use Classes) Order (NI) 2015. These locations lie at the heart of local transport networks, including public transport.

Promotion of office development within these areas will support sustainable development, assist urban renaissance and provide jobs in local areas, which are accessible to all sections of the community.

The Plan states that a town centre location is not always a prime requirement for certain office users, in particular small scale firms serving local needs. It permits the development of offices up to 400m² gross floorspace within the designated District Centre of Forestside and the designated Local Centre of Dundonald.

Lisburn City Centre Masterplan 2015 (Offices)

Promoting business and office space in urban centres is key establishing thriving and vibrant local and City Centres, which is a key consideration of the Lisburn City Centre Masterplan.

This Masterplan recognises the role Lisburn City Centre can play in accommodating a diversified and export-focused business base.

- Diversifying the range of commercial and business premises available
- Providing a focus for the business sector which is forecast to grow in employment terms
- Providing an environment in which the hotel and restaurant can survive.

The City Centre can play an important role in supplying Lisburn's Grade A quality space. Cutting edge architecture combined with a high-quality public realm will contribute to the creation of a destination that will appeal to occupiers seeking Grade A accommodation.

The Masterplan also identifies possible edge-of-centre locations that provide opportunity for larger floorspace requirements and mixed use ground floor levels.

In addition to these prime and edge-of-centre office space considerations, it is also encouraged that where underutilised historic properties exist suitable conversions should be supported to cater for small business enterprises. Serviced offices built for purpose for small and medium sized enterprises are also critical to establishing a core business area in City Centre locations.

Comprehensive Development Scheme Laganbank Quarter (LBQ) Lisburn

The LBQ Development Scheme recognises that Laganbank Quarter is an important area in regeneration terms particularly as a key development opportunity area. It is the gateway into the City Centre connecting it to communities south and east of the River Lagan. The key regeneration principles are to:

- Provide modern, flexible office space to strengthen the city's office accommodation offering
- Enhancing Lisburn City Centre as a major employment and commercial centre, by increasing the quantity and quality of office accommodation.

Lisburn City Centre currently trades almost exclusively as a retail destination, with a limited commercial or public office sector.

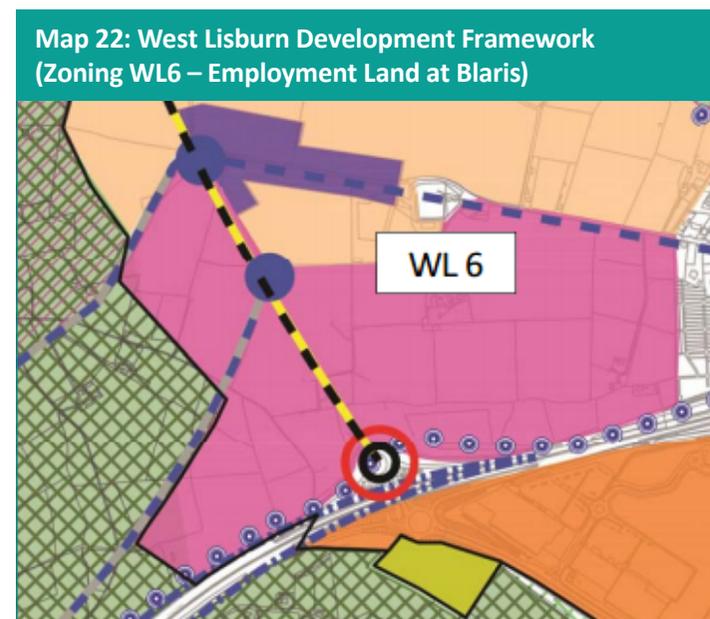
This scheme seeks to enhance the business and office sector in accordance with the RDS (which is a shared objective of the LDP) in order to diversify the City Centre land use and protect its future vitality and viability. The Department for Communities considers the development scheme to have the potential to physically accommodate significant new office space.

Castlereagh Urban Integrated Development Framework

This framework for Castlereagh identifies Forestside as an area that will market itself as a distinctive location drawing on high-quality built heritage for premium office development, innovative businesses, local businesses as well as places to eat and relax.

West Lisburn Development Framework

The WLDF identifies small footprint uses such as office scale and uses that fall within classes B, B1a, and C (office, call centres & light industry) as suitable uses to be incorporated into West Lisburn particularly located at the Employment Land at Blaris (see Map 22).



Key Issue 16: Promoting Office Development within the City, Town, District and Local Centres

The RDS identifies Lisburn & Castlereagh as a major employment and commercial centre. Office development (Classes A2 and B1 of the Planning (Use Classes) Order (Northern Ireland) 2015) is promoted in BMAP within **Lisburn City Centre** and **Carryduff Town Centre**. City and Town Centres lie at the heart of local transport networks, including public transport.

The promotion of office development within these areas would support sustainable development, assist urban renaissance and provide jobs in local areas, which are accessible to all sections of the community. The concentration of offices in city and town centres would also help maintain their viability and vitality.

Lisburn City Centre currently does not have a well-developed portfolio of office space and the aim of the Council is to promote development of this sector. The Lisburn City Centre Masterplan concluded that in order to establish Lisburn City Centre as a sub-regional commercial centre, it is necessary to accommodate floorspace in the range of 28,000m² to 37,000m². It identifies the potential to create a new mixed use business district at Linenhall Street providing prime office accommodation up to 1,000m² and the potential to provide for small to medium businesses at the Laganbank mixed use development area.

In addition, major office development (consisting of Use Class B1 Business Use of the Planning (Use Classes) Order (Northern Ireland) 2015) is accommodated in the Council's two Major Employment Locations (See **Key Issues 6 and 7** under 'Driving Sustainable Economic Growth').

The existing Development Plan also provided for small-scale office development of up to 400m² within the District and Local Centres. It acknowledges that a city or town centre may not always be a prime requirement for certain office users, in particular small-scale firms serving local needs.



Indicative view of Linenhall Street (Source: Lisburn City Centre Masterplan)

Option for Key Issue 16: Promoting Office Development within the City, Town, District and Local Centres

Option 16A Preferred Option	Reason
<p>Promoting Office Development within the City, Town, District and Local Centres: this option encourages office uses within Lisburn City Centre and town centres of Carryduff, Hillsborough and Moira.³³ The District Centre at Forestside and Local Centre at Dundonald would accommodate office development up to 400m² floorspace.</p>	<p>Lisburn City Centre currently has a limited commercial or public office sector offer. It is highly accessible by public transport making it a desirable and sustainable location for high quality office development.</p> <p>Office development will encourage additional footfall making the centre an attractive and vibrant place for people to work, shop and spend leisure time. This could enhance the retailing offer and contribute to growing the night time economy³⁴ in line with the Council's Lisburn City Centre Masterplan.</p> <p>The town centres of Carryduff, Hillsborough and Moira (see Key Issue 12) would also benefit from a mix of appropriate scale office development to strengthen the range of uses and encourage greater footfall which would assist in supporting retailing uses.</p> <p>Office development within the town centre boundaries which share a Conservation Area will be considered under existing Policy (PPS 6: Planning, Archaeology and the Built Heritage). This would ensure that any proposals do not conflict with the areas special architectural or historic interest.</p> <p>Retaining a limit of 400m² within the District and Local Centre respects the strategic policy of directing office development to city and town centre locations.</p>
<p style="text-align: center;">Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

³³ See Key Issue 12 Strengthening Town Centres

³⁴ See Key Issue 15 Growing the night time economy

Key Issue 17: City Centre Development Opportunity Sites

A number of Development Opportunity Sites exist within the existing Lisburn City Centre boundary. These generally consist of land that is under-utilised or vacant, and where new development, providing a mix of uses, could help promote the vitality and viability of the City Centre. These include, for example, a number of off-street car parks that transferred to the Council's ownership on 1 April 2015.

The integration and redevelopment of some key sites could be achieved by closing frontage gaps or by replacing unattractive features. Such development will enhance streetscapes, frontages, and encourage greater pedestrian footfall, all of which will strengthen commercial growth.

The Council wants to identify and designate Development Opportunity Sites within Lisburn City Centre. Acceptable, specific uses will be identified through key site requirements. These sites will provide further opportunity for redevelopment and assist in growing and developing the City Centre.

Appropriate redevelopment could contribute to the regeneration of the City Centre by attracting new shoppers and visitors and further enhancing the existing retail/commercial offer within Lisburn City Centre.



Smithfield Square Car Park, Lisburn

Option for Key Issue 17: City Centre Development Opportunity Sites

Option 17A Preferred Option	Reason
<p>Identify potential Development Opportunity Sites within Lisburn City Centre: It may be possible to identify suitable lands within Lisburn City Centre which are under-utilised or vacant and to secure a more efficient use of land at these locations.</p>	<p>There may be sites within Lisburn City Centre that are under-utilised or vacant or where new development could promote the vitality and viability of the City Centre. Identification of Development Opportunity Sites with potential suitable land uses would provide developers with certainty whilst at the same time allowing some degree of flexibility in order to promote rather than constrain their development.</p>

Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.





7 | Key Issues and Options

D | PROMOTING SUSTAINABLE TOURISM, OPEN SPACE AND RECREATION (Key Issues 18-21)





**2015:
4 Hotels
and 18 B&Bs**



**50% of Visitors
from the UK,
30% of visits for
holiday/leisure**



**3,824 Tourism
jobs in Lisburn &
Castlereagh**



**The opening of
Hillsborough Castle
by HRP is expected
to attract 200,000
visitors each year**



**Dundonald
International Ice
Bowl - the only
public ice
skating rink in NI**



**2015:
Over 1 million
people visited
Wallace Park**

D | PROMOTING SUSTAINABLE TOURISM, OPEN SPACE AND RECREATION

As referred to in Part 6, research on the policy context and evidence base for the Local Development Plan identified the following strategic objective which informs the discussion of key issues and options:

Strategic Objective D: Promoting Sustainable Tourism, Open Space and Recreation

- To develop strategic policy to support tourism as a key growth area within the Council
- To support tourism development whilst protecting tourism assets and promoting appropriate development including a range of tourist accommodation
- To support the recreation and leisure offer within the Council to grow in a sustainable manner
- To support accessibility to open space including the Lagan Valley Regional Park and waterways.

The new LDP Tourism Strategy will promote a sustainable approach to tourism development, protect tourism assets, and provide further opportunities for tourism growth.

In addition, the Plan will provide a Strategy for Open Space, Sport and Outdoor Recreation which will provide for a strategic and joined-up network of Greenways³⁵ and protect and safeguard existing open space recognising the long-term benefits this provides to communities. Both Strategies will be based on the consideration of options presented in this paper which are subject to sustainability appraisal.

The following four Key Issues for Tourism and Open Space, Sport and Outdoor Recreation have been identified:

- **Key Issue 18: Promoting Hillsborough Castle as a Key Tourism Destination**
- **Key Issue 19: Promoting the Lagan Navigation as a Key Tourism/Recreation Opportunity Area**
- **Key Issue 20: Protecting and Promoting the Lagan Valley Regional Park as a Key Tourism/Recreation Opportunity Area**
- **Key Issue 21: Protecting and Enhancing Open Space, Sport & Outdoor Recreation**

For each of these key issues a number of options have been presented and the Council's Preferred Option is identified. In some instances, only one option is identified where alternative options have not been considered possible/viable.

³⁵ See Key Issue 25 Connecting People and Places - Greenways

Tourism

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

Promoting a sustainable approach to the provision of tourism infrastructure (RG4) is one of five elements of Regional Guidance set out in the RDS aimed at underpinning sustainable economic growth in Northern Ireland. This is outlined as:

- Promoting a balanced approach that safeguards tourism infrastructure while benefiting society and the economy
- Improving facilities for tourists in support of Tourist Signature Destinations
- Encouraging environmentally sustainable tourism development.

It is recognised that investment in tourism brings new facilities to towns, cities and surrounding landscapes and provides opportunity to maximise environmental and heritage assets.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that tourism makes a vital contribution to the Northern Ireland economy in terms of the revenue it generates, the employment opportunities it provides, and the potential it creates for economic spin-off growth. It can improve on existing assets and provides infrastructure for local people and tourists, supporting the vibrancy of Northern Ireland's culture and heritage, and sustaining communities. The Executive identifies tourism as one of the building blocks to underpin its priority of growing a sustainable economy and investing in the future.

Sustainable tourism development (including tourist accommodation and amenities) is brought about by balancing the needs of tourists and the tourism industry whilst conserving the tourism asset. The planning system has a key role in managing tourism-related development through planning policies that provide a framework for identifying appropriate development opportunities and safeguarding tourism assets from harmful development.

The aim of the SPPS is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment.

Regional strategic objectives for tourism are to:

- Facilitate sustainable tourism development in an environmentally sensitive manner
- Contribute to the growth of the regional economy by facilitating tourism growth
- Safeguard tourism assets from inappropriate development
- Utilise and develop the tourism potential of settlements by facilitating tourism development of an appropriate nature, location and scale
- Sustain a vibrant rural community by supporting tourism development of an appropriate nature, location and scale in rural areas
- Ensure a high standard of quality and design for all tourism development.

In plan-making councils should consider how best to facilitate growth of sustainable tourism and the tourism strategy should reflect wider

government tourism initiatives. These include consideration of how future tourism demand is best accommodated, safeguarding key tourism assets, identifying potential tourism growth areas, taking account of environmental considerations and the contribution of tourism to economic development, conservation and urban regeneration.

Planning Policy Statement 16: Tourism (PPS16)

PPS 16 sets out the policy context for tourism development in Northern Ireland. The policy objectives in PPS16 for tourism are reflected in the Strategic Planning Policy Statement (SPPS) regional policy objectives which reiterate the role of the Local Development Plan. The existing policy for tourism development in the countryside is provided in Policies TSM2 to TSM7 of PPS 16.

Existing Development Plan

The existing Development Plan (BMAP) provides a Tourism Strategy which seeks to promote sustainable tourism development, protect a varied range of tourist development opportunities and facilitate the development of tourist infrastructure. It also aims to enhance the urban environment with specific emphasis on ‘first impression’ points at major gateways and in city and town centres.

Within the Council area, Lisburn City Centre is recognised as being the main focus for tourism with its linen heritage, the Irish linen Centre and Lisburn Museum being located within its central retail core. The regeneration of the Historic Quarter in Lisburn City Centre including the Island Civic Centre is also important.

It recognises the many recreational opportunities along the River Lagan, which are complemented by Lisburn & Castlereagh City’s indoor recreational facilities and parks, (including Dundonald International Ice Bowl). Lisburn’s proximity to the Belfast Hills and the River Lagan with its canal, towpath and wider Lagan Valley Regional Park have the potential to open up further outdoor recreation opportunities and the expansion of water based tourism. This could provide a significant recreational asset for the City.

The expansion of the night time economy within the Council area is acknowledged and the development of additional accommodation options across the Council area are seen to be priority areas for future tourism development.

BMAP classified the potential for tourism development (See Table 5) taking account of the quality and character of the townscape and landscape and the natural and built heritage.

- **Conservation areas** where tourism development should not be approved within the majority of their extent to protect the tourism asset
- **Sensitive areas** where tourism development should be strictly controlled to respect the local environment and particular characteristics of the area
- **Opportunity areas**, largely urban based, where the majority of development for tourism uses will be expected to locate in order to build on the existing tourism base and enhance the tourism product.

Table 5: BMAP Tourism Classification³⁶

Conservation	Sensitive	Opportunity
The Coastal Zone	The Countryside	Urban Remainder
Areas of High Scenic Value	Lagan Valley Regional Park Nodes and Service Centres	Rural Settlements
Conservation Areas other than Linen, Cathedral and Belfast City Centre	Conservation Areas of Linen, Cathedral and Belfast City Centre	
Historic Parks, Gardens and Demesnes and Sites of Archaeological Interest	Areas of Townscape and Village Character	
Nature Conservation and Landscape Designations, including Landscape Wedges		

Lisburn and Castlereagh Draft Community Plan 2017-32

A primary outcome of the Draft Community Plan is

‘Everyone Benefits from a vibrant economy.’

A supporting outcome is:

- There is growth in tourism based on our natural and historic assets with a focus on international visitors.

The plan also includes the supporting outcome:

- The built and natural environment is protected and enhanced.

Draft Northern Ireland Tourism Strategy 2025

In December 2013, the then Minister for Enterprise, Trade and Investment commissioned an independent review of the Northern Ireland Tourist Board and wider tourism structures (The Hunter Review). One of the key recommendations of this review was the need to develop a Tourism Strategy.

This new Strategy will set the future direction for tourism within the context of a refocused Economic Strategy and is expected to be published for public consultation in the first quarter of 2017.

³⁶ BMAP Plan Strategy & Framework Part 3 Volume 1 Page 93

Lisburn City Centre Masterplan

The **Lisburn City Centre Masterplan** is a non-statutory Plan and as such is intended to inform:

- The development of policy which supports investment in the City Centre
- The formation of public-public and public-private partnerships to deliver strategic projects included within the Masterplan and pursuant to its aims and objectives
- Planning and design decisions at the pre-application stage.

The document seeks to ensure that Lisburn City Centre plays a more significant role within the region and develops a range of facilities and attractions that would be expected of a regionally significant city. The need to develop 200 hotel bedrooms across two developments (Market Square and the Laganbank Quarter) and further opportunities with respect to the night-time economy is emphasised.³⁷ The Masterplan recognises that public realm improvements could be linked to areas around the Cathedral and Castle Gardens and on to the Island to provide tourists with an attractive walking route through the City Centre. The reconnection of Lisburn City Centre with the River Lagan is also highlighted.

Laganbank Quarter Development Scheme

This sets out the former Department for Social Development's proposals for the redevelopment of the Laganbank Quarter area, which includes land on both sides of the River Lagan as it flows through Lisburn City Centre. The aims of this scheme are:

- Comprehensive and integrated redevelopment of the Laganbank Quarter area
- Maximising and capitalising on the undeveloped riverside location
- Enhancement of the retail function and overall attractiveness of the City Centre
- Major environmental and public realm improvements in the surrounding streets and public spaces.

