

Local Development Plan

PREFERRED OPTIONS PAPER

MARCH 2017

Summary Paper

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What is the Local Development Plan?

The Local Development Plan (LDP) will influence the spatial development of the Lisburn & Castlereagh City Council area as well as provide a framework for future development up to 2030. The Local Development Plan will shape the development of the Council area and respond to the needs of the Community both now and in the future. The Council has far-reaching goals to further develop and grow the area for the benefits of all its citizens, based on a partnership approach with stakeholders, investors and residents.

What is the Preferred Options Paper (POP)?

The purpose of the POP is to set out:

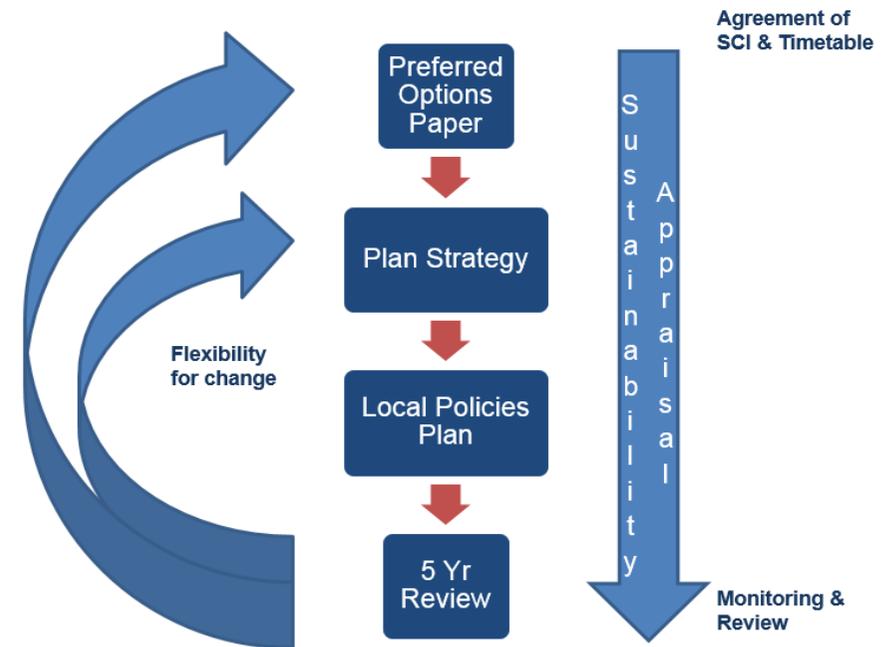
- A vision, strategic objectives, key issues and options for the LDP
- Evidence to appraise the options
- The Council's preferred options and justification/rationale

The Preferred Options paper will feed into the LDP which will consist of the following:

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

Key Stages in the LDP Preparation



Sustainability Appraisal

A sustainability appraisal is being carried out alongside the preparation of the Lisburn & Castlereagh City Council Local Development Plan. The assessment helps the Council to identify the relative environmental, social and economic performance of possible strategic, policy and site options, and to evaluate which of these may be more sustainable.

Policy and Spatial Context

Planning legislation¹ requires the LDP to ‘take account’ of the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement 2015 (SPPS) and other Central Government policy and guidance which include:

- *Regional Development Strategy, 2035*
- *Strategic Planning Policy Statement for Northern Ireland (SPPS)*
- *Planning Policy Statements (PPSs)*
- *Belfast Metropolitan Area Plan, 2015 (BMAP)*
- *West Lisburn Development Framework, 2015*

Population - it is estimated that the population of the Council area is expected to grow from **140,205 in 2015 to 158,618 in 2030**, an increase of 18,413 (13.1%)

Housing – it is estimated that **13,300 new dwellings** are required over the Plan period

Economy – Potential to create an **additional 6,500 new jobs** over the Plan period on zoned employment land

Infrastructure – Two key transport corridors traverse the Council area making it a strategic location for employment and housing; Belfast –Dublin rail line; Knockmore Link key new infrastructure

