

# Local Development Plan

PREFERRED OPTIONS PAPER

Public Consultation Report

SEPTEMBER 2017

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# CONSULTATION RESPONSES TO THE LOCAL DEVELOPMENT PLAN (LDP) PREFERRED OPTIONS PAPER

## 1.0 Introduction

- 1.1 The Council's vision for the Local Development Plan (LDP) shared with the Community Plan, is to achieve an empowered, prosperous, healthy, safe and inclusive community. To support and influence future investment and development decisions, the new LDP will guide development of the Lisburn & Castlereagh City Council area up to 2032.
- 1.2 The LDP seeks to fulfil its role as a spatial reflection of the Community Plan by providing a spatial framework and policies to shape future growth to support communities through housing delivery, facilitating a strong and diverse economy, growing our city and town centres, promoting sustainable tourism, identifying infrastructure requirements and protecting environmental assets.
- 1.3 An integral part of the LDP in accordance with the Council's Statement of Community Involvement (SCI<sup>1</sup>) is to ensure that local communities and stakeholders are fully engaged in the process from the outset. This will assist in managing future growth sustainably by delivering social, economic and environmental benefits for the Council area.

## The Local Development Plan

- 1.4 Lisburn & Castlereagh City Council's Local Development Plan 2032 will guide investment decisions and set out policies and proposals for the use, development and protection of land in the Council area.
- 1.5 It consists of the following two documents:
- Plan Strategy – providing the strategic framework for the Council area as a whole; and
  - Local Policies Plan – setting out the Council's local site specific policies and proposals relating to the development and use of land across the Council area.
- 1.6 The publication of the Preferred Options Paper (POP) and the Public Consultation Report marks the completion of the first stage of the Plan process.

## Preferred Options Paper

- 1.7 The Preferred Options Paper (POP) outlines the vision, strategic objectives and a range of options for dealing with the key planning issues affecting the Council area.

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<sup>1</sup> The SCI published in April 2016, outlines the Council's commitment to working with the community to develop a plan for the Council area.

1.8 The document identifies 30 different Key Issues grouped under 6 Strategic Objectives accompanied by a suite of supporting documents, comprising:

- 14 Position Papers underpinning the preferred options;
- Sustainability Appraisal (incorporating Strategic Environmental Assessment) Scoping Report;
- Sustainability Appraisal (incorporating Strategic Environmental Assessment) Interim Report; and
- Equality Impact Assessment (EQIA) Screening

## **2.0 Public Consultation Report**

2.1 This Preferred Options Paper Public Consultation Report (prepared in accordance with Regulation 11(4) of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015) details the processes involved in consulting on the POP as well as the findings of the consultation. These findings will be made available for respondents and the general public and will feed into subsequent stages of the plan preparation including drafting planning policies.

2.2 The report highlights the feedback provided in relation to the growth strategy, vision, strategic objectives, key issues and a summary of the responses to each of the preferred options.

2.3 Comments received are taken into account before preparing the next stage of the Local Development Plan, i.e. the Plan Strategy. Members' comments on this document will also be taken into account.

### **Additional Assessments in relation to the LDP**

#### **Sustainability Appraisal (SA) Interim Report**

2.4 The SA promotes sustainable development by assessing the extent to which the emerging plan will help to achieve environmental, economic and social objectives. A summary of the comments received in relation to the SA is contained in Section 7 of this paper.

#### **Equality Impact Assessment**

2.5 The EQIA report sets out how the Council intends to promote equality of opportunity throughout the LDP process. The EQIA responses and any issues identified will act as a guide to develop engagement, consultations and reports, to shape equality screening going forward. There was one response received in relation to the Equality Impact Screening for the Preferred Options Paper (see Para. 6.1).

### **3.0 Consultation Process**

- 3.1 The Preferred Options Paper was subject to an 8-week consultation period which commenced with the launch of the Preferred Options Paper on 30<sup>th</sup> March 2017 and closed on 25<sup>th</sup> May 2017.