Castlereagh Urban Integrated Framework

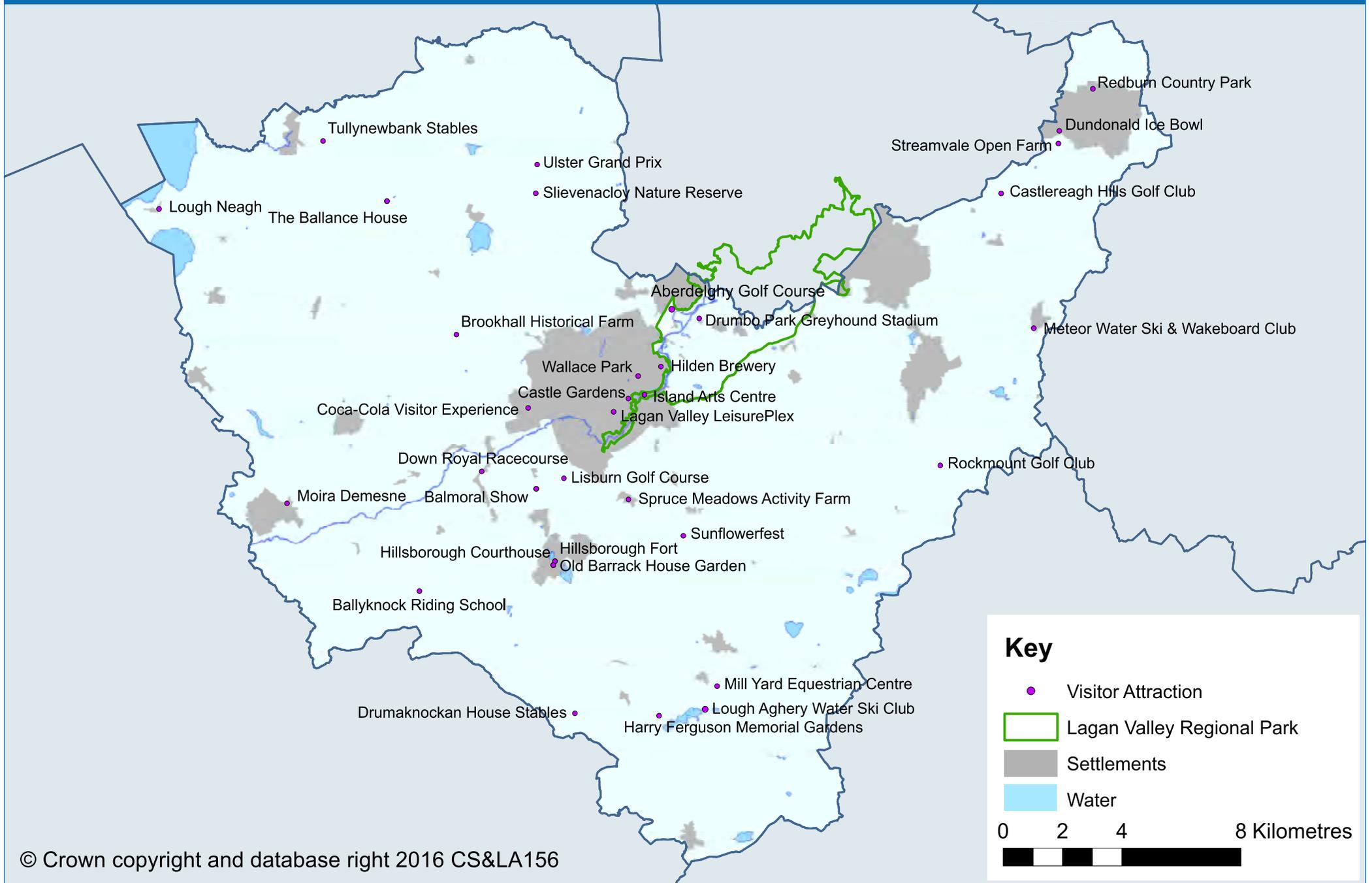
This non-statutory document focuses on the commercial centres of Carryduff, Dundonald and Forestside and sets out a long term, high level vision up to the year 2022. It considers how to improve the appearance of areas, pedestrian linkages and accessibility and proposals for Dundonald Leisure Park. A tourist standard hotel is included within the proposals.

The Council's Corporate Strategy

Under Theme 2 'Strong and Sustainable Economy and Growth' the Council gives a commitment to develop, market and implement a Tourism Strategy to take advantage of some of Northern Ireland's most high profile events that take place in the Council area. There are many tourism assets within the Council area which are set out in the Council's website at www.visitlisburncastlereagh.com

³⁹ See Key Issue 15 Growing the Night-time Economy

Map 23: Overview of Tourism Assets in the Council Area



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Key Issue 18: Promoting Hillsborough Castle as a Key Tourism Destination

The Council area has a rich variety of historic, architectural and industrial heritage.

The development of **Hillsborough Castle** (managed by Historic Royal Palaces) provides the Council area with a unique tourism destination. The ambitions of Historic Royal Palaces will be realised over the next five years through a programme of capital projects and associated activities.

Hillsborough Conservation Area is one of the finest examples of Conservation Areas with a rich array of high quality buildings dating to the 18th and early 19th centuries. The historic town is one in which residential and small scale commercial uses co-exist side by side.

The tourism potential of Hillsborough in association with the development of Hillsborough Castle will continue to be a key focus requiring careful management and a sustainable approach which respects the historic setting and historic park, garden & demesne. The Council's proposals for the development of **Hillsborough Forest Park** will further support tourism and encourage footfall between key areas.

The Council recognises the contribution of the built heritage in supporting the growth of tourism, culture and leisure activities and seeks to encourage appropriate initiatives to support sustainable tourism in key locations.



Hillsborough Castle

Option for Key Issue 18: Promoting Hillsborough Castle as a Key Tourism Destination

Option 18A Preferred Option	Reason
<p>Promote Hillsborough Castle as a Key Tourism Destination: Hillsborough Castle holds a unique place in Northern Ireland history and is recognised as being a major contributor to the local and regional tourism economy.</p>	<p>The major tourism development at Hillsborough Castle, managed by Historic Royal Palaces, provides a unique key tourism destination within the Council area which will attract visitors worldwide. Historic Royal Palaces are embarking on a multi-stage project which includes opening the doors of Hillsborough Castle along with the creation of a new café and associated facilities, interpretative and visitor information centre, and meeting spaces for groups, along with the restoration of the Castle Gardens. Recognition of the site as a key tourism destination is in keeping with Regional policy for tourism provided in the RDS and SPPS.</p> <p>Hillsborough Conservation Area is a unique area encompassing the historic village core along with the parklands and Demesne of the Downshire Estate and will complement the development of Hillsborough Castle as a tourism destination.</p> <p>Further opportunities at Hillsborough Forest Park provide key areas of interest in this area. The Forest Park is designated as a Historic Park, Garden & Demesne and is considered to offer archaeological, historical and botanical interest and makes a valuable contribution to the quality and character of the local landscape.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue: 19 Promoting the Lagan Navigation as a Key Tourism / Recreation Opportunity Area

‘Discover Waterways Lisburn’, a project led by the Council in partnership with the Lagan Navigation Trust, is developing a strategy to reopen the Lagan Navigation from Belfast to Lisburn.

Phase 1 of the project which includes the Navigation House and stables, the Lock Keeper’s Inn and boat house, the basin to the rear of Navigation House and associated new infrastructure provides a unique and significant opportunity for attracting tourists to the area (see **Appendix I Map 16** for further details).

Lisburn City lies at the heart of the Lagan Navigation route and the provision of water-based tourism and educational facilities at Navigation House along with a café, boat house and improved access has the potential to make this a unique future tourism destination.

The project consists of the potential restoration of the 27 mile route from Belfast Harbour through Lisburn and on to Lough Neagh. The Lagan Navigation route was one of the most successful commercial navigations in Ireland and boasts the only flight of 4 locks (Union Locks) in the Irish Waterway network.

The re-opening of the Lagan Navigation, in addition to the potential water-based tourism opportunities, could create further opportunities for outdoor recreation (walking, cycling, angling etc.). This could contribute to increased demand for a range of local tourist accommodation and the potential for job creation within the hospitality and leisure industries.

A business case has recently been forwarded to the Department of Finance for consideration and potential funding of Phase 1 of the project, (the reopening of the navigation canal from Belfast to Union Locks in Lisburn) at a cost of £46.3m over nine years. The project provides a key Tourism Opportunity Area to build on the existing tourism base and enhance the Council’s tourism offer.

Activity Tourism was identified as a key target within the NI Tourism Strategy 2020. It covers a range of ‘active’ holidays including canoeing, climbing, horse riding and mountaineering, to the less physical activity-focused areas such as nature watching, food trails or local culture and heritage trails.

The former DETI (now Department for the Economy) and TourismNI identify Activity and Special Interest breaks as a key target market worthy of support in Northern Ireland. Activities referred to include golf, angling, walking, gardens, cruising and cycling amongst others.

Activity Tourism in Northern Ireland is estimated to be worth £100m and the activity industry has grown significantly since 1998 with over 214 private sector operators offering 42 activities across the region.³⁸ The Council believes that it has the potential to become a significant destination for outdoor recreational and tourism-focussed activities.

³⁸ NITB Tourism Strategy

Option for Key Issue 19: Promoting the Lagan Navigation as a Key Tourism / Recreation Opportunity Area

Option 19A Preferred Option	Reason
<p>Promote the implementation of the Lagan Navigation as a Key Tourism / Recreation Opportunity Area: The 'Discover Waterways Lisburn' project is a unique opportunity for the creation of a Key Tourism Opportunity Area, providing a rich historical and cultural asset which, if implemented could make a significant contribution economically and environmentally.</p>	<p>The Lagan Navigation offers the potential of an additional key Tourism Opportunity Area within the Council area and the Council is supportive of initiatives brought forward to reinstate and restore this route (See Appendix I Map 16).</p> <p>The reinstatement of this route from Belfast to Lisburn is an enabling step to potentially reconnect to Lough Neagh and beyond into the Republic of Ireland. This has the potential to act as a major draw for water-based tourism with a community focus, and include conference facilities, water sports centre, educational facilities, and café, making this a unique future tourism destination.</p> <p>This option complies with regional guidance contained within the Regional Development strategy (RDS) and regional policies within the Strategic Planning Policy Statement (SPPS).</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 20: Protecting and Promoting the Lagan Valley Regional Park as a Key Tourism/Recreation Opportunity Area

Lagan Valley Regional Park

The Lagan Valley Regional Park (LVRP) is a unique conservation and recreational asset for the Lisburn & Castlereagh City Council area. It covers an area of approximately 2,116 hectares and stretches for 21km along the river Lagan from Governor's Bridge in Stranmillis in Belfast, to Union Locks in Lisburn.

Approximately half of the Regional Park and Lagan Valley Area of Outstanding Natural Beauty is situated within the Council Area. While the majority of the Regional Park within the Council area is in agricultural use, there are areas within the Settlement Development Limits of Lisburn which consist of amenity parklands and casual recreation areas focused on the riverside corridor. These recreation areas make a major contribution to the enjoyment of the Park, as well as playing a vital role in sustaining the well-established parkland character.

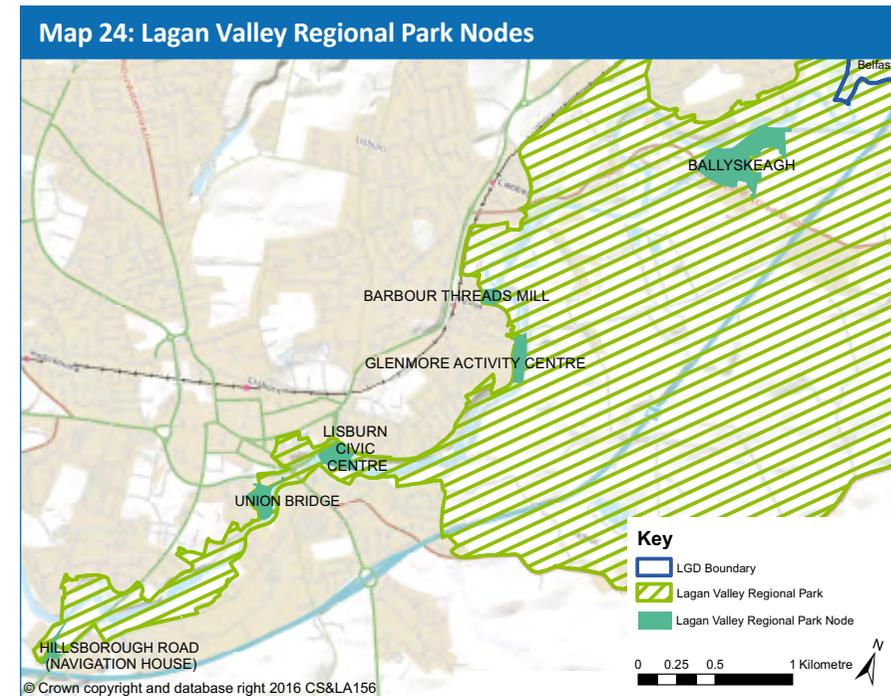
Lagan Valley Regional Park Nodes

The existing Development Plan (BMAP) designated several nodes along the River Lagan (within the Lagan Valley Regional Park) where it is considered appropriate to locate **recreational, tourist, interpretative or educational facilities** (See Map 24).

Within these nodes, favourable consideration is given to the provision of seating, picnic areas, lighting, signage, public art, footbridges, pathways

and viewpoints of an appropriate scale and location provided they visually integrate into the Park.

Tourism is recognised as a major growth area in the Council area and a potential significant generator of employment and related economic activity. In 2013 tourists spent £24.6 million in the area with over 190 000 visits to the local visitor attractions.³⁹



³⁹ Source Tourism NI Local Government District Tourism Statistics

Options for Key Issue 20: Protecting and Promoting the Lagan Valley Regional Park as a Key Tourism/Recreation Opportunity Area

Option 20A Preferred Option	Reason
<p>Protect and promote the Lagan Valley Regional Park as a rich natural asset, retaining and enhancing the Lagan Valley Regional Park Nodes: Further opportunity exists to enhance the tourism/recreational potential of the Council's environmental assets including enhancement of the LVRP Nodes.</p>	<p>The Lagan Valley Regional Park (LVRP) provides a rich natural resource running through a large portion of the Council area. Six LVRP nodes are identified in the existing Development Plan; however additional scope for tourism exists by further developing these nodes to encourage access to the Lagan Valley Regional Park and River Lagan.</p> <p>By promoting small scale, site appropriate facilities at the nodes, residents and tourists will be encouraged to make use of recreational, tourist, interpretive and education facilities in the LVRP and provide greater accessibility to the rich resource of the River Lagan and Towpath.</p> <p>Considerable opportunity exists to further develop and enhance the pedestrian and cycle linkages to improve access between these nodes. It is recognised that the node at Hillsborough Old Road around the existing Premier Inn Hotel is better placed at Navigation House, which is the base for the Lagan Navigation Trust.</p>
Option 20B	Reason
<p>Protect and promote the Lagan Valley Regional Park as a rich natural asset, but in addition provide opportunity to identify a limited number of potential new nodes: As above, however this option offers an opportunity to identify further LVRP Nodes to encourage access, conservation and recreational use.</p>	<p>As above but this option allows for the identification of additional areas where accessibility to the LVRP could be provided. These areas could offer the possibility of picnic benches, signage or appropriate small scale refreshment facilities. However opportunities to identify new nodes may be restricted owing to ownership or accessibility issues.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Open Space and Recreation

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The RDS recognises the importance of accessible green infrastructure and the benefits it can offer not only to people but to urban and rural renaissance and to improving the overall environment. The guidance set out in RG 7 'Supporting urban and rural renaissance' promotes recreational space within cities, towns and neighbourhoods, and advises that new developments or plans should make provision for adequate green and blue infrastructure (green infrastructure includes parks and green spaces; blue infrastructure includes ponds, streams and lakes).

The RDS highlights the importance of community greenways and requires these areas to be protected and enhanced as part of the network of open spaces in the Belfast Metropolitan Urban Area (BMUA) (SFG5: Protect and enhance the quality of the setting of the BMUA and its environmental assets). The green network provides opportunities to link walking and cycling routes to heritage and other areas of recreational interest. These recreation and amenity networks present an opportunity for people to get active and promote the health and wellbeing of those living in urban areas.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS reiterates that in plan making, councils should bring forward an Open Space Strategy that must reflect the aim, objectives and policy approach of the SPPS, tailored to the specific circumstances of the plan area. The LDP should make adequate provision for open space informed

by an assessment of existing open space provision and future needs, and by liaising with other interested bodies.

There will be a policy presumption against the loss of open space to competing land uses in the LDP irrespective of its physical condition and appearance. The LDP should contain a policy requiring new residential development of an appropriate scale to provide adequate and well-designed open space as an integral part of the development.

Planning Policy Statement 8: Open Space Sport & Outdoor Recreation (PPS 8)

PPS 8 sets out the policy context for open space, sport and outdoor recreation development in Northern Ireland. The policy objectives in PPS 8 are reflected in the Strategic Planning Policy Statement (SPPS) regional policy objectives and reiterate the role of the Local Development Plan.

Existing Development Plan

The existing Development Plan (BMAP) includes an Open Space, Sport and Outdoor Recreation Strategy. It promotes the concept of **Community Greenways**, which seek to re-establish corridor links between parks and natural areas to create a network of urban open space. It provides policy guidance for new open space provision. In addition, BMAP encourages the provision of new open space inside the Metropolitan Development Limit and Settlement Development Limits (subject to criteria).

The Plan acknowledges the large variety of open space, sport and outdoor recreational areas within the Lisburn & Castlereagh City Council area and identifies all areas of existing open space above one hectare, taking account of privately owned playing fields, grassland areas, glens, parks, walkways and casual play areas located within housing areas.

Lisburn and Castlereagh Draft Community Plan 2017-32

The Draft Community Plan includes three relevant primary outcomes:

‘Children and young people have the best start in life.’

‘We live, healthy, fulfilling and long lives.’

‘We live in attractive, resilient and people friendly places, safeguarding the local and global environment.’

Further supporting outcomes are:

- Children and young people are physically active and enjoy good mental health
- People of all ages are more physically active more often
- There is good access to the countryside and other green spaces for everyone
- The built and natural environment is protected and enhanced
- Neighbourhoods are designed and regenerated to promote wellbeing

The plan makes the link between the wellbeing of children and young people and their ability to be physically active and have access to green and wild spaces.

It highlights the role of physical activity, access to the countryside and other green spaces in both physical and mental health for all ages. Wellbeing is linked to how neighbourhoods are designed and regenerated with an emphasis on facilities such as quality walking corridors, cycle routes and green routes.

West Lisburn Development Framework

This non-statutory framework identifies potential development opportunities and constraints, and sets out potential land uses. It identifies key assets and how best to realise their full potential in a cohesive and holistic manner.

One of the objectives of the Framework is to:-

‘Increase sport, recreation and leisure activity in the West Lisburn area, with a particular focus on the River Lagan Corridor.’

The framework recognises that leisure, recreation and sport are important social and economic activities for a city and can generate a wide range of opportunities for business and employment opportunities for residents.

LCCC Corporate Plan 2015-2017

Under Theme 4 of the Corporate Plan the Council’s main priorities are to promote a clean and healthy environment maintaining parks and open spaces, managing street cleaning and collecting bins from all 48,000 residents it serves. The Council is committed to promoting safe and healthy communities, active lifestyles, wellbeing and independence of people and communities.

Sport Matters – The NI Strategy for Sport and Physical recreation 2009-2019

Delivered by Sport NI working in partnership with the former Department of Culture, Arts and Leisure, the Strategy sets out a new sporting vision of ‘a culture of lifelong enjoyment and success in sport’.

A number of key strategic priorities for sport and physical recreation aim to deliver a range of sporting outcomes and to support wider social agenda in areas such as education, health, the economy and the development of communities over the period 2009-2019.

Active Places Research Report 2009 and 2014 Update

The Active Places Research Report identifies the existing sports facility provision in Northern Ireland and presents a number of areas for concern regarding the current condition of these facilities including location, quantity, quality, condition, specification, accessibility and universal access.

Sport NI has addressed the adequacy of existing sports facilities and identifies the need for new provision in Northern Ireland. It has published the Active Places Research Report 'Bridging the Gap, 2009'.

Play and Leisure Statement for Northern Ireland

This policy statement produced by the Office of the First Minister and Deputy First Minister in 2011, aims to improve current play and leisure provision for all children and young people aged 0-18 years.