Environment – Lagan Valley Regional Park, rich array of built and natural heritage assets

Neighbouring Councils – Council has inter-relationships with 5 neighbouring Council areas

Map 1: Spatial Context Lisburn & Castlereagh City Council Area

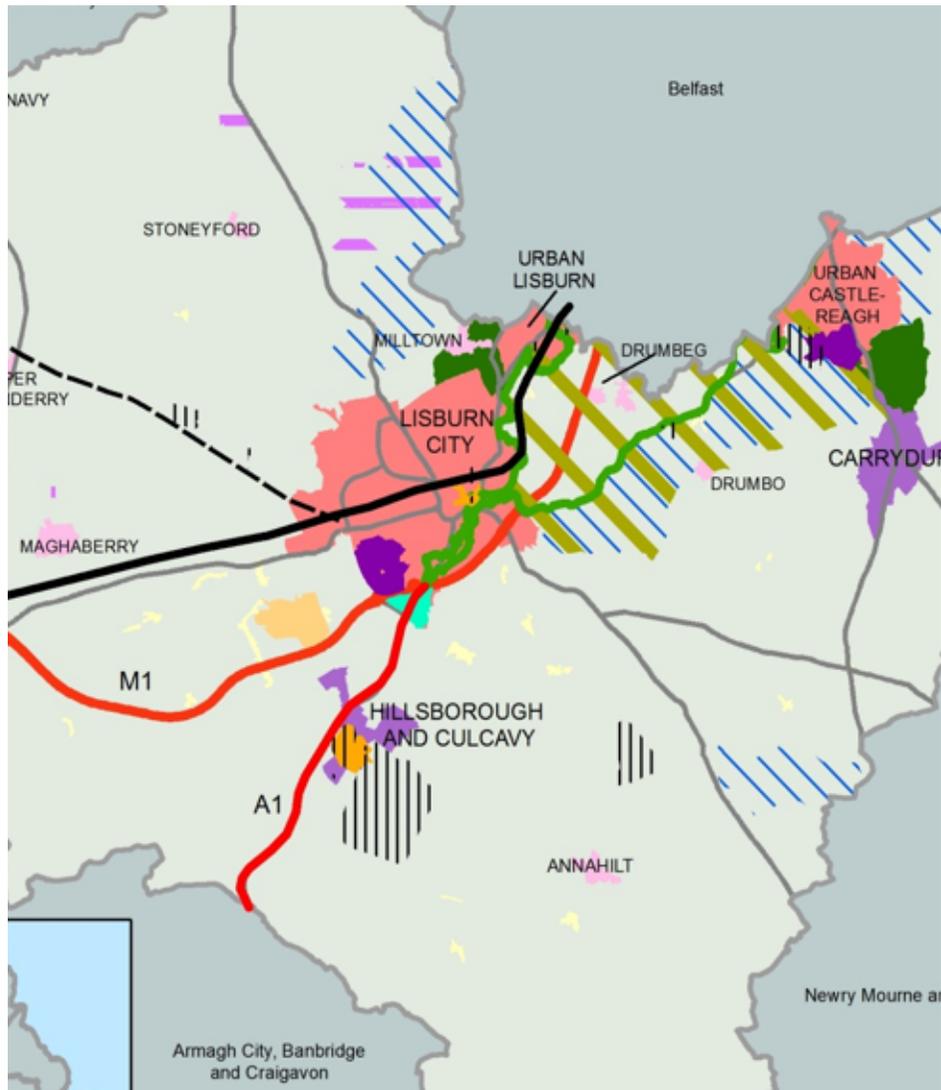


¹ The Planning (NI) Act 2011

Growth Strategy and Spatial Framework

One of the key aims of the new Local Development Plan will be 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 following key vision and strategic objectives.

Map 2: Growth Strategy Lisburn and Castlereagh City Council Area



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.