#### **Launch Event**

- 3.2 The Launch event took place at Hillsborough Castle on Thursday 30<sup>th</sup> March 2017. The event was opened by the Mayor (Brian Bloomfield MBE) and a presentation by the Chief Executive Dr Theresa Donaldson. Closing remarks were received by the Chair of the Planning Committee, Councillor Alexander Redpath. All attendees were provided with a copy of the Preferred Options Paper and Appendices.

#### **Public Advertisement and Press Release**

- 3.3 In accordance with Regulation 10 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015) an advertisement was placed in the Belfast Telegraph, the Ulster Star and the Ards Chronicle, notifying of its publication, a brief description, where it was available for inspection and how to respond. Details of the Drop-in sessions were also provided (see below). In addition, the Preferred Options Paper was advertised in the Carryduff Focus Magazine and Lisburn and Castlereagh Citywide Magazine.
- 3.4 The press release issued on the Council's website on Friday 31<sup>st</sup> March 2017, provided a summary of the launch event and how the public could get involved along with details of the drop-in sessions.

#### **Consultees**

- 3.5 Meetings with statutory consultees, non-statutory consultees and the Stakeholder Group<sup>2</sup> to inform the contents of the Preferred Options Paper were held prior its launch. All groups were consequently consulted with regards to its publication and how to provide comments/get involved.

#### **Section 75**

- 3.6 The Council's SCI refers to the importance of early involvement of Section 75 Groups in the Plan making process who were invited by email to provide comments on the Preferred Options Paper. A total of 160 section 75 groups were informed of the launch of the Preferred Option Paper, with details available to view on the Council's website at [www.lisburncastlereagh.gov.uk/LDP](http://www.lisburncastlereagh.gov.uk/LDP) and inviting comments by 25<sup>th</sup> May 2017.

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<sup>2</sup> Consists of a range of statutory and non-statutory consultees to advise and provide oversight of the LDP process



## Community/Voluntary Groups

- 3.7 A total of 92 Community/Voluntary Groups were invited to attend the drop-in sessions via email, with details available to view on the Council's website at [www.lisburncastlereagh.gov.uk/LDP](http://www.lisburncastlereagh.gov.uk/LDP)

A further drop-in session was arranged for Community Groups on Friday 5<sup>th</sup> May 2017 at the Civic Centre, Lagan Valley Island.

In addition, there were joint events held with the Community Plan to inform Community and Voluntary Groups of the LDP and Community Plan process and linkages between them. Details of the joint events are provided in the table below:

Event	Venue	Date
Community Planning Thematic Workshops - Economic, Environmental & Social Well-Being	Various locations	July/August 2016
Joint Community Plan & LDP Workshop	Civic Centre, Lagan Valley Island	18th November 2016
Community Plan Workshops	Various locations	Feb/March 2017

## Public Drop-In Sessions

- 3.8 Eight drop-in sessions during April and May 2017 were organised across the Council area to engage and generate awareness among the general public. The sessions were held in Lagan Valley Island, Bradford Court, Lough Moss Centre, Enler Community Centre, Maghaberry Community Centre and Hillsborough Village Centre.

Details of the public engagement events are provided in the table below:

Venue	Date	Time
Oak Room, Lagan Valley Island, Lisburn	Thursday 6 <sup>th</sup> April	14.00 – 16.00
Oak Room, Lagan Valley Island, Lisburn	Thursday 6 <sup>th</sup> April	18.30 – 20.30
Function Suite, Bradford Court, Upper Galwally, Belfast	Tuesday 11 <sup>th</sup> April	14.00 – 16.00
Function Suite, Bradford Court, Upper Galwally, Belfast	Tuesday 11 <sup>th</sup> April	18.30 – 20.30
Lough Moss Leisure Centre, Hillsborough Road, Carryduff	Thursday 13 <sup>th</sup> April	18.30 – 20.30