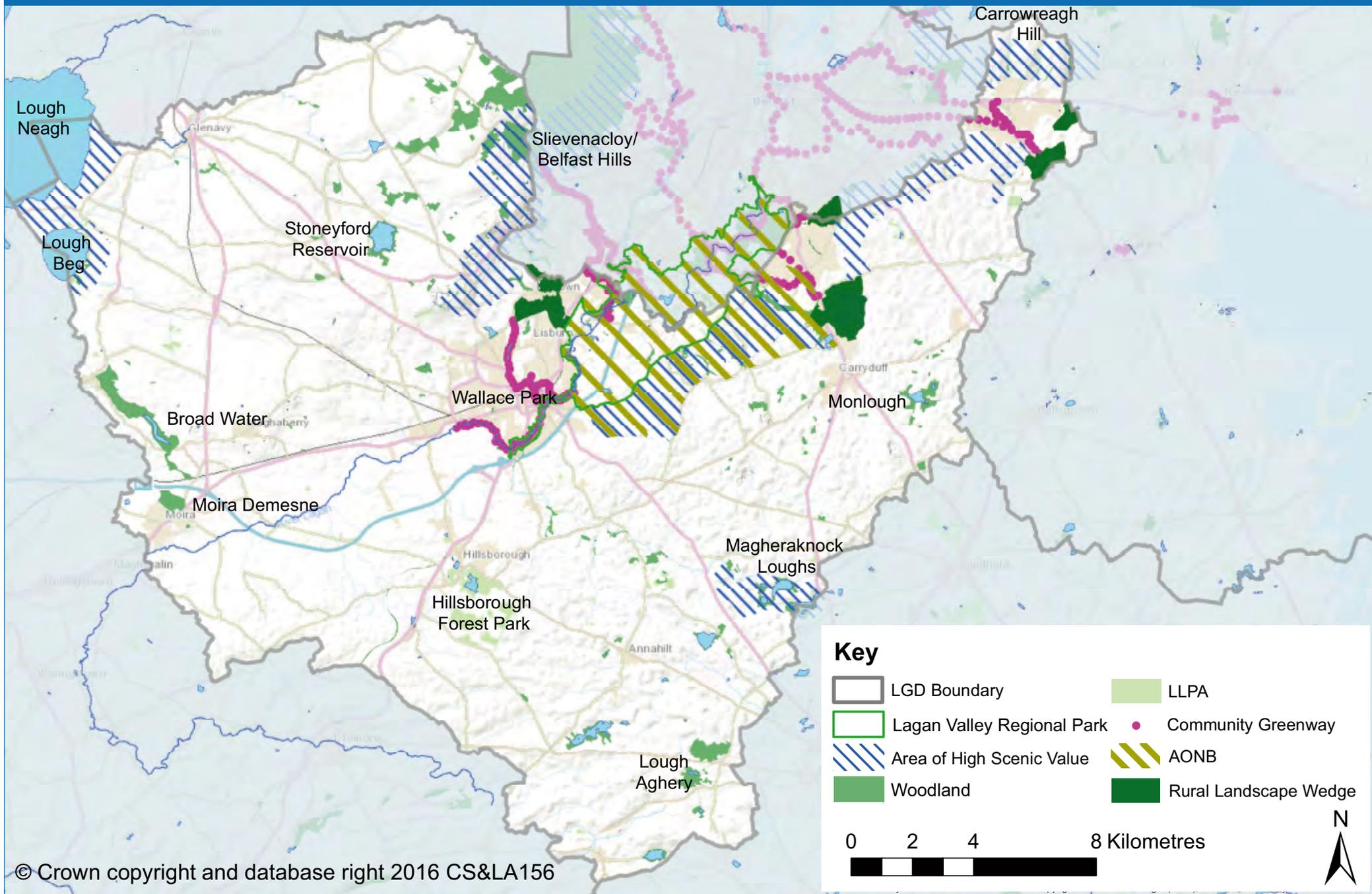


Lagan Valley LeisurePlex



Lough Aghery Water Skiing Club

Map 25: Lisburn & Castlereagh City Council Open Space



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Categories of Open Space, Sport & Outdoor Recreation

Lisburn & Castlereagh City Council owns and maintains a large variety of open space, sport and outdoor recreational areas and facilities throughout the Council area (See **Appendix I**). These can be categorised as follows:-

Amenity Open Space

Open space is not only used for recreational purposes. It can also enhance the character of an area and improve the quality of urban life by providing important green lungs, health benefits, visual breaks from development and protecting wildlife habitats in built up areas. This category of open space includes:-

- **Parks, Community Woodlands, Country Parks**
- **General Amenity Areas**, including riverside walks and outdoor areas which allow for sitting, walking, picnics and general leisure use; open space areas with tree cover and planting within housing areas.

Outdoor Playing Space

Sport and outdoor recreation can make a significant contribution to our economy, environment, society and plays an important role in the life of the Northern Ireland population. Sport plays an important role in;

- Tackling social exclusion
- Reducing anti-social behaviour
- Improving community cohesion
- Promoting healthy lifestyles
- Urban regeneration
- Child / personal development

Outdoor playing space is made up of two components:

- The first is land provided for **outdoor sport**, principally for adults and young people. This refers to all playing pitches and other outdoor recreational sports grounds such as bowling greens and tennis courts which are available for use by the public. It also includes private sports facilities, which serves the recreational needs of their members or the public.

- The second is **play space for children** which consists of:

Casual Play Areas: This includes all 'useable' casual or informal space for children's play within housing areas. It is usually a grassed area, largely without trees and plants which is large enough for children to play on with a ball and can be easily and safely accessed by children and supervised from neighbouring houses.

Equipped Playgrounds: This refers to local playgrounds and equipped play areas that offer a range of play equipment.

Indoor Facilities offer further opportunity for sport and recreation. Lagan Valley LeisurePlex in Lisburn has one of the biggest leisure pools in Ireland, competition and diving pools. Lough Moss Leisure Centre in Carryduff provides a multi-functional sports hall, gym, dance and boxing studio while Dundonald International Ice Bowl offers ice skating at Northern Ireland's only public Olympic size ice rink. These facilities are further complimented by three Activity Centres located within Lisburn City Centre, (Glenmore, Kilmakee and Grove). These centres provide locally focussed recreation opportunities and promote a wide range of leisure activities to the public. Public provision of indoor recreation and leisure facilities in the villages and rural areas are mainly provided by various community and church halls and private clubs.

Key Issue 21: Protecting and Enhancing Open Space, Sport & Outdoor Recreation

Open space is largely used for exercise and relaxation purposes but its purpose extends beyond this to enhancing the character of an area and improving the quality of life (particularly within urban areas). It provides important green lungs in built-up areas and visual breaks from development, reduces flood risk and protects wildlife habitats.

Open space forms an important component of the urban environment and can enhance the character of our towns and cities, attract business and tourism by making places more attractive to work and visit, and contribute to the process of urban renewal and regeneration. The new LDP can protect existing areas of open space and identify new areas that may need protected for future open space provision. There are many health benefits associated with access to open space and parks, from reduced stress levels and better perceived general health to increased levels of physical activity and improved mental health.

The benefits of **sport and outdoor recreation** on the physical and mental health of the community is widely recognised. It can have a positive effect on people’s lives and play an important role in improving health and wellbeing as well as contributing to improving social cohesion.

Community Greenways⁴⁰ (*Appendix I Maps 17 – 25*) seek to re-establish corridor links between parks and natural areas to create a network of

urban open space. Community Greenways provide places for both recreation and exercise (with opportunities for pedestrian and cycle routes) and provide local wildlife habitats. Both publicly owned open space and private land are included – even where public access is not permitted, the green space can still provide important visual linkages and enhance amenity within the urban area. Where public access is not available, BMAP detailed alternative pedestrian routes to provide a means of circumventing the private areas.

Community Greenways can act as a cycle network (for example where they are provided next to river corridors or disused railway lines) allowing cyclists to have a safer journey with less noise & pollution. Community Greenways can also act as corridors linking areas of open space in urban areas with the countryside.

Table 6: Existing Community Greenways

BMAP Reference	Community Greenway
	* Community Greenway continues into Belfast City Council
MCH 41/03*	Castlereagh Escarpment / Lagan Valley Regional Park (LVRP)
MCH 41/04*	Castlereagh Escarpment / Lagan Valley Regional Park (LVRP) at Belvoir
MCH 41/05	Enler Greenway
MCH 41/06*	Comber Greenway
LC 39/01	Friends School / Belfast Hills
LC 39/02	Friends School / River Lagan
LC 39/03	Friends School / Wallace Park / Millbrook / Lagan Valley Regional Park
LC 39/04	Friends School / Lagan Valley Regional Park (LVRP)
ML 23/02*	Lagan Valley Regional Park (LVRP)/Colin Valley Golf Course

⁴⁰ See Key Issue 25: Connecting People & Places – Greenways which further discusses Strategic Greenways

Options for Key Issue 21: Protecting and Enhancing Open Space, Sport and Outdoor Recreation

Option 21A Preferred Option	Reason
<p>Protect and enhance all areas of open space and provide opportunity to identify a limited number of potential new Community Greenways: This option retains the existing policy-led approach which affords protection to all areas of open space in accordance with Planning Policy Statement 8: Open Space, Sport & Outdoor Recreation, but in addition offers opportunity to expand the existing network of open space and encourage linkages to the natural heritage assets, such as the River Lagan, Regional Park and countryside.</p>	<p>A network of open space, parks and community greenways is considered important to the health and wellbeing of the community. Community Greenways can provide many significant benefits which include:</p> <p>Health: Promotes active travel & healthy lifestyles, improving physical and mental wellbeing</p> <p>Environment: Protects and restores wildlife habitats</p> <p>Community: Provides new connections between residential areas, connecting people with facilities, services and places of work.</p> <p>The identification of a Community Greenway network across the Council area could open up further opportunities for access to the countryside and provide important green linkages within urban areas.</p> <p>A network of open spaces, walkways and parks is critical to providing healthy habitats for humans, wildlife and plants. Community Greenways can also act as a cycle network, allowing cyclists to have a safer journey with less noise and pollution and link areas of open space in urban areas with the countryside.</p> <p>Protecting, enhancing and connecting areas of open space, complies with Regional Guidance contained within the Regional Development Strategy and regional policies within the Strategic Planning Policy Statement.</p>
Option 21B	Reason
<p>Protect and enhance all areas of open space: The existing policy-led approach affords protection to all areas of open space in accordance with the existing policy in Planning Policy Statement 8: Open Space, Sport & Outdoor Recreation.</p>	<p>Protecting, enhancing and connecting the Council's areas of open space, complies with regional guidance contained within the Regional Development Strategy and regional policies within the Strategic Planning Policy Statement.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	



LORD ROBERTS
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SEPTEMBER 1903



7 | Key Issues and Options

E | SUPPORTING SUSTAINABLE TRANSPORT AND OTHER INFRASTRUCTURE (Key Issues 22-28)





**84% of households
have internet access**



**There are 37.5km of
motorway and dual
carriageway in
LCCC area**



**31st March 2016:
Car parking by
Council:
971 Spaces in
12 Car Parks**



**2015/16:
50.5% of household
waste landfilled by
Council and Arc21**



**7% walk to work,
2% cycle to work,
24% walk to school
0% cycle to school**



**2016: Lisburn &
Moira Train Stations
Park & Ride facilities
at or over capacity**

E | SUPPORTING SUSTAINABLE TRANSPORT AND OTHER INFRASTRUCTURE

As referred to in Part 6, research conducted on the policy context and evidence base for the Local Development Plan identified the following strategic objective which informs the discussion of key issues and options:

Strategic Objective E: Supporting Sustainable Transport and Other Infrastructure

- To develop strategic policy to support the growth of Lisburn City Centre and exploit its highly strategic location on the Key Transport Corridors and rail network
- To protect the designation of key pieces of strategic infrastructure and promote linkages across the Council area.
- To promote active and increased opportunities for sustainable travel including walking, cycling and public transport and reduce the need to travel by private car
- To promote greenways and enhanced access to these areas to support walking, cycling and biodiversity
- To recognise the value of blue infrastructure to contribute to sustainable urban drainage infrastructure and its contribution to human health
- To contribute to reducing climate change by minimising greenhouse gas emissions, mitigating and adapting to climate change and building in flood resilience
- To support renewables infrastructure whilst affording protection to the environment including landscape impacts of wind energy
- To support recycling and reduction in waste disposal to reduce environmental impacts.

Transport proposals over the Plan period will be facilitated through a Transport Plan and Strategy prepared in conjunction with the

Department for Infrastructure. This process, whilst separate from the LDP preparation, ensures that transportation proposals affecting the Plan area are co-ordinated and integrated with land use planning.

A Strategy for Other Infrastructure (including Renewable Energy, Telecommunications and Waste Management) will also be provided to facilitate the delivery of infrastructure requirements over the Plan period.

Both Strategies will be based on the consideration of Options presented in this paper which are subject to sustainability appraisal.

The following seven Key Issues for Supporting Transport and Other Infrastructure have been identified:

- **Key Issue 22: Retention of Key Transportation Infrastructure Schemes (Road and Rail)**
- **Key Issue 23: Retention of Key Park & Ride Sites**
- **Key Issue 24: Promoting Active Travel (walking, cycling and public transport)**
- **Key Issue 25: Connecting People and Places – Greenways**
- **Key Issue 26: Renewable Energy**
- **Key Issue 27: Telecommunications**
- **Key Issue 28: Waste Management**

For each of these key issues a number of options have been presented and the Council's Preferred Option is identified. In some instances, only one option is identified where alternative options have not been considered possible/viable.

Transport

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The RDS's vision for regional transportation is *'to have a modern, sustainable, safe transportation system which benefits society, the economy and the environment and which actively contributes to social inclusion and everyone's quality of life.'*

Regional Guidance (RG2) aims to:

- improve connectivity
- maximise the potential of the Regional Strategic Transport Network
- use road space and railways more efficiently
- improve social inclusion
- manage the movement of freight
- improve access to our cities and towns
- improve safety by adopting a 'safe systems' approach to road safety.

As one of the most serious problems facing the world, climate change is identified as a key environmental and economic driver. Regional Guidance 9 (RG9) identifies mitigation measures with respect to transport which include reducing greenhouse gas emissions, noise and air pollution.

Use of more energy efficient forms of transport and the utilisation of locally produced heat and/or electricity from low to zero carbon energy sources and the development of strong linkages between policies for managing air pollution and climate change are also advocated.

Ensuring a Sustainable Transport Future-A New Approach to Regional Transportation

This document sets out how the Department of Regional Development (now the Department for Infrastructure) aims to develop regional transportation beyond 2015.

Within the Council area there are two Key Transport Corridors (KTCs), the Eastern Seaboard KTC and the South Western KTC which both flow directly through Lisburn & Castlereagh. The Eastern KTC is a North-South corridor, connecting Larne and Belfast to the Republic of Ireland by road and rail. The South Western corridor links Belfast to Enniskillen and beyond.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that the successful integration of transport and land use is fundamental to the objective of furthering sustainable development. Planning has a vital contributing role for improving connectivity and promoting more sustainable patterns of transport and travel. Regional strategic objectives for transportation and land-use planning aim to:

- Promote sustainable patterns of development which reduce the need for motorised transport, encourages active travel, and facilitate travel by public transport in preference to the private car
- Ensure accessibility for all, with the needs of people with disabilities and others whose mobility is impaired given particular consideration
- Promote the provision of adequate facilities for cyclists in new development
- Promote parking policies that will assist in reducing reliance on the private car and help tackle growing congestion

- Protect routes required for new transport schemes including disused transport routes with potential for future reuse
- Restrict the number of new accesses and control the level of use of existing accesses onto Protected Routes
- Promote road safety, in particular, for pedestrians, cyclists and other vulnerable road users.

Transportation issues considered by the Council in its LDP should include:

- **Land use allocations and associated transport infrastructure:** the LDP should provide the means to promote, influence and deliver a shift to more sustainable travel modes
- **Zoned sites:** should include key site requirements for walking and cycling infrastructure or phasing to tie in with planned improvement of public transport
- **Freight and storage:** the LDP should allocate land for distribution and storage that are readily accessible to the Regional Strategic Transport Network
- **New transport schemes, walking and cycling:** including proposals for road, rail, public transport, Park & Ride, cycle/pedestrian networks or planned improvements should be identified
- **Disused transport routes:** the LDP should identify and safeguard disused transport routes, such as former railways and canals where there is a reasonable prospect of re-use
- **Car parking:** the LDP should identify existing and proposed town centre car parks, identify park & ride sites and consider a range of initiatives to encourage a modal shift from car usage
- **Protected routes:** the LDP will identify protected routes.

Planning Policy Statement 3: Access, Movement and Parking (PPS 3)

This policy sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Policy objectives of PPS 3 in summary are:

- To promote road safety
- To restrict the number of new accesses & control the level of existing accesses onto Protected Routes
- To promote a modal shift to more sustainable forms of transport
- To ensure new development offers a realistic choice of access
- To ensure the needs of people with disabilities and others whose mobility is impaired are taken into account
- To promote the provision of adequate facilities for cyclists in new developments
- To promote parking policies that will assist in reducing reliance on the private car
- To protect routes required for new transport schemes including disused transport routes with potential for future reuse.

Planning Policy Statement 13: Transportation and Land Use (PPS 13)

This PPS guides the integration of transportation and land use, particularly through the preparation of development plans and transport plans.

Policy objectives of PPS 13 in summary are:

- To promote sustainable transport choices
- To promote accessibility for all
- To reduce the need to travel, especially by private car

Existing Development Plan

The existing Development Plan (BMAP) provided a number of proposals which are spread throughout the Council area as follows:

Railways

- Relocation of station at Knockmore, Lisburn

Rapid Transit Schemes

- EWAY (Route to East Belfast)
- WWAY (Route to West Belfast)

Park & Ride Sites (completed)

- Cairnshill⁴¹
- Moira

Park & Ride Sites (proposed)

- Lisburn Station⁴¹
- Quarry Corner
- West Lisburn⁴¹

Strategic Road Schemes:

M1 to A1 Link: This scheme will enhance the Strategic Highway Network and will facilitate safe and efficient long distance movements of people and freight. It will involve the widening of the M1 between Blacks Road and Sprucefield Regional Shopping Centre with improved connection between the M1 and A1.

A24 Saintfield Road Relief Road: This scheme involves the provision of a link road between the A24 at Cairnshill and the A55 at Newtownbreda, providing relief to existing bottlenecks at A24 Saintfield Road and A24/A55 Outer Ring junction.

Non-strategic Road Schemes:

- Knockmore - M1 Link
- North Lisburn Feeder Road
- Quarry Corner – Comber Road

⁴¹ Sites identified in BMTP

Belfast Metropolitan Transport Plan (BMTP)

The BMTP is a local transport plan which was developed by the former Department of Regional Development⁴² to accompany the Development Plan, BMAP. A number of transportation initiatives to enhance Lisburn & Castlereagh's accessibility have been proposed via the BMTP, which are as follows:

- The improvement of rail services between Lisburn & Belfast – including a new station at West Lisburn (replacing the existing Knockmore Halt)
- Provision of Park & Ride at West Lisburn station, more parking at Lisburn station in the City Centre and the development of Park & Ride opportunities at Sprucefield
- Development of a Quality Bus Corridor between Lisburn & Belfast City Centres
- The introduction of Intelligent Transport Systems (ITS) solutions including Variable Message Signs (VMS) in conjunction with parking provision
- Widening of the M1 and junction improvements on the Westlink
- Construction of the M1 - Knockmore Link Road
- Construction of the North Lisburn Feeder Road
- The development of an integrated network of Quality Walking and Cycle Routes and links to bus and rail stations
- Improvements to local and inter urban bus services
- A contra-flow bus lane enabling buses to access Lisburn bus station
- Redevelopment of Smithfield Square bus station in Lisburn
- Retention of the existing one-way system in Lisburn City Centre and additional traffic calming of streets
- A key aim is to retain the option of re-instating the Antrim-Lisburn rail line as a part of a potential passenger circle line which could serve Belfast International Airport
- Introduction of a Lisburn City Centre to Sprucefield bus shuttle to encourage visitors
- More effective management of City Centre car parking to reduce long-stay parking and maximise the use of short-stay spaces
- Improvements to local bus services and Walking Accessibility in Lisburn & Castlereagh
- The Belfast Rapid Transit scheme (EWAY) and (WWAY)
- Dundonald Park & Ride
- Quality Bus Corridor (QBC) route to/from Belfast City Centre serving main transport corridors towards Newtownards and Carryduff
- Formal Park & Ride at Cairnshill
- Informal Park & Ride at Carryduff

⁴² Now the Department for Infrastructure

- Route Management Strategy along the A55, A24 and A20 to improve safety and efficiency of Strategic Network
- The development of an integrated network of Quality Walking and Cycle Routes
- Proposals for traffic calming on the non-strategic road network to discourage traffic from using local roads.