Vision & Strategic Objectives

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

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

The Local Development Plan will be delivered through the Spatial Framework to address the following **LDP Strategic Objectives** which are set out in the Preferred Options Paper, as follows:

A Enabling Sustainable Communities & Delivery of New Homes

B Driving Sustainable Economic Growth

C Growing our City, Town Centres, Retailing & Offices

D Promoting Sustainable Tourism, Open Space & Recreation

E Supporting Sustainable Transport and Other Infrastructure

F Protecting and Enhancing Built and Natural Environment

A Enabling Sustainable Communities and Delivery of New Homes

The Settlement Hierarchy

The Settlement Hierarchy supports the Growth Strategy and Spatial Framework for the Council Area. The settlement hierarchy for the Council area currently consists of Lisburn, Greater urban areas of Lisburn and Castlereagh, the towns of Carryduff, Hillsborough and Moira, 13 villages and 33 small settlements.



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.

Approximately 13,300 Housing Units are estimated to be required over the Plan period.

Housing land remaining to be developed within the settlements could accommodate approximately 11,600 housing units, and 1,544 units have been already built. The Council is therefore proposing an additional 10% housing growth allocation to accommodate any shortfall in housing land over the Plan period, which would allow an additional 1,330 units to be accommodated across the settlement hierarchy.

Key Issues & Preferred Options for Enabling Sustainable Communities and Delivery of New Homes

Key Issue 1 The Settlement Hierarchy

Preferred Option 1A: Retain the existing settlement hierarchy with limited amendments

Key Issue 2 Facilitating Future Housing Growth (Settlements)

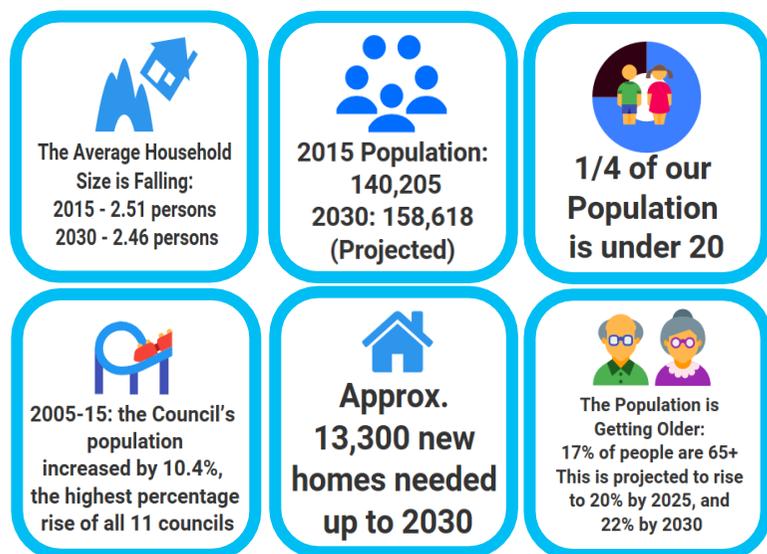
Preferred Option 2A: Focus future housing growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints

Key Issue 3 Facilitating Sustainable Housing in the Countryside

Preferred Option 3A: Retention of existing rural policy-led approach to facilitating sustainable housing development in the countryside

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

Preferred Option 4A: Land identified for education, health, community or cultural uses by the relevant providers will be protected from development for alternative uses through the new Local Development Plan.