Enler Community Centre, 9 Craigleith Drive, Dundonald	Wednesday 19 <sup>th</sup> April	18.30 – 20.30
Maghaberry Community Centre, Maghaberry Road, Maghaberry	Wednesday 26 <sup>th</sup> April	18.30 – 20.30
Hillsborough Village Centre, 7 Ballynahinch Road, Hillsborough	Tuesday 2 <sup>nd</sup> May	18.30 – 20.30

### Display Exhibitions

- 3.9 Display Exhibitions for the Preferred Options Paper were provided on a permanent basis for the duration of the 8-week consultation period at the Council's two principal offices, Civic Headquarters, Lagan Valley Island, Lisburn and Bradford Court, Upper Galwally. Hard copies of the Preferred Options Paper were made available on request. The Preferred Options Summary Paper (see below) and information on all other relevant documents were also made available.

### Additional Communications

#### Posters and Summary Paper

- 3.10 Throughout the engagement process various methods were used to engage the public including a Preferred Options Paper Summary Paper (see Appendix A), a Prezi visual display (used at launch and drop-in sessions) and promotional pull-up display panels.

#### Web Communications

- 3.11 The Council's website was utilised fully in advertising details of the Preferred Options Paper and related documents, all of which were available to download from a dedicated webpage. The drop-in sessions were also widely advertised on the Council's website with photos of the launch.
- 3.12 Social media was also used widely to publicise the Preferred Options Paper throughout the 8-week consultation period, including the Council's Facebook and twitter pages.

## 4.0 Preferred Options Paper (POP) Consultation Responses

- 4.1 There were 181 formal responses to the POP received via email, Citizen Space and hard copy. A breakdown of all respondents is included in Appendix B.

### Sustainability Appraisal (SA):

- 4.2 There were 5 formal responses to the SA via email and hard copy.

### Equality Impact Assessment (EQIA):

- 4.3 No comments were received in relation to the EQIA Screening.

### Methods of Consultation Responses

- 4.4 There were a number of ways that the public could provide comments on the key issues and options identified within the Preferred Options Paper, i.e:
- Through the Council's online survey hosted through Citizen Space;
  - Through the Council's online Response Form; and
  - Through a hard copy response (email or post).
- 4.5 The majority of the responses (94%) were submitted via email or hard copy and were then imported onto Citizen Space before analysis could begin. These responses were reviewed and allocated to the appropriate question on Citizen Space.
- 4.6 The response form for most preferred options asked respondents whether they supported the preferred option, and where alternative options were given to indicate their preference by ticking one box only. Many respondents did not complete the question but provided a written response. For the purpose of this report their comments have been categorised under 3 groupings i.e.:
- If they support the Preferred option 'Supportive';
  - If they do not support the Preferred Option 'Not Supportive'; or
  - If they provide comments that are neither in support or non-supportive 'Neutral/Other'.
- 4.7 These terms can be further defined as:
- **Supportive** – respondents answered 'yes' in the consultation response form or comments were judged to be generally supporting the proposed approach. Please note many of these respondents also raised concerns, but were overall judged to be supportive of the approach.
  - **Non Supportive** – respondents answered 'no' in the consultation response form or comments were judged to be generally against a proposed approach.
  - **Neutral/Other** – respondents did not answer 'yes' or 'no' in the response form or it was unclear from the comments submitted whether the respondents were supporting the proposed approach or not, or where alternative suggestions for the particular key issue had been provided.

### Feedback from POP Drop-In Sessions

- 4.8 Following the period of public consultation on the Preferred Options Paper, a number of drop-in sessions were held around the Council area (referred to under 3.8) to further give people opportunity to question and comment on any

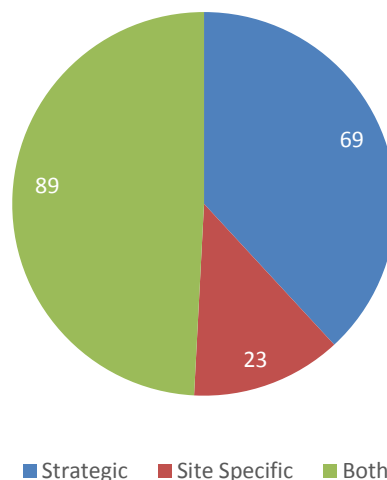


proposal/key issue. Details of the feedback from each event is contained in Appendix C.