Proposals 'Post' Belfast Metropolitan Transport Plan (BMTP) and Belfast Metropolitan Area Plan (BMAP)

A number of proposals have been made following publication of both the BMTP and BMAP, as follows:

- Proposed Moira Park & Ride extension adjacent to the Railway Station for a potential 430 car parking spaces.
- Relocation of Sprucefield Park & Ride to nearby site, with direct access to M1 Junction 8, including increased parking for a total of 658 cars, with terminal building, toilets and bicycle stands.

In consultation with Translink, the Council established that there is currently no proposal to provide extra Park & Ride capacity at Lisburn Railway Station. Additionally, the informal Park & Ride proposal at Carryduff has not transpired, however any future road schemes would need to consider providing a Park & Ride/ Share facility as part of the scheme. Finally, the BMAP proposal for a Park & Ride site at Quarry Corner has been superseded by the Dundonald Park & Ride site.

Lisburn & Castlereagh Draft Community Plan 2017-32

The Draft Community Plan contains five relevant outcomes:

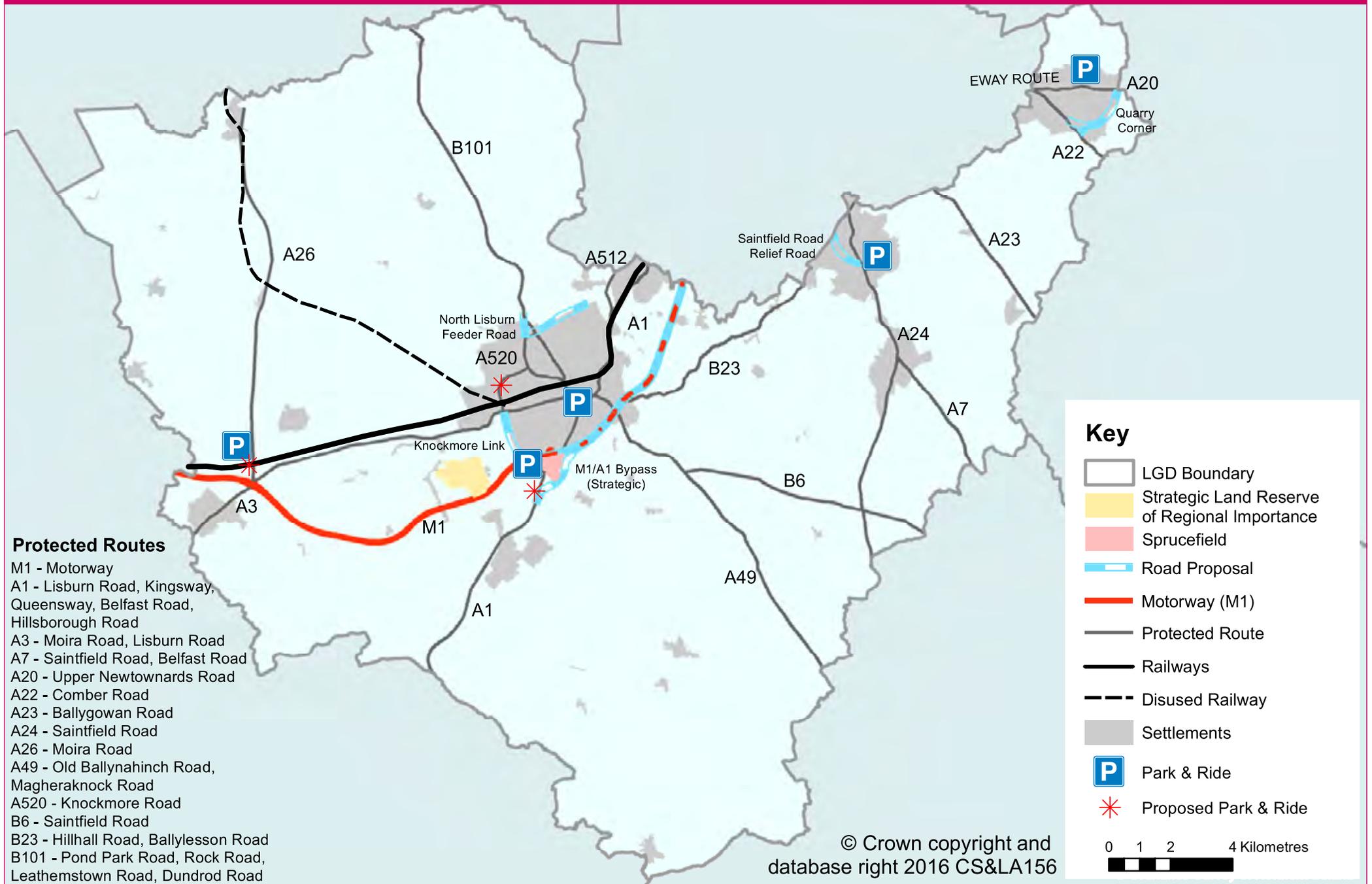
- Our transport and digital infrastructure supports our economy and our people
- Neighbourhoods are designed and regenerated to promote wellbeing
- We have access to essential services, shops, leisure and workplaces
- There is a modal shift to sustainable and healthy transport options
- Greenhouse gas emissions are reduced.

Initial actions for delivering on these outcomes include the Knockmore – M1 link, quality walking corridors and improved cycling facilities including green routes.

The Plan recognises the lack of rural transport and highlights the relationship between lack of public transport and isolation amongst older people.

The Community Plan aims to deliver outcomes for economic, social and environmental wellbeing simultaneously. A modal shift from reliance on the private car to walking, cycling and public transport would reduce congestion (economic), cut carbon emissions and improve local air quality (environmental) and improve physical and mental health (social).

Map 26: Transport Strategy Lisburn & Castlereagh City Council Area



West Lisburn Development Framework

A number of key road schemes are proposed for the West Lisburn Area:

- Knockmore link road
- Improve existing and develop new integrated multi-mode transport infrastructure
- Local distributor roads
- West Lisburn train halt and Park & Ride facility
- Direct access into The Maze Lands/West Lisburn from M1
- Development of an integrated network of pedestrian and cycling routes.

Lisburn City Centre Masterplan

A Transport Assessment of Lisburn City Centre proposes the following:

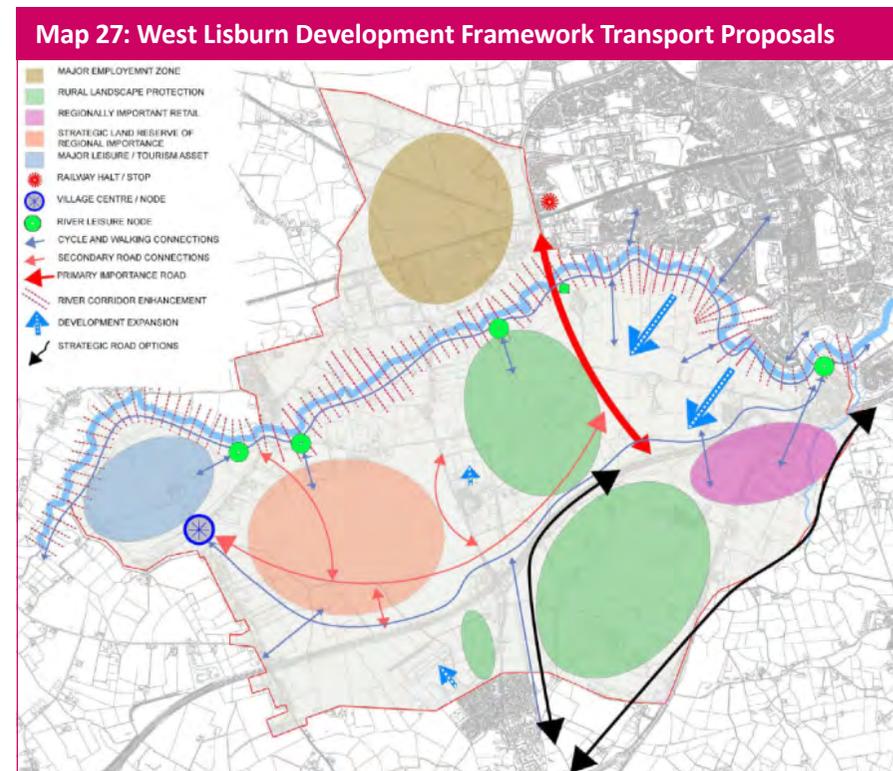
- Junction redesigns required to support the delivery of the Laganbank Development Proposals
- Redesign of the gyratory and the realignment of Linenhall Street
- Junction redesigns to Antrim Street to accommodate development within the Jordan's Mill and Bow Street Mall development areas
- Proposed conversion from a one-way to a two way traffic system

Car Parking Review

The Council is currently undertaking a review of car parking within Lisburn City Centre. This review will provide recommendations for the whole Council area on the following:

- The management and pricing of the Council's car parking

- How the Council's car parks can positively contribute to the economic development of the Council area in general and the City Centre in particular
- How the car parks should be spatially distributed.



Accessibility Analysis

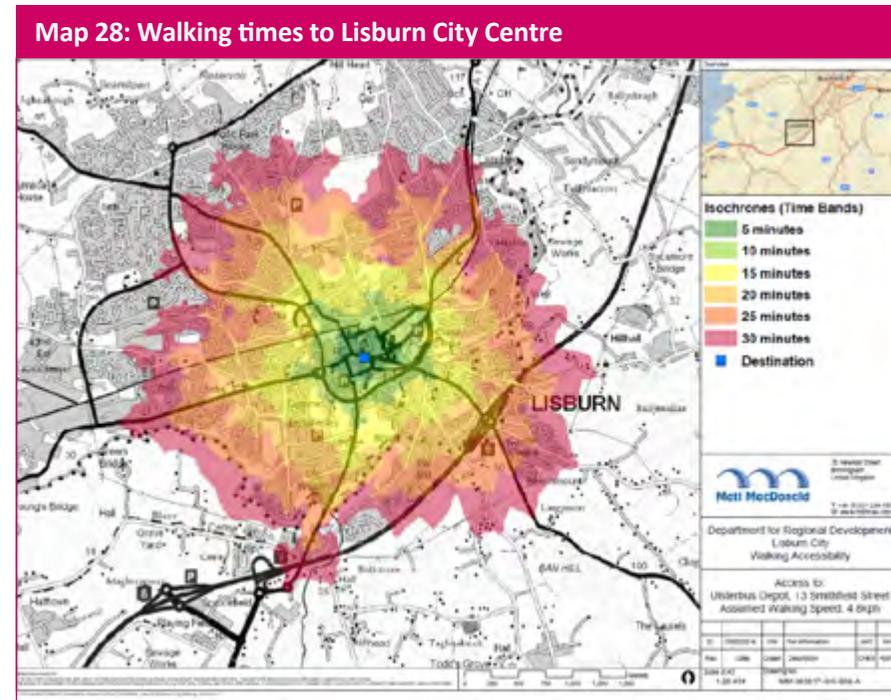
The Department for Infrastructure (formerly Department for Regional Development) undertook an 'Accessibility Study' for each of the new 11 Council areas across Northern Ireland. The purpose of this analysis was to establish travel times for walking, cycling and driving, with the goal of improving accessibility for all modes, for the benefit of communities.

GIS tools, pedestrian models and site audits were used to review facilities in order to assess the degree to which barriers may be imposed on potential travellers. In addition, market research was undertaken both with existing travellers but more importantly with non-travellers in order to assess accessibility to and from the following locations:

- Ulsterbus Depot, 13 Smithfield Street, Lisburn
- Ulster Bank, 47 Main Street, Moira
- Forestside Shopping Centre, Metropolitan Castlereagh
- Carryduff Shopping Centre

Maps were provided by Central Government to the Councils in May 2016 which display the travel times for walking, cycling (5min – 30 min intervals) and driving (10min – 60min intervals) to and from each location.

By way of example, the following map shows walking times to Lisburn City Centre. A full copy of the maps showing walking, cycling and driving times are provided in **Appendix J Maps 26-35**.



Key Issue 22: Retention of Key Transportation Infrastructure Schemes (Road and Rail)

Both the existing Development Plan (BMAP) and Belfast Metropolitan Transportation Plan (BMTP) set out the transport schemes and measures which were expected to be implemented up to 2015. BMAP incorporated those elements of BMTP which have land use and spatial planning implications.

A number of key transport proposals are spread throughout the Council area as previously identified including the M1 to A1 Link; the A24 Saintfield Road Relief Road; Knockmore - M1 Link; completion of the North Lisburn Feeder Road; and Quarry Corner – Comber Road Link.

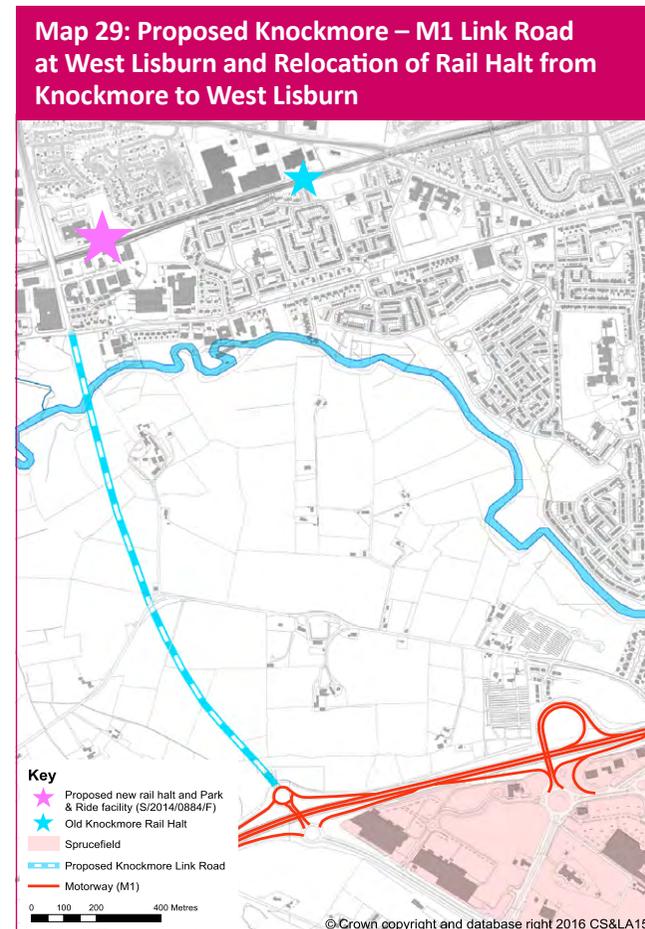
Whilst the Knockmore-M1 Link is currently identified as a non-strategic scheme, given the importance of this link to the Council area in terms of unlocking the development potential of West Lisburn and the Maze Lands it is identified as being a key priority for the Council. Redesignation of the West Lisburn / Blaris Major Employment Location as detailed in **Key Issue 6** has the potential to facilitate development of the Knockmore – M1 Link.

The relocation of the Rail Halt/ Station at Knockmore to West Lisburn will also be safeguarded.

It is proposed to retain the option of re-instating the Antrim–Lisburn railway as a part of a potential passenger circle line which could serve Belfast international Airport as envisaged in the RDS. At present the railway connection between Lisburn and Antrim is disused. The Regional Transport Strategy identifies the need to retain this option. The Regional

Transport Strategy also proposes that disused rail routes are protected for possible re-use for transport purposes.

The Minister for the Department for Infrastructure has stated that the project is currently not viable.⁴³ The number of passengers using the airport falls well short of the figure of 10 million that would realistically be required for a rail line to be effective. At present, there are 4.4 million users, and the Minister says it would be another 14 years before the number reaches the necessary figure.



⁴³ Ministerial Debate on Rail Services between Belfast City Centre and Belfast International Airport, September 2016

Option for Key Issue 22: Retention of Key Transportation Infrastructure Schemes (Road and Rail)

Option 22A Preferred Option	Reason
<p>Retain a number of key transportation infrastructure schemes to enhance accessibility within the area as follows:</p> <p>Roads Option:</p> <ul style="list-style-type: none"> • Knockmore to M1 Link (Council Key Priority) • North Lisburn Feeder Road • Quarry Corner to Comber Road Link • M1 to A1 Link (Strategic) • A24 Saintfield Road Relief Road (Strategic) <p>Rail Option:</p> <ul style="list-style-type: none"> • Relocation of Railway Halt/Station at Knockmore to West Lisburn <p>Disused Rail:</p> <ul style="list-style-type: none"> • Retain the option of protecting the disused Antrim-Lisburn Railway <p>Connectivity: Introduce measures to improve connectivity between the city and town centres, Sprucefield Regional Shopping Centre and potentially the Maze Lands.</p>	<p>This option delivers on the Council’s commitment to secure delivery of the Knockmore Link Road to fulfil the ambition of further growth in West Lisburn and the Maze Strategic Land Reserve. Strategic Road Schemes identified remain within the responsibility of Central Government to deliver.</p> <p>The proposed new railway halt and associated Park & Ride at West Lisburn will make the option of travelling by public transport a reality and involve a modal shift which will contribute to promoting Active Travel (Active Travel refers to journeys made by walking, cycling and public transport.⁴⁴)</p> <p>The Council considers that the disused Antrim-Lisburn rail line should be retained as a part of a potential passenger circle line which could serve Belfast International Airport in the future. In consultation with Translink, the Council has established that any work that might be carried out to enhance the network to bring back services to the Antrim / Knockmore line with connections to Belfast International Airport is considered to be outside the Plan period.</p> <p>Connectivity and linkages between the City and town centres will be increasingly important to reduce reliance on the private car. Options such as the provision of additional public transport or incentivising of public transport between the City Centre and Sprucefield, the Maze Lands, and town centres, should be actively considered.</p>
<p>Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

⁴⁴ Building an Active Travel Future for Northern Ireland, published by former Department of Regional Development, January 2013

Key Issue 23: Retention of Key Park & Ride Sites

The existing Development Plan identifies the provision of Park & Ride sites across the Council area to assist and improve traffic management.

Park & Ride sites (P&R) are located at key transport corridors near a town or city linked by bus (or other form of public transport) to a central destination. The Council recognises the value of the existing P&R sites in supporting a modal shift between private car and public transport and supports the proposed Park & Ride scheme at West Lisburn, the proposed Moira Park & Ride extension adjacent to the Railway Station and the relocation of Sprucefield Park & Ride to a nearby alternative site.

Park & Share (P&S) sites are similar but are not linked directly to public transport and involve the provision of formal parking spaces at strategic locations, generally at key junctions on the motorway and trunk road network. These facilities encourage car sharing between people travelling from different places but with a common destination. Car sharing can save users money and driving stress whilst reducing congestion for all road users.

Park & Ride or Park & Share sites have the potential to deliver a shift to more sustainable travel modes (by reducing car usage and encouraging the use of public transport), reduce pollution, congestion and improve air quality and public health.