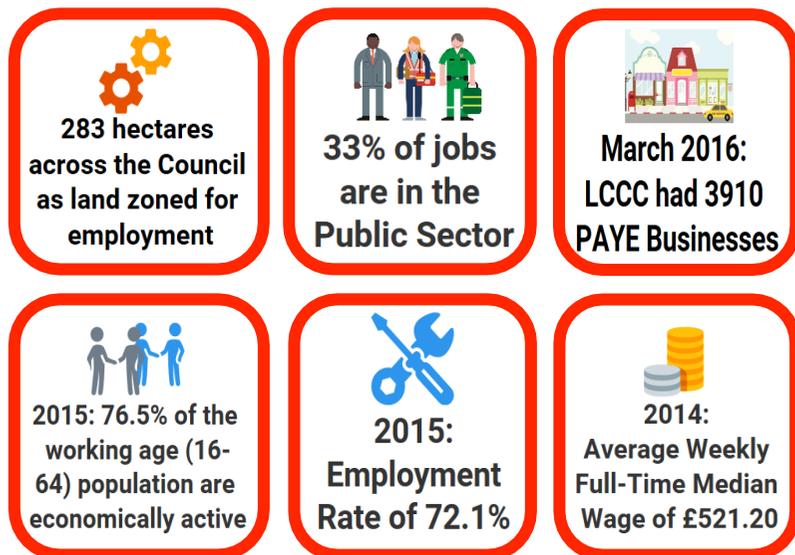


B Driving Sustainable Economic Growth

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.

Approximately 6,500 jobs are estimated to be required over the Plan period.

Given the key strategic location of the Council area regionally, there are significant opportunities to attract a wide range of major employment users, 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.



Key Issues and Preferred Options for Driving Sustainable Economic Growth

Key Issue 5 Safeguarding Existing Employment Land

Preferred Option 5A: Maintain the current provision of land zoned for employment (with the exception of the West Lisburn/Blaris Major Employment Location)

Key Issue 6 West Lisburn/Blaris Major Employment Location

Preferred Option 6A: Redesignate the Blaris Major Employment Zoning as a Mixed Use site

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

Preferred Option 7A: Retain the existing Purdysburn Major Employment Location as a Mixed Use Site

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

Preferred Option 8A: Retain designation of the Maze Lands as a Strategic Land Reserve of Regional Importance

Key Issue 9 Facilitating Sustainable Rural Economic Development in the Countryside

Preferred Option 9A: Retention of the existing policy-led approach to Rural Economic Development in the Countryside

Key Issue 10 Mineral Safeguarding Zones and Areas of Mineral Constraint

Preferred Option 10A: Provide Mineral Safeguarding Zones and Areas of Mineral Constraint in addition to the existing policy-led approach in relation to Mineral Development

C Growing our City, Town Centres, Retailing and Offices

Lisburn City Centre and Carryduff Town Centre are considered to be the main foci for additional shopping floorspace and for sites outside city and town centres, retail development is to be focused on District and Local Centres i.e. Forestside and Dundonald. 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.

Sprucefield's Regional Shopping Centre provides a key complementary role to Lisburn City Centre. Sprucefield's ideal location on the North-South and East-West key transport corridors provides opportunities for significant growth in the retail sector.



Key Issues & Preferred Options for Growing our City, Town Centres, Retailing and Offices

Key Issue 11 Growing Lisburn City Centre

Preferred Option 11A: Extend the existing City Centre Boundary of Lisburn City Centre

Key Issue 12 Strengthening Town Centres

Preferred Option 12A: Retain the existing town centre of Carryduff and Designate town centre boundaries in the historic towns of Hillsborough and Moira

Key Issue 13 Sprucefield Regional Shopping Centre

Preferred Option 13A: Retain and reinforce Sprucefield as a Regional Shopping Centre

Key Issue 14 Strengthening District & Local Centres

Preferred Option 14A: Extend District and Local Centre Boundaries of Forestside and Dundonald

Key Issue 15 Growing the Night-Time Economy

Preferred Option 15A: Grow the Night-Time Economy

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

Preferred Option 16A: Promoting Office Development within the City, Town, District and Local Centres

Key Issue 17 City Centre Development Opportunity Sites

Preferred Option 17A: Identify potential Development Opportunity Sites within Lisburn City Centre

D Promoting Sustainable Tourism, Open Space and Recreation

In keeping with regional policy, the need to promote a balanced approach that safeguards tourism infrastructure, improves facilities for tourists in support of Tourist Signature Destinations and encourages environmentally sustainable tourism development, is recognised as key to growth in this sector.

Investment in tourism brings new facilities to towns, cities and surrounding landscapes as well as providing the opportunity to maximise environmental and heritage assets.