## 5.0 Main Findings - Summary of Public Consultation Responses

- 5.1 This paper provides an overview of the main findings of the public consultation exercise on the Council's LDP Preferred Options Paper. It is not intended to be a comprehensive report on every comment received, but rather a summary of the key issues raised in the responses. A copy of this document is available on the Council's website [www.lisburncastlereagh.gov.uk](http://www.lisburncastlereagh.gov.uk). The Council would like to take this opportunity to thank all those who contributed to the consultation exercise.
- 5.2 This Public Consultation Report was prepared following a detailed assessment of the comments received to the public consultation. The report is structured so as to respond to each consultation question contained within the Preferred Options Paper and sets out for each question the main points received.
- 5.3 As stated previously, a total of 181 responses were submitted by a wide range of organisations/individuals, including 21 statutory consultees, 5 non-statutory consultees, 1 Section 75 group, 3 community/voluntary groups, 96 agents and 55 individual members of public.
- 5.4 Many of the comments received do not relate purely to strategic issues which are raised in the public consultation questionnaire, some focus on site specific issues, where individual sites/land parcels were submitted. In the analysis of the responses received, the LDP Team categorised the thrust of each response into the following 3 categories of 'Strategic', 'Site Specific' (relating to an identified site) and both 'Strategic and Site Specific', which included a mix of responses as demonstrated in the pie chart below:

### Focus of Response

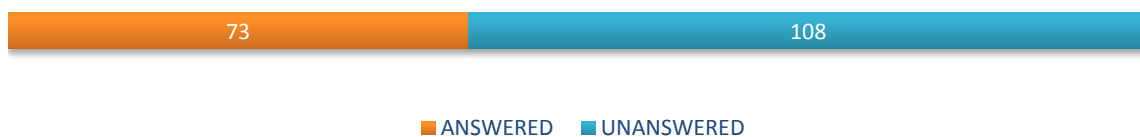


## Sections 1 – 4 of the Preferred Options Paper

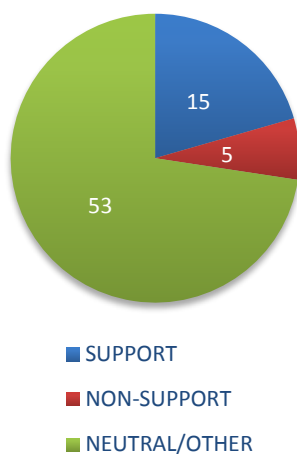
**Do you have any comments on the opening sections 1-4 of the Preferred Options Paper that should be taken into account when preparing the Plan Strategy?**

**The Council's opening sections included 1 Introduction; 2 Have Your Say; 3 Policy Context; and 4 Spatial Context**

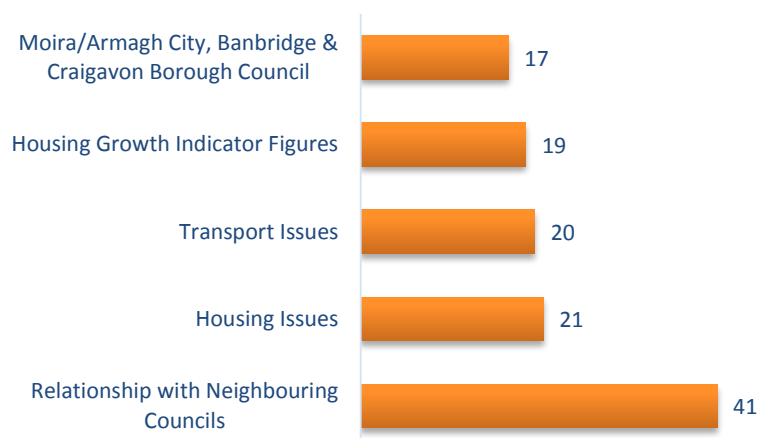
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 73 respondents answered this question. Of the 73 responses, 15 or 21% were judged to be supportive of the Council's opening sections regarding the Introduction; Have your say; Policy Context; and Spatial Context. Conversely 5 or 7% were non-supportive, and the majority of 53 or 72% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this question.