Cairnshill Park & Ride, Castlereagh

Options for Key Issue 23: Retention of Key Park & Ride Sites

Option 23A Preferred Option	Reason
<p>Retain a number of key Park & Ride Sites with identification of potential new Park & Ride/Park & Share sites: This option provides for all existing and proposed Park & Ride sites to be retained and safeguarded, i.e.</p> <ul style="list-style-type: none"> • West Lisburn Park & Ride (Proposed) • Moira Park & Ride Extension adjacent to Railway Station (Proposed) • Relocation of Sprucefield Park & Ride (Proposed) • Cairnshill Park & Ride (Existing - Complete) • Dundonald Park & Ride (Existing - Complete) • Lisburn Railway Station Park & Ride (Existing - but limited parking availability). <p>The potential also exists to identify new Park & Ride or Park & Share sites across the Council Area. This option is dependent on funding and feasibility analysis provided by Central Government and/or Translink.</p>	<p>This option retains and promotes a number of key Park & Ride sites across the Council area as an effective measure to aid congestion and reduce travel dependency by car:</p> <ul style="list-style-type: none"> • The proposed Park & Ride in West Lisburn will complement the proposed new railway halt at Knockmore (350 spaces) • The proposed Moira Park & Ride extension is adjacent to the existing Railway Station (430 spaces) • Proposed relocation of Sprucefield Park & Ride to nearby Park & Ride site (658 spaces) • Cairnshill Park & Ride is operational (724 spaces) • Dundonald Park & Ride is operational and will complement the Belfast Rapid Transit bus system due to start in 2018 (517 spaces) • Lisburn Railway Station Park & Ride is operational (45 spaces). <p>This option allows greater flexibility for identifying additional Park & Ride or Park & Share Schemes in ‘pressure’ areas and is subject to funding and feasibility analysis provided by Central Government and/or Translink. Should a need be identified for a new and viable facility, this could be identified and safeguarded through the Local Development Plan.</p>
Option 23B	Reason
<p>Retain a number of key Park & Ride Sites: The above mentioned Park & Ride sites (proposed and existing) will be afforded protection through the new LDP. This option would not identify any new Park & Ride or Park & Share sites across the Council area.</p>	<p>Whilst this option complies with regional strategic objectives for transportation and planning which aim to promote sustainable patterns of development, ensure accessibility for all, help tackle congestion and make best use of available services, it would not afford the opportunity to identify any new Park & Ride or Park & Share sites.</p>
<p>Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 24: Promoting Active Travel (walking, cycling and public transport)

Discouraging marginal car use and encouraging modal shift to walking, cycling and the use of public transport, is part of Central Government's strategy to make a contribution to reducing carbon emissions.⁴⁵ The new LDP proposes to promote new development in urban areas and settlements with access to existing public transport availability or accessibility by walking/cycling (see Accessibility Analyses Maps produced by the Department for Infrastructure (DfI) in **Appendix J, Maps 26 to 35**).

Any new development will be expected to show how it integrates with public transport, incorporates walking and cycling and promotes active travel. The LDP should provide the means to promote, influence and deliver a shift to more sustainable travel modes within the Council area.

Housing, shops, employment, community, health and education facilities should be promoted close to walking, cycling and public transport facilities/routes. Promoting active travel can be identified with Key Site Requirements on zoned land and the requirement for developers to provide Transport Assessments as part of their planning application. The Transport Assessment may include a travel plan, agreed with Department for Infrastructure (DfI), that sets out a package of measures to secure the overall delivery of more sustainable travel patterns and which reduces the level of private car usage.



Millmount Village, Dundonald

⁴⁵ The Active Travel Strategy is available at www.infrastructure-ni.gov.uk/publications/building-active-travel-future-northern-ireland

Option for Key Issue 24: Promoting Active Travel (walking, cycling and public transport)

Option 24A Preferred Option	Reason
<p>Promote Active Travel in all new development (within Urban Areas/Settlements) to demonstrate how the development integrates with existing public transport, walking and cycling: Any new development will only be permitted if it is able to demonstrate that it would have acceptable accessibility to walking, cycling and public transport facilities and provides safe and convenient access for pedestrians and cyclists.</p>	<p>Historically, development has been mostly built around access by car. There are limited throughways for walking and cycling. In order to contribute towards a modal shift to reduce dependency by car, new development needs to be built around alternative sustainable transport modes, promoting Active Travel; walking, cycling and public transport. New policy could be developed to ensure this aim is achievable.</p> <p>This option complies with regional strategic objectives for transportation and planning which aim to promote sustainable patterns of development by reducing the need to travel by car, through encouraging a modal shift towards alternative transport, including walking, cycling and public transport.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Key Issue 25: Connecting People and Places – Greenways

A ‘Strategic Plan for Greenways’ published by the Department for Infrastructure in July 2016 defines Greenways as ***‘traffic-free routes connecting communities to all kinds of destinations for commuting, everyday journeys or leisure and recreation’***.

The aim of this Strategic Plan is to encourage a substantial increase in the number of people walking and cycling as a regular part of everyday life through the building of a connected and accessible regional Greenway Network which significantly increases the length of traffic free routes. Primary and Secondary routes are also identified (see Map 30, below). The Council has already initiated feasibility studies into greenways on some of these routes.

The Belfast Metropolitan Area Plan 2015 contains Policy OS1 for **Community Greenways** in Volume 1, Plan Strategy & Framework. These smaller scale Greenways serve as networks for walking, cycling and recreation. It is important that these areas are protected from development as they form part of the green space network, which enhance existing open space provision by linking ‘urban’ green space areas and the countryside.⁴⁶

The RDS 2035 also highlights the importance of Community Greenways and require these areas to be protected and enhanced as part of the network of open spaces.

The Strategic Planning Policy Statement for NI (SPPS) requires the Council to take into account ‘the importance of protecting linear open spaces such as pedestrian and cycle routes, community greenways, former

railway lines and river and canal corridors, many of which are valuable in linking large areas of open space.

High volumes of traffic can act as a barrier between neighbourhoods and within communities. Greenways, both at Community and Strategic level have the potential to provide a range of benefits including reducing reliance on the car, connecting communities with facilities, services, schools and places of work, promoting health and wellbeing, reducing pollution and congestion, increasing access and awareness of the natural and built environment/heritage and potential for tourism.

Linking people and communities through green infrastructure promotes the use of active travel which will help lay the foundations for longer, healthier, more active lives.

Various Community Organisations and the Council have already embraced the greenway concept and carried out projects to develop greenways such as the Comber Greenway which has a pedestrian and cycle path along the greater part of the abandoned Comber to Belfast railway line.

⁴⁶ See Key Issue 21: Protecting and Enhancing Open Space, Sport & Outdoor Recreation which further discusses Community Greenways

Map 30: Strategic Plan for Greenways



Option for Key Issue 25: Connecting People and Places – Greenways

Option 25A Preferred Option	Reason
<p>Protect and develop safe, shared and accessible Greenways connecting communities, promoting walking and cycling, recreational and social interaction and enhancing health and wellbeing: Promoting the development of Greenways within the Plan, with the aim to increase cycling, walking and connecting people and places, is considered important to the health and wellbeing of residents in the Council area and surrounding environs. This option is in keeping with Central Government policy and direction to improve accessibility and reduce the reliance on the private car.</p>	<p>Greenways have been generally developed on disused transport infrastructure such as dismantled railways or canal towpaths. Shared use routes may be segregated, where pedestrians and cyclists are separated, or unsegregated, where pedestrians and cyclists mix freely and share routes, and are mostly off-road and car-free.</p> <p>The Local Development Plan will seek to protect linear open spaces such as pedestrian and cycle routes, community greenways, former railway lines and river and canal corridors, many of which are valuable in linking large areas of open space. Additionally a number of key strategic greenways could be designated and protected through the Plan.</p> <p>The Department for Infrastructure has developed a Small Grants Programme for the development of greenway schemes. This scheme is aimed at providing support for the council to work up projects for greenway provision.</p> <p>Lisburn & Castlereagh City Council has a number of options for developing strategic greenways including:</p> <ul style="list-style-type: none"> A) An extension of the existing Sustrans National Cycle Route (No. 9) onwards from Sprucefield potentially connecting Union Locks to Sprucefield and The Maze Lands. This may be further extended from Moira towards Portadown as indicated on Map 30. B) Potential to create a ‘Blueway-Greenway’ route along the proposed route of the Lagan Navigation (See Key Issue 19). This would provide both a blue and green infrastructure route with the potential to link into Waterways Ireland’s overall strategy for waterways. C) Potential to create a Carryduff to Belfast Greenway which would provide a green lung within this largely populated part of the Council area.
<p>Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Other Infrastructure

Renewable Energy

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG5) within the RDS seeks to *'deliver a sustainable and secure energy supply.'* One method by which this may be achieved is through increasing the contribution that renewable energy can make to the overall energy mix.

Strategic Guidance RG5 seeks to 'deliver a sustainable and secure energy supply by:

- Increasing the contribution that renewable energy can make to the overall energy mix
- Strengthening the electricity grid
- Providing new gas infrastructure
- Working with neighbouring countries
- Developing 'Smart Grid' Initiatives.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS aims to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland's renewable energy and decarbonisation targets and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance.

The SPPS sets out three regional strategic objectives for renewable energy as follows:

- Ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed
- Ensure adequate protection of the region's built, natural and cultural heritage features
- Facilitate the integration of renewable energy technology into the design, siting and layout new development and promote greater application of Passive Solar Design.

The LDP should set out policies that support a diverse range of renewable energy development, including the integration of micro-generation and passive solar design. A cautious approach for renewable energy development proposals will apply within designated landscapes such as AONBs and their wider settings. In such sensitive landscapes, it may be difficult to accommodate renewable energy proposals, including wind turbines, without detriment to the region's cultural and natural heritage assets.

Planning Policy Statement 18: Renewable Energy (PPS 18)

Encourages greater use of renewable energy technologies to reduce our dependence on imported fossil fuels and bring diversity and security of supply to our energy infrastructure. Increasing focus on Renewable Energy supplies will help Northern Ireland to achieve its targets for reducing carbon emissions and reduce environmental damage.

Renewable Energy Development only permitted where adverse impact on the following is considered acceptable:

- Public safety, human health, or residential amenity
- Visual amenity and landscape character
- Biodiversity, nature conservation or built heritage interests
- Local natural resources, such as air quality or water quality
- Public access to the countryside.

Existing Development Plan

The existing Development Plan (BMAP) reiterates an objective of the RDS which emphasises the importance of cutting environmental costs generally by reducing the consumption of natural resources through increasing the contribution that renewable energy can make to the overall energy mix.

Lisburn & Castlereagh Draft Community Plan 2017-32

The Draft Community Plan contains one relevant outcome:

- Greenhouse gas emissions are reduced.

Initial actions include the development and implementation of home and business energy efficiency and renewable energy measures.



Example of single Wind Turbine

Key Issue 26: Renewable Energy

Planning Policy Statement 18: Renewable Energy (PPS18) and the Best Practice Guidance to Planning Policy Statement 18: Wind Energy Development in Northern Ireland's Landscapes aims to facilitate the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland's renewable energy targets and to realise the benefits of renewable energy.

Every development proposal is unique, and there remains a need for detailed consideration of the landscape and visual impacts of individual applications on a case by case basis, as well as for consideration of other issues referred to in PPS 18 and other regional policy.

The landscape in Lisburn & Castlereagh City Council has both challenges and opportunities that should be taken into account when considering the location, siting, layout and design for wind energy development proposals.⁴⁷ The Northern Ireland Environment Agency (NIEA) has commissioned Landscape Character Assessments of Northern Ireland from environmental consultants, which resulted in the identification of distinct character areas within Northern Ireland.

Alternative renewable energy initiatives other than wind turbines may be more suited to sensitive landscapes, for example, ground mounted solar panels. It should also be noted from consultation with Historic Environment Division (HED), Department for Communities, that wind turbine pressure and the increase of solar panels/farms could have the

potential to negatively affect the wider rural setting of heritage environment assets.

The Council's preferred option for renewable energy is to restrict wind turbines in areas of high scenic value and sensitive landscape locations.



Example of solar panels on ground mounted system

⁴⁷ As identified in the Northern Ireland Regional Landscape Character Assessment (NIRLCA) and the Northern Ireland Landscape Character Assessment 2000. www.daera-ni.gov.uk/articles/landscape-character-northern-ireland

Options for Key Issue 26: Renewable Energy

Option 26A Preferred Option	Reason
<p>Introduce Areas of Constraint in relation to renewable development (wind turbines): this option would restrict renewable development that has an impact on amenity i.e. wind turbines within the existing Areas of High Scenic Value at Portmore Lough, Magheraknock Loughs, Belfast Basalt Escarpment, Craigtantlet Escarpment, Castlereagh Slopes, Castlereagh Escarpment and Lagan Valley AONB.</p>	<p>Existing policy contained within the existing Development Plan, the SPPS and regional guidance within the Regional Development Strategy (RDS) support a balanced approach to renewables energy development that will give a competitive advantage. However, the diversity of landscapes in the Council area combine to provide a unique resource of significant environmental quality. Areas of High Scenic Value and AONBs are principally designated to protect the setting of Urban Areas and other areas of particular landscape merit. This option recognises that it is important to limit the visual impact of wind turbines within these areas and is in keeping with the SPPS.</p>
Option 26B	Reason
<p>Retain the existing policy-led approach in relation to renewable development: this option facilitates the development of the Council’s renewable energy requirements in keeping with existing planning policy (PPS 18: Renewable Energy) and Central Government policy.</p>	<p>Whilst this option is in line with existing policy it does not specifically acknowledge the impact that certain renewable energy development, namely wind turbines could have on sensitive landscapes, such as Areas of High Scenic Value or Areas of Outstanding Natural Beauty. The SPPS notes the benefits of renewables development however states that the siting of facilities should be in appropriate locations without compromising other environmental assets of acknowledged importance.</p>
<p>Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Telecommunications

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

The RDS 2035 provides a framework for strong sustainable economic growth across the region and recognises that a growing regional economy needs a co-ordinated approach to the provision of services, jobs and infrastructure. Regional Guidance (RG3) seeks to *'implement a balanced approach to telecommunications infrastructure that will give a competitive advantage'*. This will be achieved through:

- Investment in infrastructure for higher broadband speeds
- Improvement of telecom services in smaller rural areas to minimise the urban/rural divide
- Increasing the usage of broadband
- Capitalising on direct international connectivity.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Modern telecommunications are an essential and beneficial element of everyday living for the people of and visitors to this region. It is important to continue to support investment in high quality communications infrastructure which plays a vital role in our social and economic wellbeing. The aim of the SPPS in relation to telecommunications and other utilities is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum.

Regional strategic objectives for telecommunications and other utilities are to:

- Ensure that where appropriate new telecommunications development is accommodated by mast and site sharing
- Ensure that the visual and environmental impact of telecommunications and other utility development is kept to a minimum
- Minimise, as far as practicable, undue interference that may be caused to radio spectrum users (for example mobile phone services, media broadcasting and wireless broadband services) by new telecommunications development
- Encourage appropriate provision for telecommunications systems in the design of other forms of development.

The SPPS states that the LDP should bring forward policies and proposals to set out detailed criteria for consideration of new telecommunications development in their local area which should address important planning considerations such as siting, design and impact upon visual amenity. Councils may consult with telecommunication operators, and other relevant stakeholders, in relation to the anticipated extent of the network coverage required over the plan period. The LDP may also set out requirements on operators, for example, to demonstrate the need for new development and existing network constraints.

Planning Policy Statement 10: Telecommunications (PPS 10)

This policy aims to ensure that new telecommunications infrastructure, such as masts, antennas and associated equipment can be developed in a way that continues to provide Northern Ireland with world class

telecommunications services, while at the same time minimising the environmental impact of new or replacement equipment.

The main objectives of this policy are to:

- Facilitate the continuing development of telecommunications infrastructure in an efficient and effective manner
- Ensure that where appropriate new telecommunications development is accommodated by mast and site sharing
- Ensure that the visual and environmental impact of telecommunications development is kept to a minimum
- Minimise, as far as practicable, undue interference that may be caused to terrestrial television broadcasting services by new development
- Encourage appropriate provision for telecommunications systems in the design of other forms of development.

Existing Development Plan

The existing Development Plan (BMAP) provides a Public Services and Utilities Strategy which refers to Telecommunications. Within the Plan Area telecommunications provision is primarily the responsibility of British Telecom, supplemented by a number of other private companies. Several providers operate mobile telecommunications within the Council area.

Whilst, numerous telecommunications installations are located within the Council area, none are identified through specific land use zonings in the existing Development Plan (BMAP).

Lisburn & Castlereagh Draft Community Plan 2017-32

The Draft Community Plan contains one relevant outcome:

- Our transport and digital Infrastructure supports our economy and our people.

Initial actions includes improving access to and quality of digital infrastructure across the area.

Key Issue 27: Telecommunications

Northern Ireland's core communication network is of a high quality which is necessary for sustainable economic growth and investment. Access to high-speed reliable digital infrastructure is seen to be one of the most important enabling infrastructures in terms of economic development and social uplift.⁴⁸ The economic and social benefits of advanced telecommunications to Northern Ireland can only be achieved if the necessary infrastructure is developed, including the networks of base stations. However, rural deficiencies in both mobile infrastructure and broadband exist in some rural parts of Lisburn & Castlereagh City Council.

The provision of high-quality communications infrastructure is essential for sustainable economic growth. Modern telecommunications are critical for businesses and a beneficial element of everyday living for the people of and visitors to this area. It is important to continue to support investment in high-quality communications infrastructure which plays a vital role in our social and economic wellbeing.

The Council aims to facilitate the development of telecommunication infrastructure in accordance with the existing policy approach whilst keeping the environmental impact to a minimum, with particular regard to siting, design and impact upon visual amenity.



Lisnagarvey Masts, Sprucefield

⁴⁸ Further information at www.digitalNI2020.com

Options for Key Issue 27: Telecommunications

Preferred Option 27A	Reason
<p>Retain the existing policy-led approach in relation to telecommunication development: to facilitate the development of the Council’s telecommunication and broadband coverage in keeping with existing planning policy (PPS 10 Telecommunications) and Central Government policy.</p>	<p>Existing policy contained within the existing Development Plan, the SPPS and regional guidance within the Regional Development Strategy (RDS) advocates the implementation of a balanced approach to telecommunications infrastructure that will give a competitive advantage. This Option is considered to provide sufficient policy protection within sensitive landscapes, without inhibiting further growth in telecommunications.</p>
Option 27B	Reason
<p>Introduce Areas of Constraint in relation to telecommunication development: this option would restrict the development of telecommunication development that had an impact on amenity (such as masts) within the existing Areas of High Scenic Value at Portmore Lough, Magheraknock Loughs, Belfast Basalt Escarpment, Craigantlet Escarpment, Castlereagh Slopes, Castlereagh Escarpment and Lagan Valley AONB.</p>	<p>The SPPS notes the potential effects of new telecommunications development on visual amenity and environmentally sensitive features and locations. However, it could be considered that if a restrictive telecommunications policy were introduced, that certain areas (particularly rural) may be at an economic/social disadvantage in terms of coverage and network provision.</p>
<p>Have your say! Please use the Council’s Preferred Options Response Form to submit your response to this Preferred Option.</p>	

Waste Management

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

Regional Guidance (RG10) within the RDS contends that managing waste is a significant part of how we treat our environment. If waste is not managed safely then it can become a serious threat to public health, and cause damage to the environment as well as being a local nuisance.

RG10 identifies the principle of the waste hierarchy which aims to encourage the management of waste materials in order to reduce the amount of waste materials produced, and to recover maximum value from the wastes that are produced. It encourages the prevention of waste, followed by the reuse and refurbishment of goods, then value recovery through recycling and composting. The next option is recovery, including energy recovery. Waste disposal should only be used when no option further up the hierarchy is possible. The less waste we introduce into the waste stream, the less harm we inflict on our environment.

RG10 also encourages application of the proximity principle emphasising the need to treat or dispose of waste as close as practicable to the point of generation to minimise the environmental impacts of waste transport.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS sets Regional Strategic Objectives for waste management development which are to:

- Promote development of waste management and recycling facilities in appropriate locations

- Ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided or minimised
- Secure appropriate restoration of proposed waste management sites for agreed after-uses.

The Local Development Plan must take account of the Northern Ireland Waste Management Strategy ‘Delivering Resource Efficiency’ which provides a coherent approach to the waste policy framework for Northern Ireland and the relevant Waste Management Plan. Of particular relevance is the ‘waste hierarchy’ which sets out a priority for waste management with waste disposal at the bottom of the hierarchy.

The LDP must assess the likely extent of future waste management facilities for the plan area. Specific sites for the development of waste management facilities should be identified in the LDP with key site requirements. The LDP should also identify the need for appropriate waste management facilities within new development.