The Lisburn & Castlereagh City Council Area plays host to a diverse range of tourism and recreation facilities that are not only aesthetically valued such as the Lagan Valley Regional Park, but also play an important role in providing the opportunity for local people to participate in sport and recreation, therefore contributing to the overall physical and mental wellbeing of the community.



Key Issues & Options for Promoting Sustainable Tourism, Open Space & Recreation

Key Issue 18 Promoting Hillsborough Castle as a Key Tourism Destination

Preferred Option 18A: Promote Hillsborough Castle as a Key Tourism Destination

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

Preferred Option 19A: Promote the implementation of 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

Preferred Option 20A: Protect and promote the Lagan Valley Regional Park as a rich natural asset, retaining and enhancing the Lagan Valley Regional Park Nodes

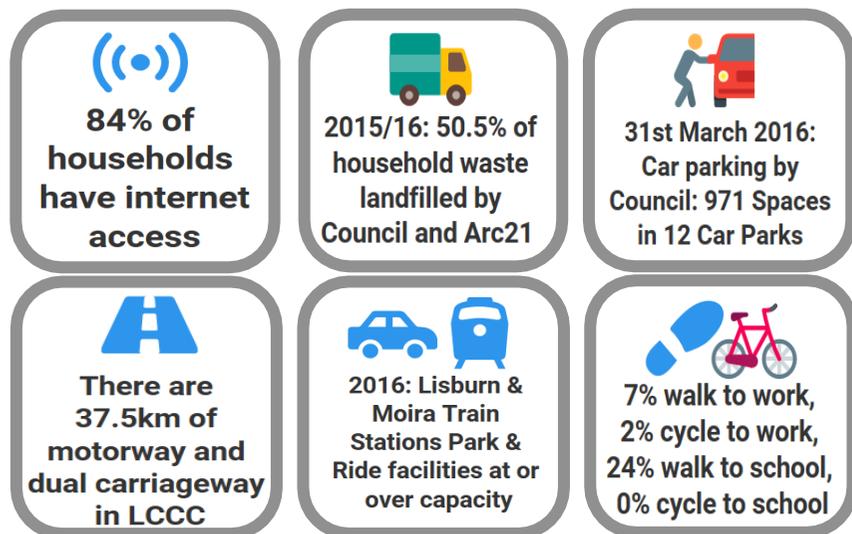
Key Issue 21 Protecting and Enhancing Open Space, Sport & Outdoor Recreation

Preferred Option 21A: Protect and enhance all areas of open space and provide opportunity to identify a limited number of new Community Greenways

E Supporting Sustainable Transport and Other Infrastructure

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. There are a number of key transportation infrastructure schemes both strategic and non-strategic including the Knockmore to M1 Link (Council key priority) and M1 to A1 Link (strategic). There are excellent rail links and public transport routes throughout the Council area.

Discouraging car use and encouraging modal shift to walking, cycling and the use of public transport is part of the Central Government strategy to make a contribution to reducing carbon emissions. 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.



Key Issues & Preferred Options for Sustainable Transport and Other Infrastructure

Key Issue 22 Retention of Key Transportation Infrastructure Schemes (Road and Rail)

Preferred Option 22A: Retain a number of key transportation infrastructure schemes to enhance accessibility within the area

Key Issue 23 Retention of Key Park & Ride Sites

Preferred Option 23A: Retain a number of key Park & Ride Sites with identification of potential new Park & Ride/Park & Share sites

Key Issue 24 Promoting Active Travel (walking, cycling and public transport)

Preferred Option 24A: Promote Active Travel in all new development (within Urban Areas/Settlements) to demonstrate how development integrates with existing public transport

Key Issue 25 Connecting People and Place – Greenways

Preferred Option 25A: Protect and develop safe, shared and accessible Greenways connecting communities, promoting walking and cycling, recreational and social interaction and enhancing health and wellbeing