Planning Policy Statement 11: Planning and Waste Management (PPS 11)

A key aim of PPS 11 is to ensure a co-ordinated approach in the move towards sustainable waste management and away from waste disposal as required by the relevant EC Directive targets. The main objectives of this policy are to;

- Promote the development, in appropriate locations, of waste management facilities that offer the Best Practical Environmental Option (BPEO) in meeting need as identified by the relevant Waste Management Plan (WMP), or as demonstrated to the Department for Infrastructure’s satisfaction in the case of waste water treatment works (WWTWs)

- Ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities are avoided or minimised
- Secure appropriate restoration of proposed waste management sites for agreed after-uses.

Waste Management Strategy for Northern Ireland

The Waste Management Strategy for Northern Ireland (WMS), published in March 2000, establishes the framework for the substantial action required to change waste management practices in Northern Ireland.

The key aim of the WMS is to achieve fully sustainable waste management through the controlled reduction in landfill, waste minimisation and a significant increase in waste recycling and recovery. It provides a framework for the preparation by District Councils of Waste Management Plans (WMPs) under Article 23 of the Waste and Contaminated Land Order (Northern Ireland) 1997.

WMPs set out plans for the collection, treatment and disposal of controlled waste in their respective areas. Waste Management Plans establish the need for particular types of facilities, set out site selection criteria, and may identify potential locations. They also set targets for recycling and recovery of waste and for the progressive reduction in the amount of waste to be disposed of to landfill.

Existing Development Plan

The existing Development Plan (BMAP) provides a Public Services and Utilities Strategy which refers to Waste Disposal. BMAP acknowledges

that Lisburn & Castlereagh City Council is part of a larger group of 6 Councils in the eastern part of Northern Ireland that have come together to form arc21, the sub-Regional waste planning body, responsible for the arc21 Waste Management Plan. In recent years, significant progress in waste management has occurred within the arc21 region, based on a strategy focussing on reducing, reusing and recycling. As recovery, reuse and recycling capacity grows, a decreasing amount of landfill will then be required to deal with residual material left by these processes.

Although not identified within the existing Development Plan there are two active landfill sites within the Council area for household waste at **Mullaghglass** and **Aughrim**. Both are regional landfill sites serving the arc21 waste management region.⁴⁹

Lisburn & Castlereagh Draft Community Plan 2017-32

The Draft Community Plan contains the following outcomes:

- We establish and grow a ‘circular economy’
- The built and natural environment is protected and enhanced
- We produce less waste and reuse and recycle the waste that we do produce.

Initial actions include promoting waste awareness and providing arrangements across the entire Council area so as to increase recycling and reduce landfilling of waste materials. The Plan envisages the development of a ‘circular economy’: moving from ‘make, use, dispose’ economy to one that reuses, recovers and regenerates products and materials.

⁴⁹ Two additional regional landfill sites within the arc21 region exist at Cottonmount, Newtownabbey and Crosshill, Crumlin.

Key Issue 28: Waste Management

Regional Guidance (RG10) within the Regional Development Strategy (RDS) advocates managing our waste sustainably. In recent years, there has been significant progress in, based on a strategy focussing on reducing, reusing and recycling. As recovery, reuse and recycling capacity grows, a decreasing amount of landfill will then be required to deal with residual material left by these processes.

As such, there is no need for any additional landfill sites for household waste within the Plan period. One further household waste recycling facility may however be required within the Plan period but no site has yet been identified through the Waste Management Plan.

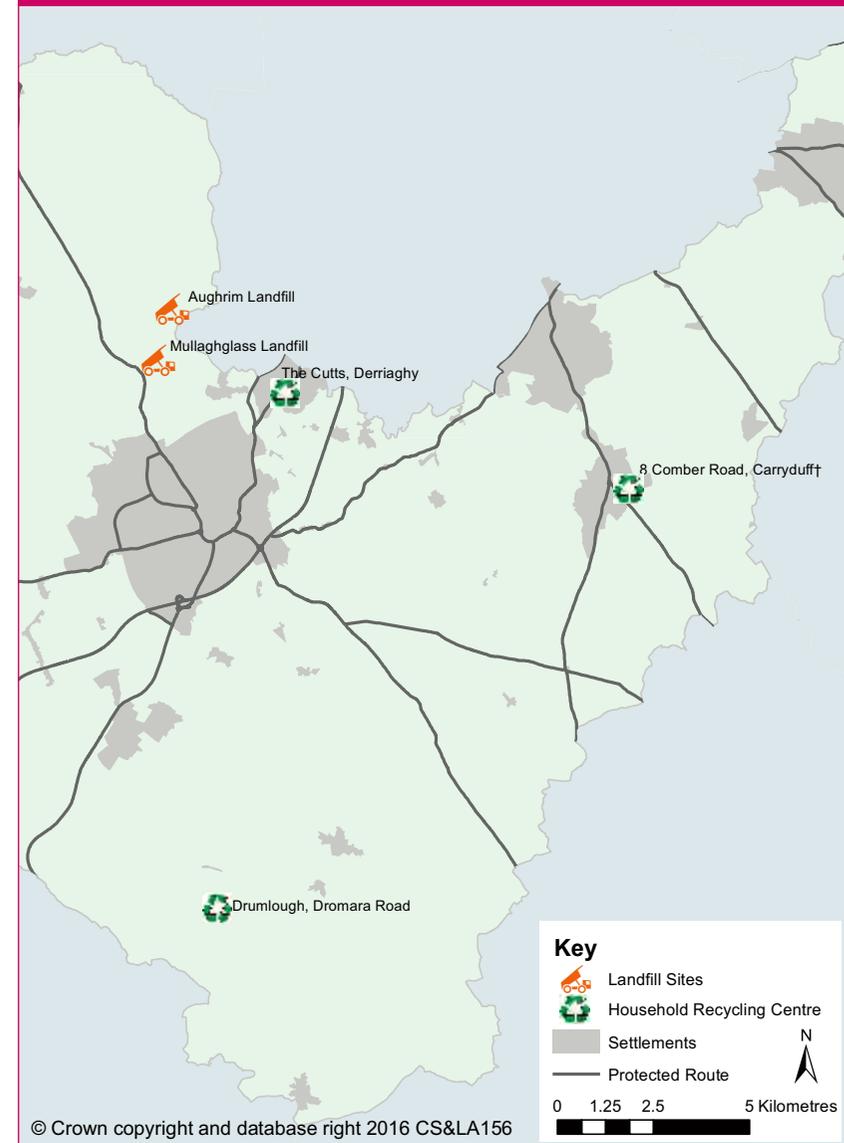
There are three existing Council operated Household Recycling Centres located within the Council area, as follows:

- The Cutts, Derriaghy, BT17 9HN
- Drumlough, Dromara Road, Hillsborough, BT26 6QA
- Comber Road, Carryduff, BT8 8AN

There are also a range of privately operated waste recycling facilities throughout the Council area.

The Council's preferred option for waste management is to maintain the existing policy approach for the provision of waste management in the Council area - PPS 11 Planning and Waste Management. In addition, should the need for an additional waste management facility be identified, this could be identified through the Waste Management Plan and LDP.

Map 31: Existing Landfills and Household Recycling Centres



Option for Key Issue 28: Waste Management

Option 28A Preferred Option	Reason
<p>Retain the existing policy-led approach in relation to waste management within the Council area: This option maintains the existing policy-led approach to proposals for waste management to ensure that any detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided or minimised.</p>	<p>Managing waste is a significant part of how we treat our environment. If waste is not managed safely then it can become a serious threat to public health, and cause damage to the environment as well as being a local nuisance. Whilst additional landfill is not required over the Plan period, the provision of an additional waste management facility may be required by the Council to support waste management for a growing population which could be identified in the new Local Development Plan.</p> <p>This option complies with regional guidance contained within the Regional Development Strategy (RDS) and regional policies within the Strategic Planning Policy Statement (SPPS).</p>

Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.

Water and Waste Water Infrastructure

The Council whilst not responsible for the delivery of the majority of public utilities, such as **Water and Waste Water Treatment** (NI Water), proposes to maintain the existing policy-led approach in relation to facilitating the infrastructure requirements of the Plan Area throughout the Plan Period whilst highlighting infrastructure constraints and requirements as appropriate with Key Site Requirements.

The Water and Sewerage Services Act (Northern Ireland) 2016 came into operation on 23 March 2016. Section 4 of the Act extends the powers of NI water to adopt Sustainable Drainage Systems (SuDS) and to require construction of SuDS and section 5 supports this by introducing restrictions on the right to connect new surface water sewers to the public network.

Consultation with NI Water on the provision of future infrastructure requirements will be an important part of the new LDP.

Flood Risk

In considering the policy approach to flood risk the Council will continue to take account of the precautionary principle. This approach will be used in the assessment of flood risk which requires that lack of full scientific evidence, shall not be used as a reason to deny the existence of flood risk or for postponing reasonable measures to avoid or manage flood risk. This will be the standard against which flood risk and management are assessed.

Lisburn & Castlereagh City Council will seek to manage development so as to reduce the risks and impacts of flooding. The key methods of achieving this are:

- Take account of the most up to date information on flood risk, particularly the Strategic Flood Map, when designating land use zonings
- Take account of the most up to date information on flood risk when defining the settlement limits of towns / villages and the designation of new settlements
- Promote sustainable drainage within the plan area, for example by
- Infrastructure requiring such solutions where appropriate to individual zonings as a key site requirement
- Consultation with Rivers Agency (Department for Infrastructure)
- Apply a precautionary approach to development in areas that may be subject to flood risk presently or in the future as a result of climate change predictions
- LDPs should not bring forward sites or zone land that may be susceptible to flooding, now or in the future, unless in exceptional circumstances. Exceptionally, where the LDP brings forward such a site, it will explain the reasoning and set out the measures necessary to manage or mitigate the risk.

Cemeteries

Provision and maintenance of cemeteries is a statutory responsibility of the Council. Should a need for a new cemetery be identified, the LDP will take account of this and zone land, where appropriate.





7 | Key Issues and Options

F | **PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT** (Key Issues 29-30)



**Established in 1967,
Lagan Valley Regional
Park is Northern Ireland's
first and only regional
park**



**745 Archaeological
Sites & Monuments
458 Listed Buildings
& Structures**



**2015:
No exceedances of
National Air Quality
Objectives**



**45% of Local Authority
Collected Municipal
Waste reused or recycled,
48% was sent to landfill**



**2013-16: A sample of
600 people show that
almost 3/4 of households
have concerns for
the environment**



**87% Reused plastic bags
62% Avoided food waste
30% Bought organic food
(Highest percentages
in NI)**

F | PROTECTING & ENHANCING THE BUILT & NATURAL ENVIRONMENT

As referred to in Part 6, research on the policy context and evidence base for the Local Development Plan identified the following strategic objective which informs the discussion of key issues and options:

Strategic Objective F: Protecting and Enhancing the Built and Natural Environment

- To develop strategic policy that supports the protection of our built and natural environment, recognising its contribution to economic growth, health and wellbeing.
- To conserve and where possible enhance our Conservation Areas and Areas of Townscape/Village Character as important assets
- To protect listed buildings and other built heritage assets and promote their sensitive re-use to help create a sense of place
- To enhance the design quality of new buildings and town and village centres to promote place-shaping and maximise benefits for communities
- To protect and enhance the natural heritage assets including the Lagan Valley Regional Park, AONBs and other high-quality landscapes and secure through appropriate designations to ensure they remain unspoilt for future generations.

The new LDP Plan Strategy for Lisburn & Castlereagh City Council will provide a Built and Natural Environment Strategy which will aim to

promote high quality new development, protect areas of architectural or townscape importance, protect environmental designations and important landscapes and contribute to an enhanced and healthier living environment.

The Strategy will be shaped by the options presented in this paper which are subject to a sustainability appraisal.

The following two key issues have been identified:

- **Key Issue 29: Protecting & Enhancing Built Heritage Assets and Archaeological remains**
- **Key Issue 30: Protecting & Enhancing Natural Heritage Assets**

For each key issue a number of options have been presented and the Council's Preferred Option is identified. In some instances, only one option has been identified where alternative options have not been considered possible/viable.

Built Heritage

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

Policy RG11 of the Regional Development Strategy 2035 (RDS) outlines that society should *'conserve, protect and, where possible, enhance our built heritage and our natural environment'*.

With regard to our built environment, the following is outlined in RG11 of the RDS:

- Identify, protect and conserve the built heritage
- Identify, protect and conserve the character and built heritage assets within cities, towns and villages
- Maintain the integrity of built heritage assets, including historic landscapes.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS provides the following regional strategic objectives with respect to built heritage features:

- Secure the protection, conservation and where possible, the enhancement of our built and archaeological heritage
- Promote sustainable development and environmental stewardship with regard to our built and archaeological heritage
- Deliver economic and community benefit through conservation that facilitates productive use of built heritage assets and opportunities

for investment, whilst safeguarding their historic or architectural integrity.

The SPPS also states that, when drawing up new plans, councils should take full account of the implications of proposed land use zonings, locations for development and settlement limits on built heritage features and landscape character within or adjoining the plan area. A fundamental role for the LDP is to identify the main built and archaeological heritage features, where they exist within the plan area and bring forward appropriate policies or proposals for their protection, conservation and enhancement.

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS 6)

PPS 6 recognises the importance of archaeological and historic features such as tombs, forts, castles, churches, townhouses, farmhouses, grand architecture, vernacular buildings etc. These are all significant sources of information about our past, and are often landmarks in our present surroundings.

This policy aims to promote economic vitality and growth through the on-going regeneration of our built environment. One way this may be achieved is by ensuring that, to the fullest possible extent, the built heritage remains in continuing use or active re-use, as an integral part of the living and working community.

Conservation itself can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions which will encourage inward investment. In return, economic prosperity can secure the vitality of historic areas and buildings.

Existing Development Plan

The existing Development Plan (BMAP) identified, for information, three Conservation Areas in **Lisburn, Hillsborough** and **Moira**, (*Appendix K, Maps 36-38*).

Areas of Townscape Character are designated⁵⁰ in **Dundonald, Newtownbreda** and five within **Lisburn City** (Bachelors Walk, Hilden, Seymour Street, Wallace Park and Warren Park).

Areas of Village Character are designated in **Drumbeg, Glenavy, Lower Ballinderry, Upper Ballinderry, Lambeg, Purdysburn and Moneyreagh**.

Six Historic Parks, Gardens and Demesnes are designated at **Hillsborough, Moira, Kilwarlin, Larchfield** and two in **Lisburn City (Castle Gardens and Wallace Park)**.

Areas of Archaeological Potential are also identified in Dundonald, Dromara, Hillsborough, Lisburn, Drumbo and Glenavy. These areas indicate to developers where it is likely that archaeological remains will be encountered.

Numerous Listed Buildings/Monuments⁵¹ which are afforded protection through legislation and listed or scheduled by Central Government, can be found across the Council area including a range of defence and industrial heritage features.

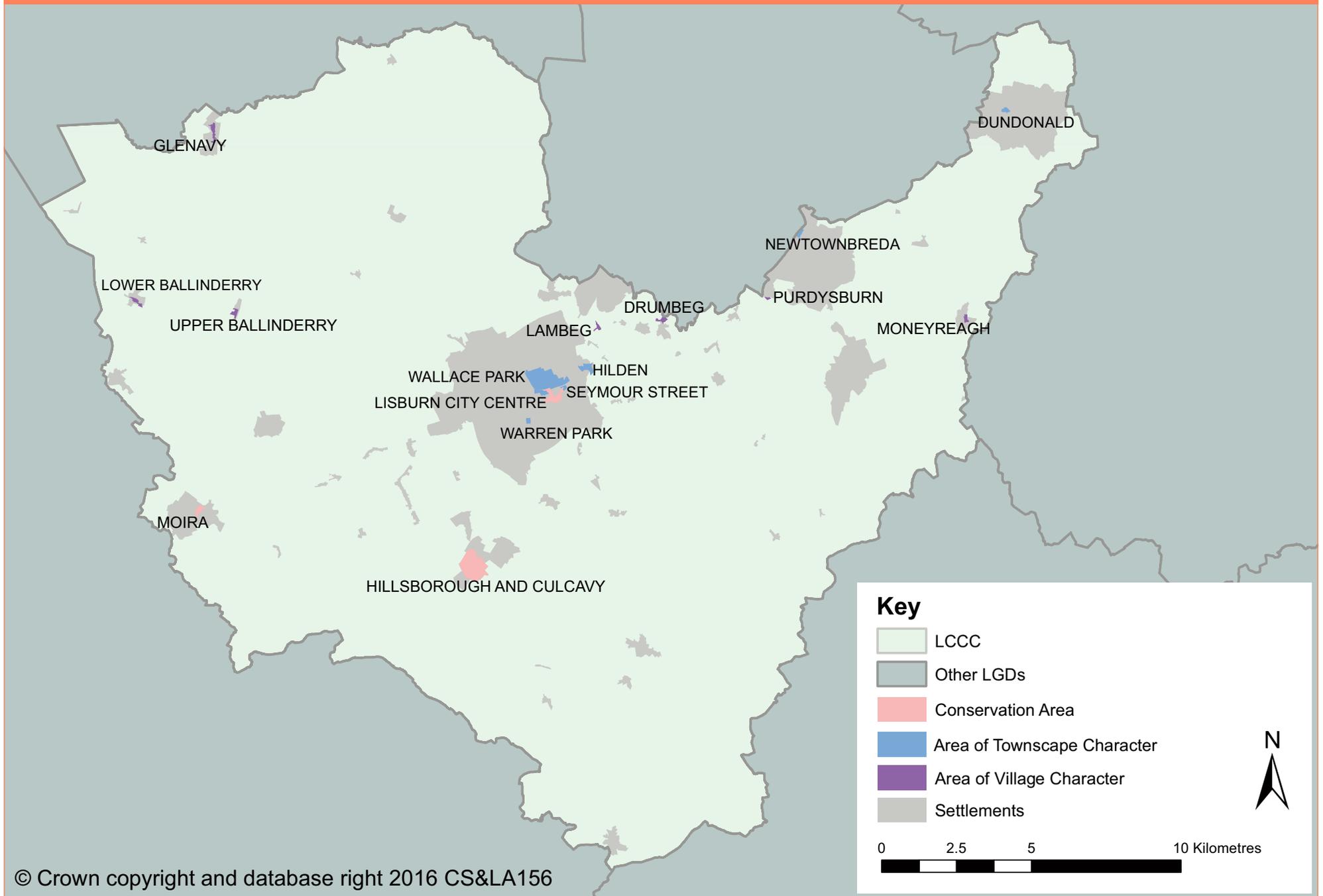


Moira Conservation Area

⁵⁰ In accordance with PPS 6 'Planning, Archaeology and the Built Heritage, & the Addendum to PPS 6 'Areas of Townscape Character

⁵¹ Includes monuments in State Care and scheduled monument

Map 32: Distribution of Built Heritage Assets in Council Area



Lisburn & Castlereagh Draft Community Plan 2017-32

A primary outcome of the Draft Community Plan is:

'We live and work in attractive, resilient and people friendly places, safeguarding the local and global environment.'

The Draft Plan states: *'The physical world that surrounds us is vital to our wellbeing... the wellbeing of our environment relies on our sense of stewardship so that both the local and global environment is enhanced and protected both now and in the future. The plan will help tackle a wide range of issues from local biodiversity to climate change.'* The plan has a strong commitment to sustainable development as one of its three core principles.

A further supporting outcome is:

- The built and natural environment is protected and enhanced.



Hillsborough Castle Grounds

Key Issue 29: Protecting and Enhancing Built Heritage Assets and Archaeological Remains

The protection and enhancement of built heritage assets is in keeping with regional policy provided through the RDS and SPPS. It is considered fundamentally important to protect, conserve, and, where possible, enhance and restore the built heritage assets within our Council area.

Consequently, it is proposed that all the existing **Conservation Areas**, **Areas of Townscape Character**, and **Areas of Village Character**, should be afforded protection through the LDP. Historic Gardens, Parks and Demesnes including numerous Listed Buildings/Scheduled sites⁵² are afforded appropriate protection in keeping with existing policy (PPS 6: Planning, Archaeology and the Built Environment).

Archaeological remains of regional importance include monuments in State Care, scheduled monuments and Areas of Significant Archaeological Interest (ASAI). Such sites benefit from statutory protection.⁵³ Development which would adversely affect such sites or the integrity of their setting must only be permitted in exceptional circumstances.

The Council seeks to promote economic vitality and growth through the on-going regeneration of our built environment. One way this may be achieved is by ensuring that, the built heritage remains in continuing use or active re-use, as an integral part of the living and working community.

⁵² Historic Parks, Gardens and Demesnes, Listed Buildings and other scheduled sites including monuments in State Care, Scheduled Monuments and Areas of Significant Archaeological Interest (ASAI) are designated by Historic Environment Division, Department for Communities

⁵³ Scheduled sites are protected under the Historic Monuments and Archaeological Objects (NI) Order 1995

Conservation can play a key part in promoting economic prosperity which can help to secure attractive living and working conditions.

The erosion of areas which have historic value can have a negative impact on the economy by appearing less attractive to investors. It is therefore important that a balanced approach is adopted in terms of achieving growth and protecting and enhancing these assets in order to maintain the character and attractiveness of the area. Any new development should be of a high quality design in order to promote the Council area as an attractive area to live, work and invest.



St. John's Church, Dromara - Listed Building

Options for Key Issue 29: Protecting and Enhancing Built Heritage Assets and Archaeological Remains

Option 29A Preferred Option	Reason
<p>Retain the existing policy-led approach with regards to the protection and enhancement of Built Heritage Assets but in addition provide opportunity to identify potential new Conservation Areas, Areas of Townscape Character or Areas of Village Character throughout the Council area:</p> <p>This option ensures all existing built heritage assets as designated within the existing Development Plan, including existing Conservation Areas, Areas of Townscape Character, Areas of Village Character, Historic Parks, Gardens and Demesnes and Listed Buildings or Structures⁵⁴, are retained and afforded appropriate protection and enhancement. It allows for the identification of additional built heritage assets which may be worthy of protection through the LDP.</p>	<p>This option complies with Regional Guidance contained within the Regional Development Strategy (RDS) and regional policies within the Strategic Planning Policy Statement (SPPS). The existing Development Plan identifies a number of Conservation Areas, Areas of Townscape Character, Areas of Village Character, Historic Parks, Gardens and Demesnes, as well as numerous Listed Buildings/Structures which are worthy of protection and enhancement. A significant proportion of the area is designated for its historic value and this option can play an important role in balancing the growth of the area, whilst protecting and enhancing these assets as part of maintaining the character and attractiveness of the area. There may however be additional areas worthy of protection not currently identified in the existing Development Plan.</p>
Option 29B	Reason
<p>Retain the existing policy-led approach with regards to the protection and enhancement of Built Heritage Assets:</p> <p>This option ensures all existing built heritage assets as designated within the existing Development Plan, including existing Conservation Areas, Areas of Townscape Character, Areas of Village Character, Historic Parks, Gardens and Demesnes and Listed Buildings or Structures, are retained and afforded appropriate protection and enhancement.</p>	<p>The existing Development Plan identifies a significant number of built heritage assets across the Council area which can be designated and afforded protection through the new LDP.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

⁵⁴ Assets afforded statutory protection through existing legislation

Natural Heritage

POLICY CONTEXT AND EVIDENCE BASE

Regional Development Strategy 2035 (RDS)

Policy RG11 of the Regional Development Strategy 2035 (RDS) outlines that society should *'conserve, protect and, where possible, enhance our built heritage and our natural environment'*.

With regard to our natural environment the following is outlined in RG11 of the RDS:

- Sustain and enhance biodiversity
- Identify, establish, protect and manage ecological networks
- Protect and encourage green and blue infrastructure
- Protect and manage important geological and geomorphological features
- Protect, enhance and manage the coast
- Protect, enhance and restore the quality of inland water bodies
- Recognise and promote the conservation of local identity and distinctive landscape character
- Conserve, protect and where possible enhance areas recognised for their landscape quality
- Protect designated areas of the countryside from inappropriate development and continue to assess areas for designation
- Consider the establishment of one or more National Parks.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS provides the following regional strategic objectives with respect to natural heritage features:

- Protect, conserve, enhance and restore the abundance, quality, diversity and distinctiveness of the region's natural heritage
- Further sustainable development by ensuring that natural heritage and associated diversity is conserved and enhanced as an integral part of social, economic and environmental development
- Assist in meeting international (including European), national and local responsibilities and obligations in the protection and enhancement of the natural heritage
- Contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of natural heritage in supporting economic diversification and contributing to a high quality environment
- Take actions to reduce our carbon footprint and facilitate adaptation to climate change.

The SPPS also states that when drawing up new plans, Councils should take full account of the implications of proposed land use zonings, locations for development and settlement limits on built and natural heritage features and landscape character within or adjoining the plan area. A fundamental role for the LDP is to identify the main natural heritage features, where they exist within the plan area and bring forward appropriate policies or proposals for their protection, conservation and enhancement. LDPs should also identify and promote the designation of ecological networks throughout the plan area which

could help reduce the fragmentation and isolation of natural habitats through a strategic approach.

LDPs protect and integrate certain features of the natural heritage when zoning sites for development through 'key site requirements'. In addition, they should identify and promote green and blue infrastructure⁵⁵ where this will add value to the provision, enhancement and connection of open space and habitats in and around settlements.

LDPs should consider the natural and cultural components of the landscape and promote opportunities for the enhancement or restoration of degraded landscapes. Councils should ensure that potential effects on landscape and natural heritage, including the cumulative effect of development are considered when preparing LDPs and policies.

Planning Policy Statement 2: Natural Heritage (PPS 2)

This PPS seeks to further the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region's natural heritage.

Policy objectives of PPS 2 in summary are:

- To seek to further the conservation, enhancement and restoration of the region's natural heritage
- To further sustainable development by ensuring that biological and geological diversity are conserved and enhanced

- To assist in meeting international (including European), national and local responsibilities and obligations
- To contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of biodiversity
- To protect and enhance biodiversity, geodiversity and the environment
- To take actions to reduce our carbon footprint and facilitate adaptation to climate change.

Existing Development Plan

The existing Development Plan (BMAP) identified a range of natural heritage assets within the Council area that are afforded statutory nature conservation designation (see Figure 14 for the hierarchy of natural heritage assets).

At International level designation, there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh.

At National level, there is a Nature Reserve at Belshaw's Quarry, the Lagan Valley Area of Outstanding Natural Beauty (AONB) and a total of nine Areas of Special Scientific Interest (ASSIs) at Belshaw's Quarry, Leathemstown, Slievenacloy, Portmore Lough, Maghaberry, Ballynanaghten, Craigtantlet Wood, Lough Neagh and Clarehill. There are no local level designations within the Council area.

⁵⁵ RDS 2035, Regional Guidance RG11 'Natural Environment'



Figure 14: Nature Conservation Designations afforded Statutory Protection through Existing Legislation

Development Plan Designations: BMAP recognises that the diversity of landscapes in the Plan area provide a unique resource of significant environmental quality. The urban area, stretching between Lisburn and Dundonald, enjoys a magnificent natural setting between the edge of the Antrim Plateau and the Castlereagh Hills, with the River Lagan which flows through Lisburn forming part of the Lagan Valley Regional Park and Lagan Valley Area of Outstanding Natural Beauty. BMAP designates the following:

- Five Areas of High Scenic Value (AOHSV) to protect the setting of the Urban Areas and other areas of particular landscape merit, i.e.
 - Portmore Lough
 - Magheraknock Loughs

- Belfast Basalt Escarpment (Belfast Hills - majority within Belfast City Council Area)
- Castlereagh Slopes
- Castlereagh Escarpment.
- One hundred and eighteen Local Landscape Policy Areas (LLPAs) within or adjoining settlements on lands considered to be of greatest nature conservation or heritage interest, amenity value, landscape quality or local significance
- Six Landscape Wedges (both Urban and Rural) which provide visual separation within parts of the built up urban areas, or separation between settlements
- A number of Sites of Local Conservation Interest (SLNCIs) throughout the Plan Area. Policy for the control of development within SLNCIs is contained within PPS 2: Natural Heritage.

Lagan Valley Regional Park (LVRP)

The RDS identifies the Lagan Valley Regional Park as a significant natural environmental asset. Strategic guidance (SFG5) includes direction that “these areas should be safeguarded, but opportunities sought where appropriate, to increase access to them for residents and tourists, consistent with protecting their integrity and value.”

The existing Development Plan (BMAP) designates the LVRP as an Area of Outstanding Natural Beauty and sets policies for development proposals within it, both inside and outside settlement limits.

The LVRP (see **Appendix K, Map 39**) has a varied landscape that reflects the natural landforms and the land uses that have progressively moulded it over time. The river valley of the Lagan outside the urban area of Lisburn is predominantly natural in character and is characterised by a concentration of woodland which provides the undulating canopies and vast mixture of texture and tones which highlight the rolling countryside.

Much of the parks amenity landscapes are within the Historic Park, Gardens and Demesnes such as Lisburn Castle Gardens, and have their own distinctive character. These areas have an historic designed landscape with a variable urban and recreational character, mature woodlands and grassland diversity.

The character of the rural area of the Park is one of settled countryside consisting of a rolling landscape, fields, hedgerows, narrow lanes, farmsteads and small settlements. The variety in character contributes to the richness and importance of the Park as a major regional recreational asset.



Lagan Valley Regional Park

Trees and Woodland

Trees are a valuable element of the green and blue infrastructure network. They have a number of important benefits including creating a varied and attractive landscape, defining and creating a sense of place. Trees can help screen and integrate development, provide wildlife habitat

and contribute to the health and wellbeing of society and reduce air pollution, provide shade and mitigate flood risk.

Sustainable forest management, as set out by the Forestry Standard, is a fundamental part of forest policy in the Northern Ireland. One of the purposes of the Forestry Act (NI) 2010 is to manage forests to help protect the environment and biodiversity. Unless otherwise exempt, the Forestry Act and associated subordinate legislation, regulates the felling of trees in private woodland.

Lisburn & Castlereagh Draft Community Plan 2017-32

A primary outcome of the Draft Community Plan is:

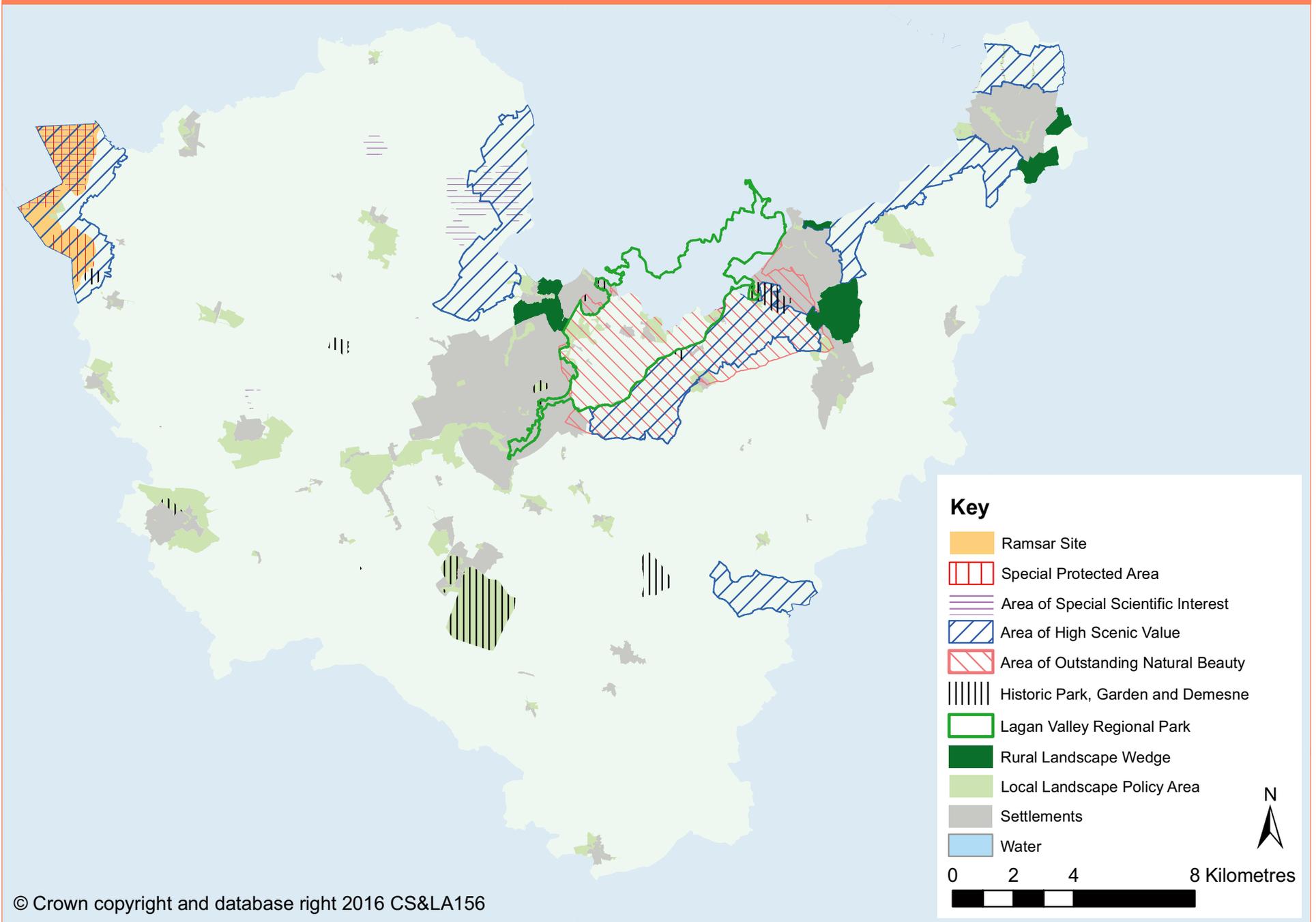
'We live and work in attractive, resilient and people friendly places, safeguarding the local and global environment.'

The Draft Plan states: *'The physical world that surrounds us is vital to our wellbeing...the wellbeing of our environment relies on our sense of stewardship so that both the local and global environment is enhanced and protected both now and in the future. The plan will help tackle a wide range of issues from local biodiversity to climate change.'* The plan has a strong commitment to sustainable development as one of its three core principles.

Further supporting outcomes are:

- The built and natural environment is protected and enhanced.
- There is good access to the countryside and other green spaces for everyone
- Children and young people are physically active and enjoy good mental health.

Map 33: Distribution of Natural Assets in the Council Area



Key Issue 30: Protecting and Enhancing Natural Heritage Assets

The protection and enhancement of natural heritage assets is in keeping with regional policy provided through the RDS and the SPPS. It is considered fundamentally important to protect, conserve, and, where possible, enhance and restore the natural heritage assets within the Council area.

A significant proportion of the area is designated for its natural heritage value and it plays an important role in balancing the growth of the area whilst protecting and enhancing these assets as part of maintaining the landscape quality, distinctiveness and attractiveness of the area.

There are a number of key environmental assets within the Council area, including the International level designation (Special Protected Area and Ramsar Site at Lough Neagh) and National designations including the Nature Reserve at Belshaw's Quarry, the Lagan Valley Area of Outstanding Natural Beauty (AONB) and a total of nine Areas of Special Scientific Interest (ASSIs).

A number of Local Landscape Policy Areas (LLPAs), Areas of High Scenic Value (AOHSVs) and Landscape Wedges are identified which are designated through the existing Development Plan.

Given the significant contribution of these designations, it is proposed that all the existing natural heritage assets as identified within the existing Development Plan should be afforded protection from undesirable or damaging development under the new Local Development Plan.



Portmore Lough. Source: RSPB



Derriaghy Landscape Wedge - Local Designation

Options for Key Issue 30: Protecting & Enhancing Natural Heritage Assets

Option 30A Preferred Option	Reason
<p>Retain the existing policy-led approach with regards to the protection and enhancement of Natural Heritage Assets⁵⁶ but in addition provide opportunity to identify potential new environmental designations across the Council area: All existing natural heritage assets as designated within the existing Development Plan will be retained and afforded appropriate protection and enhancement. This option allows for the potential identification of additional new environmental designations which may be worthy of protection through the LDP.</p>	<p>This option complies with Regional Guidance contained within the Regional Development Strategy (RDS) and regional policies within the Strategic Planning Policy Statement (SPPS). The existing Development Plan identifies a number of environmental assets which are worthy of protection and enhancement. A significant proportion of the Council area is designated for its natural heritage value and this option could play an important role in further enhancing these environmental assets, recognising how they can contribute to balanced growth whilst protecting and enhancing the landscape quality and attractiveness of the area. There may however be additional areas worthy of protection not currently identified in the existing Development Plan.</p>
Option 30B	Reason
<p>Retain the existing policy-led approach with regards to the protection and enhancement of Natural Heritage Assets: This option maintains the existing policy-led approach through the protection and enhancement of the natural environment assets as identified and designated through the existing Development Plan.</p>	<p>The existing Development Plan identifies a significant number of natural heritage assets across the Council area which can be designated and afforded protection through the new LDP.</p>
<p>Have your say! Please use the Council's Preferred Options Response Form to submit your response to this Preferred Option.</p>	

⁵⁶ Assets afforded statutory protection through existing legislation i.e. International and National designations, including LDP designations



8 | Next Steps

How Will The Council Deal With Your Comments?

This consultation aims to maximise engagement, build consensus and promote a sense of ownership of the Local Development Plan.

At the end of the **8 week consultation period** your comments and representations received will be presented to elected members in a Public Consultation Report.

Representations relating to Strategic matters will be used to inform the preparation of the draft Plan Strategy which is the next stage of the process. The Plan Strategy will be published in line with our Local Development Plan Timetable which will be updated as necessary.

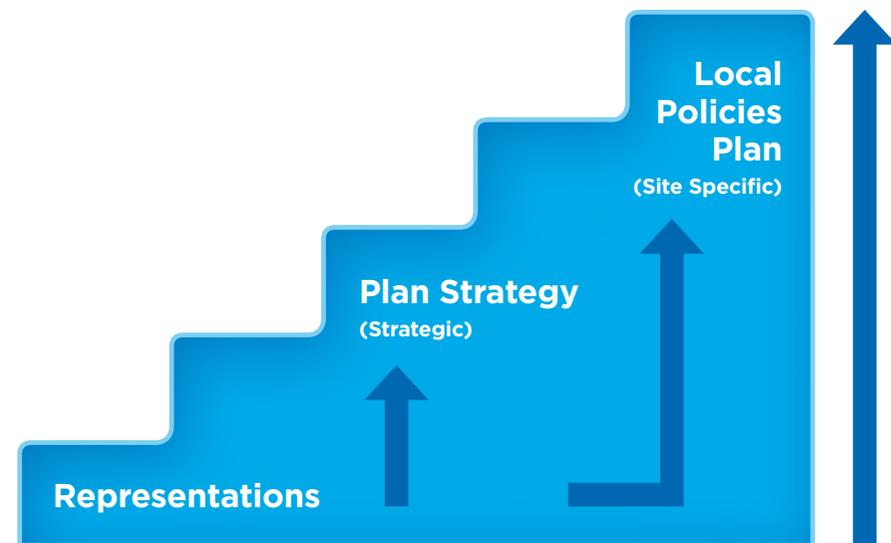
A Public Consultation Report will be published to accompany both the Plan Strategy and Local Policies Plan and made available on the Council's website at www.lisburncastlereagh.gov.uk and in different formats upon request.