Key Issue 26 Renewable Energy

Preferred Option 26A: Introduce Areas of Constraint in relation to renewable development (wind turbines)

Key Issue 27 Telecommunications

Preferred Option 27A: Retain the existing policy approach in relation to telecommunication development

Key Issue 28 Waste Management

Preferred Option 28A: Retain the existing policy approach in relation to waste management within the Council area

F Protecting & Enhancing the Built & Natural Environment

It is considered fundamentally important to protect, conserve and where possible, enhance the built heritage assets within our Council area. The Council plays host to a range of built heritage assets including three conservation areas in Lisburn, Hillsborough and Moira as well as a large number of Areas of Townscape and Village Character and numerous Listed Buildings/Monuments which are afforded protection.

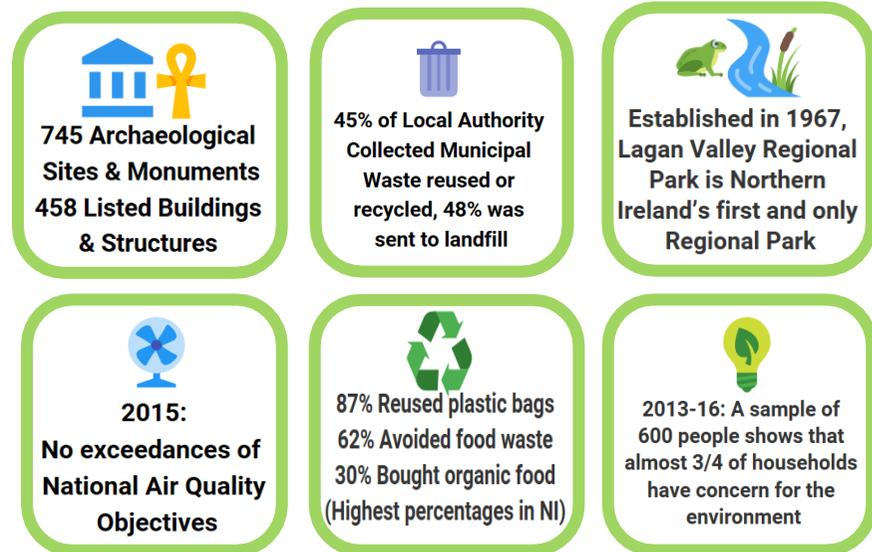
Built Heritage Asset Examples:

- Hillsborough Castle, Courthouse and Fort
- Castle Gardens
- Hilden Brewery
- Irish Linen Centre and Lisburn Museum

A significant proportion of the Council area is designated for its natural heritage value. This protection plays an important role in balancing the growth of the area whilst protecting and enhancing these assets as part of maintaining the landscape quality, natural heritage and attractiveness of the area. There are a significant number of existing 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).

Natural Heritage Asset Examples:

- Lagan Valley Regional Park
- Nature Reserve at Belshaw's Quarry
- Castlereagh Hills



Key Issues & Preferred Options for Enhancing the Built & Natural Environment

Key Issue 29 Protecting & Enhancing Built Heritage Assets and Archaeological Remains

Preferred Option 29A: Retain the existing policy-led approach with regards to the protection and enhancement of Built Heritage Assets but in addition provide opportunity to identify potential new Conservation Areas, Areas of Townscape Character or Areas of Village Character throughout the Council area

Key Issue 30 Protecting & Enhancing Natural Heritage Assets

Preferred Option 30A: Retain the existing policy approach with regards to the protection and enhancement of Natural Assets but in addition provide opportunity to identify potential new environmental designations across the Council area.

Have Your Say

We want your comments on the key issues and options identified in the 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 Response Form](#) 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, 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/resident/planning/local-development-plan and in different formats upon request.

The consultation for the Preferred Options Paper runs from **30th March 2017 to 25 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/resident/planning/local-development-plan

By Email: LDP@lisburncastlereagh.gov.uk

By Post: Local Development Plan Team

Civic Headquarters

Lagan Valley Island

Lisburn

BT27 4RL