All representations to the Plan Strategy and Local Policies Plan will be based on the tests of 'soundness'⁵⁷. Any representation suggesting a change to the LDP must demonstrate why the document is not sound or how proposed changes make it more sound.

Following the phased consultation on the Council's Community Plan and the Local Development Plan, the Council will align the statistical analysis to reflect a 15 year framework period from 2017-2032.

This is an opportunity for everyone who lives and works in the Council area to influence the policies and proposals for future planning and development.

So, *have your say*.



⁵⁷ Details on soundness available in Development Plan Practice Note 06 Soundness, April 2011, Department for Infrastructure

Glossary

Active Travel

An approach to travel and transport by physically active, human powered modes, as opposed to motorised ones.

Affordable Housing

Relates to social rented housing and intermediate housing. These are defined as follows: Social Rented Housing, i.e. housing provided at an affordable rent by a Registered Housing Association; and

Intermediate Housing, i.e. 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.

Air Quality Management Areas (AQMA)

Lisburn & Castlereagh City Council has a statutory duty to annually review, assess and report on air quality under the Local Air Quality Management (LAQM) regime. This is provided for via Part 3 of the Environment (Northern Ireland) Order 2002 and the relevant Policy and Technical Guidance documents LAQM.PGNI(09) and LAQM.TG(16). Lisburn & Castlereagh City Council has designated one Air Quality Management Area in Dundonald where the health based air quality objectives for nitrogen dioxide and particulate matter were exceeded.

Areas of Archaeological Potential

The SPPS states that LDPs should highlight, for the information of prospective developers, those areas within settlement limits, where,

based on current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change.

Areas of High Scenic Value (AOHSV)

Areas of High Scenic Value (AOHSV) are designated to protect the setting of the Lisburn & Castlereagh City Council with particular landscape merit.

Areas of Outstanding Natural Beauty (AONB)

A designation in recognition of areas of national importance as their landscapes possess a distinctive character and landscape features of high scenic value. The purpose of this designation is to protect and enhance the qualities of these areas for environmental fulfilment, outdoor recreation and public enjoyment. There is one AONB in the Lisburn & Castlereagh City Council Area located at Lagan Valley Regional Park.

Areas of Special Scientific Interest (ASSI)

Protected sites that are of special interest by reason of their flora, fauna, geological or physiological features designated under the Environment (Northern Ireland) Order 2002 (as amended). Sites are protected to conserve biodiversity and geodiversity.

Areas of Townscape Character (ATC)

The SPPS notes that in managing development within ATCs designated through the LDP process, the council should only permit new development where this will maintain or enhance the overall character of the area and respect its built form.

Belfast Metropolitan Area Plan (BMAP)

The Belfast Metropolitan Area Plan 2015 is a development plan prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the 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.

Brownfield

Land that has previously been developed. May include vacant or derelict land, infill land, land occupied by redundant or unused buildings and developed land.

Built Heritage

The Lisburn & Castlereagh City Council Area contains a significant number of archaeological sites and monuments, listed buildings, conservation areas, historic parks, gardens and demesnes and has an important industrial heritage.

Community Plan

The Strategic Policy Planning Statement 2015 states that the LDP will provide a spatial land use reflection of the Community Plan linking public and private sector investment through the land use planning system.

Conservation Areas

The SPPS notes that in managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. There are 3 Conservation Areas within the Council area.

Countryside Assessment

Provides an overview of the existing environmental assets in the Lisburn & Castlereagh City Council Area and how these are protected. This will include the following four interrelated strands; i.e. An Environmental Assets Appraisal; A landscape Assessment; A Development Pressure Analysis; and A Settlement Appraisal.

Creating Places

Creating Places is a DoE and DRD prepared document that seeks to achieve quality in residential development and incorporates guidance on layout and access.

Department of Agriculture, Environment & Rural Affairs (DAERA)

Responsibilities include: food, farming, environmental, fisheries, forestry and sustainability policy and the development of the rural sector in Northern Ireland. DAERA has two Executive Agencies; Northern Ireland Environment Agency (NIEA) and the Forest Service

Department for Communities (DfC)

Responsibilities include: urban regeneration, the historic environment, community and voluntary sector development, social legislation, housing, social security benefits, pensions and child support, debt advice, public records, sport, promoting equality, and development of arts and culture.

Department for Infrastructure (DfI)

Responsibilities include: Regional strategic planning and development policy; Transport strategy and sustainable transport policy; Public transport policy and performance; Road safety and vehicle regulation policy, including strategies to reduce the number of people killed or seriously injured on our roads; Driver and operator licensing and driver

and vehicle testing; Provision and maintenance of all public roads; Certain policy and support work for air and sea ports; River and sea defence maintenance and the construction of flood alleviation schemes; Provision of flood maps and risk information; Policy on water and sewerage services and management of the Department's shareholder interest in Northern Ireland Water.

District Centre

Groups of shops, separate from the town centre, usually containing at least one food supermarket or superstore and non-retail service uses such as banks, building societies and restaurants.

District Electoral Areas (DEAs)

The Council area is made up of 7 District Electoral areas which are legally defined administrative areas.

Dwellings per Hectare

A measure of the density of development, i.e. the number of dwellings within 1 hectare of land.

Equality Impact Assessment

The LDP will be accompanied by an Equality Impact Assessment (EQIA) which examines the likely effects of policies and proposals on the promotion of equality of opportunity.

Green and Blue Infrastructure

Green and Blue Infrastructure is a phrase used to describe all green and blue spaces in and around our towns and cities. The term enables the consideration of the collective value of all of these spaces together. Constituent elements of green and blue infrastructure include parks,

private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size. It is all green and blue spaces in and around our towns and cities.

Green Corridor

Land that provides sufficient habitat to support wildlife, often within an urban environment, thus allowing the movement of wildlife along it. Common green corridors include railway embankments, river banks and roadside grass verges. Green corridors can also be continuous paths and cycle routes, which can link housing areas to the city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas.

Greenfield

Land on existing undeveloped or green space.

Habitats and Birds Directive

The Habitats and Birds Directive aims to maintain biodiversity of a range of "rare, threatened or endemic animal and plant species" whilst taking cognisance of the economic, social, cultural and regional requirements.

Habitats Regulations Assessment (HRA)

Section 102 of the Conservation of Habitats and Species Regulations (2010) requires a Habitats Regulations Appraisal (HRA) to be undertaken during the preparation of a LDP, if necessary.

Historic Environment Division (HED)

Department for Communities responsible for Historic Monuments;

Historic Buildings; Historic Parks and Gardens; Maritime Heritage; Industrial Heritage; Defence Heritage and Archaeology.

Historic Parks, Gardens and Demesnes

Important designated features contributing to the landscape's appearance. Many are distinguished by their carefully composed design of trees, meadows and water features, perhaps as a setting for a house. Some have valuable tree plantations, shrubs or plants, while others may provide a significant historical record, of a particular era or show how the design of a parkland or garden has changed over the centuries.

Housing Association

A housing association is a society, body of trustees or company that provides rented accommodation and specializes in accommodation for special needs groups. Housing Associations are the main developers of new social housing for rent in Northern Ireland.

Housing Growth Indicators (HGIs)

The RDS introduces the concept of having housing growth indicators applied to the Region. Their purpose is to direct the distribution of housing in the Region over the period to 2025, through the development plan process, in accordance with the Spatial Development Strategy.

Housing Monitor

The purpose of a Housing Monitor is primarily to inform local development plan preparation by assessing the extent of housing land available within an area and the estimated number of units that this could accommodate. It will also help the Council identify where a potential shortfall in land supply might exist and serve to inform house builders on the availability of land that may be suitable for housing.

Infrastructure

The basic physical and organizational structures and facilities (e.g. buildings, roads, power supplies, water services) needed for the operation of a society or enterprise.

Landscape Character Assessments

Landscape Character Assessments are a tool in identifying the landscape features that give a locality its 'sense of place'. The LCA grew out of the European Landscape Convention. The Northern Ireland Landscape Character Assessment 2000 (NILCA) identified 130 district LCAs as fragile landscapes at risk of development pressures.

Listed Building

The SPPS recognises that Listed Buildings of Special Architectural or Historic Interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside.

Local Centre

Small groupings of shops, typically comprising a general grocery store, a sub-post office, occasionally a pharmacy and other small shops of a local nature.

Local Policies Plan

The Local Policies Plan is prepared following adoption of the Plan Strategy. It outlines the detailed land use proposals, including zonings and key site requirements, for the local development plan. Together with the Plan Strategy, it will be the principle consideration when determining future planning applications for development in the Lisburn & Castlereagh City Council area.

Masterplan

A plan that outlines an overall development concept for an area, including urban design, landscaping, infrastructure, service provision, circulation, present and future land use and built form. It provides a structured approach and creates a clear framework for the future development of an area.

Natural Heritage

Refers to the sum total of the elements of biodiversity, including flora and fauna and ecosystem types, together with associated geological structures and formations (geodiversity). Heritage is that which is inherited from past generations, maintained in the present, and bestowed to future generations.

Northern Ireland Housing Executive (NIHE)

The NIHE was established in 1971 as Northern Ireland's strategic housing authority. It offers a range of services to people living in socially rented, privately rented and owner occupied accommodation as well as supporting and working with a number of other public bodies, and with registered Housing Associations to facilitate the delivery of social housing in areas of identified need.

Northern Ireland Priority Species (NIPS)

The Wildlife and Natural Environment (NI) Act 2011 also known as the WANE Act introduced a duty on public authorities to exercise its functions to conserve biodiversity. NIEA under DAERA maintain a list of priority species that require conservation action.

Northern Ireland Regional Landscape Character Assessment (NIRLCA)

The Northern Ireland Regional Landscape Character Assessment (NIRLCA),

was published in February 2016, identifies 26 regional scale landscape character areas and provides a regional framework for landscape character and an impartial evidence base comparable to the rest of the UK, which will guide strategic decisions about landscape and set the context for more detailed local landscape studies in the future.

Northern Ireland Statistics and Research Agency (NISRA)

NISRA is the principle source of official statistics and social research on Northern Ireland. It aims to provide a quality, cost effective registration, statistics and research service.

Planning Agreement (Section 76)

A legally binding agreement for developer contributions which allows the provision of facilities and infrastructure that is necessary for development to go ahead.

Planning Policy Statements (PPSs)

These provide strategic direction and guidance in the form of regional planning policy and are a material consideration in preparing development plans and dealing with individual planning applications.

Plan Strategy

The Plan Strategy outlines the strategic aims and objectives of the Local Development Plan. It is prepared following consultation on the Preferred Options Paper. Together with the local policies plan, it will be the principle consideration when determining future planning applications for development in the Lisburn & Castlereagh City Council area.

Preferred Options Paper (POP)

This Paper represents the start of work on a Local Development Plan and

is a consultation document outlining what are considered to be the key plan issues and the preferred options available to address them. It seeks to promote debate on issues of strategic significance that are likely to influence the shape of future development within the Lisburn & Castlereagh City Council area.

Previously Developed Land

Previously developed land (also commonly referred to as brownfield land) is that which 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 under-used buildings; a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated.

Primary Retail Core

A primary retail core defines the main focus of retail activity within a city or town centre, and should be the area which encompasses new retail investment during the Plan period.

Primary Retail Frontage

This is the main concentration of retail floor space within the Commercial Core within which the Council will control non retail uses at ground floor level.

Programme for Government

The Programme for Government is the highest level strategic document of the Executive – setting out the priorities that it will pursue in the current Assembly mandate, and the most significant actions it will take to address them.

Ramsar Sites

The Ramsar Convention 1971 is an international treaty that provides a framework for sensitive use of wetlands.

Regional Development Strategy (2035)

The Regional Development Strategy sets the context for the sustainable development of Northern Ireland to 2035. The RDS acts as the spatial strategy of the Northern Ireland Executive's Programme for Government. The RDS was revised in 2010 to reflect the changing development of Northern Ireland and continues to set the overarching planning framework for the region.

Renewable Energy

Any naturally occurring source of energy such as solar, wind, tidal wave, biomass and hydroelectric power that is not derived from fossil or nuclear fuel.

Rural Landscape Wedges

Rural Landscape Wedges consist of buffer landscapes and open areas that can fulfil any of the objectives set out in Policy COU 1 (BMAP).

Rural Proofing

Rural proofing is the process where any major policy and strategy are assessed to determine whether they have a differential impact on rural areas, and where appropriate, make adjustments within their plans to take account of particular rural circumstances.

Scheduled Monuments

Archaeological sites and monuments are scheduled for protection under

the Historic Monuments and Archaeological Objects (NI) Order 1995 and the work of scheduling is ongoing.

Settlements

These are defined as cities, towns, villages and small settlements. The precise definition of which category each settlement falls into, will be part of the development plan process for each locality.

Simplified Planning Zone (SPZ)

This is an area of land earmarked by a local planning authority (LPA) for specific development where the planning process is relaxed in order to encourage development.

Sites of Local Nature Conservation Importance (SLNCIs)

SLNCIs are established under the Wildlife (NI) Order 1995 and Local Nature Reserves that may be established by local Councils under the Nature Conservation and Amenity Lands (NI) Order 1985. SLNCIs are managed by public agencies or voluntary bodies and are identified by their local nature importance on the basis of their flora, fauna or scientific interest.

Social Housing

Housing provided by registered Social Landlords for rent. Such housing is allocated by reference to an approved Common Waiting List and allocation system.

Spatial Connectivity

A measure of how well places, areas or spaces are connected or linked to each other.

Spatial Strategy

A coherent long-term policy framework to guide and influence future development. It aspires to guide future development in an orderly, economic and sustainable manner.

Special Protection Areas (SPA)

SPAs are sites established under the European Commission Directive of Wild Birds (2009/147/EC), commonly known as the 'Birds Directive'. SPAs are important areas for breeding, overwintering and migrating birds.

State Care Sites

Archaeological sites and monuments are taken into the care of the DfC under the Historic Monuments and Archaeological Objects (NI) Order 1995. State Care sites and monuments represent all periods of human settlement in Ireland from circa 7,000 BC to the 21st century.

Statement of Community Involvement

The Council's SCI describes how to get involved in the Planning Process and is available on the Council's website at www.lisburncastlereagh.gov.uk.

Strategic Environmental Assessment (SEA)

The SEA is set out in European Directive 2001/42/EC and is transposed into Northern Ireland law by the 'Environmental Assessment of Plans and Programmes Regulations (NI) 2004 (EAPP (NI) 2004), referred to as 'SEA Regulations'. The SEA is a procedure that contributes to the integration of environmental considerations in the preparation and adoption of plans and programmes.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The Department of the Environment's (now Department of Infrastructure) Strategic Planning Policy Statement (SPPS) published in 2015, sets out strategic subject planning policy for a wide range of planning matters. It also provides the core planning principles to underpin delivery of the two-tier planning system with the aim of furthering sustainable development. It sets the strategic direction for the new councils to bring forward detailed operational policies within future local development plans.

Supplementary Planning Guidance (SPG)

Supplementary Planning Guidance (SPG) supports, clarifies or illustrates by example planning policy statements and plans. This can take the form of design guidance, such as guides prepared for Conservation Areas. It also includes a set of Development Control Advice Notes that explain the criteria and technical standards to be considered when dealing with specific categories or particular aspects of development. Where relevant to a particular development proposal supplementary guidance will be taken into account as a material consideration in making decisions.

Supported Housing

Supported Housing enables vulnerable people to live more independently, both in their own home and in the community, through the provision of housing related support services.

Sustainability Appraisal – Interim Report

The Interim Report is part 2 of the first stage (Stage A) of the SA process. Stage A (2) requires the preparation of the environmental report which involves: Identifying, describing and evaluating the likely significant effects on the environment of implementing the plan; Reasonable

alternatives taking into account the geographical scope of the plan and reasons for selecting the alternatives dealt with; and Description of how the assessment was undertaken including any difficulties encountered in compiling the required information.

Sustainability Appraisal – Scoping Report

The Scoping Report is the first stage (Stage A) of the SA process and it involves: Reviewing relevant plans, policies and programmes, and objectives relevant to the plan with information on synergies or inconsistencies; Collecting baseline information; Identifying the economic, social and environmental issues and objectives the Council proposes to address in helping to deliver sustainable development through the LDP; Developing the proposed framework by which the strategic options and detailed policies and proposals of the LDP will be appraised; and Consulting on the scope of the SA (incorporating SEA) in accordance with the SEA Directive, which has been transposed into Northern Ireland law by the 'Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 EAPP (NI) Reg 11.

Sustainability Appraisal of Reasonable Alternative Options

Presents the summaries of the likely significant effects (positive and negative) of the Reasonable Alternatives considered to determine the preferred option for the preparation of the Preferred Options Paper (POP).

Sustainable Development

The three pillars of sustainable development are the economy, society and the environment. These should all be delivered in formulating policies and plan-making. These pillars give rise to the need for the planning system to

perform a number of roles:

- An economic role. Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation;
- A social role. Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations;
- An environmental role. Contributing to protecting and enhancing our natural, built and historic environment.

Sustainable Urban Drainage Systems (SUDS)

SUDS are a sequence of water management practices that seek to alleviate the problems associated with hard and paved surfaces in urban environments, by storing or re-using surface water at source, thereby decreasing flow rates to watercourses and improving water quality.

Travellers

A generic group as defined by the Race Relations (NI) Order 1997 i.e. “having a shared history, culture and traditions, including a nomadic way of life.”

Tree Preservation Order (TPO)

The Council has a duty to protect trees under Section 122 of the Planning Act (Northern Ireland) 2011. Tree Preservation Orders (TPOs) are designated to trees (either singularly or in a group) which are of high amenity or historic value or, for its rarity.

Urban Capacity Study

An Urban Capacity Study assesses the supply of land and buildings that may be available to accommodate new housing development. They are a valuable tool in facilitating sustainable development by identifying land and buildings within an area that might be reused for housing purposes and to form the basis for choosing new housing sites and the management of their release through the local development plan.

Urban Footprint

This is defined as the continuous built-up area of a settlement. Urban footprints have been identified and set as the baseline of January 2001. The boundary is represented by an uninterrupted line, often lying inside the planned settlement limit. It contains land that has a formal urban use and, for example, gardens on the edge of the settlement will be included within the urban area as they form part of a curtilage of a building. Undeveloped zoned land at the edge of the settlement is excluded.

Urban Landscape Wedges

Urban Landscape Wedges are open areas that are designated to separate localities within the Metropolitan Urban Area. They have a significant role in helping to define and retain the identities and character of the component parts of the urban area and preventing the merging of different city communities.

Urban Regeneration

Urban regeneration, also known as urban renewal or renaissance, is a program of land or building redevelopment in areas of medium to high-density urban land use. It includes a focus on significant physical, economic, community and social interventions within a designated area.

The development of masterplans and other strategies within an urban renewal area is an important part of the process in establishing a clear framework for the improvement and revitalization of these areas.

Viability

A measure of a centre's capacity to attract ongoing investment for maintenance, importance and adaptation to changing needs.

Vitality

A measure of how busy a centre is.

Walkability

The measure of how suitable or appealing an area is to walking. Factors influencing walkability include the presence or absence of quality footpaths or other pedestrian rights-of-way, traffic and road conditions,

land use patterns, building accessibility, and safety, amongst others.

Walkability is an important concept in sustainable urban design.

Wellbeing

A good or satisfactory condition of existence; a state influenced by health, happiness and prosperity. For a larger group of people, it could be described as the welfare of that group.

Windfall

This is housing provision on undesignated sites in the Development Plan and as such, cannot be precisely anticipated. It can arise as a result, for example, of plot sub-division or property conversion and can normally make a significant contribution to the housing land supply over any Plan period.