The majority of comments raised referred to the Council's relationship with neighbouring Councils. This was in the context of providing better linkages between Housing Growth Indicator figures (HGI) and the spatial context. There was also a

substantial number of requests for no further development being created in the neighbouring Armagh, Banbridge and Craigavon Borough Council in the settlements of Magheralin, Dollingstown, and East Lurgan owing to the impact of traffic on Moira.

Transport issues referred largely to the lack of infrastructure provision and the impact any new development would have on the existing infrastructure.

There was a mixed response in relation to the HGI figures used in the POP. A large number of respondents voiced issues in terms of the HGI figures either being insufficient, or too much, stating greater emphasis should be placed on the existing brownfield sites.

The site specific issue of Moira and surrounding settlements, as referred to previously were primarily concerns about the impact of any new development on existing infrastructure in this area.

### **Supportive Comments**

- There were many respondents who agreed in principle with the policy and spatial context but requested additional consideration be given to the renewable energy context, retailing context and transport which should be across neighbouring Councils.
- Department for the Economy welcomed the key strategic objectives and vision set out in the POP and requested consideration be given to the Industrial Strategy for NI and further reference to the Programme for Government.
- The Department for Communities (DfC) Historic Environment Division were also welcoming of the strategic objectives but asked that the term Historic Environment replace Built Heritage.
- Department for Infrastructure (DfI) were also broadly supportive however outlined the importance of providing the evidence base from strategic objectives (linking to the Community Plan) in order to achieve soundness. The Plan must take account of the RDS and SPPS.

### **Non-Supportive Comments**

- Some comments were received in relation to supporting the 'town centre first' approach that is set out in the SPPS which the LDP must be in accordance with.
- The Royal Society for Protection of Birds (RSPB) were concerned about use of the West Lisburn Development Framework as the evidence base for expanding West Lisburn, as this in itself would not be sufficient to achieve soundness.

### **Neutral/Other Comments**

- Comments were received relating to the HGIs and that these should take account of neighbouring Councils.

- There were several comments from renewable energy suppliers in relation to the LDP presenting a great opportunity for further development in this area, such as growth in 'clean-tech' industry and also comments in relation to growing solar energy.
- Historic Royal Palaces (HRP) welcomed the strategy aims and objectives suggesting the inclusion of promoting the development of sustainable tourism.
- Water and Drainage Policy Division DfI questioned whether NI Water have capacity in the water and sewerage network to facilitate the additional 13,300 houses proposed.

## Summary

Whilst the largest category of respondents to this question is classed as being neutral/other, the majority of respondents agreed in principle with the broad thrust of the policy and spatial context provided in Sections 1-4 of the Preferred Options Paper, but offered additional comments for the Council to consider.

There were repeated requests for no further development in Moira given the pressures on existing infrastructure.

There were mixed comments on the supply of housing in terms of overall allocation and sufficient brownfield/zoned/committed sites being available.

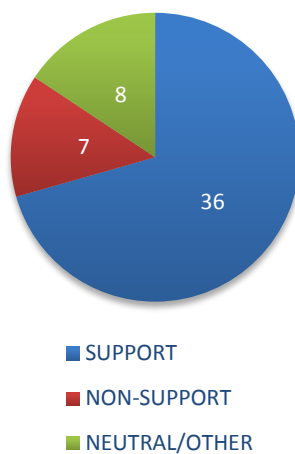
## Growth Strategy and Spatial Framework of the Preferred Options Paper

### Do you agree with aims of the Council's Growth Strategy and Spatial Framework as outlined in Section 5 of the Preferred Options Paper?

#### Responses to Question



#### Respondents view



#### Top five comments provided



## Public Consultation Responses

A total of 51 respondents answered this question. Of the 51 responses, the majority of 36 or 70% were judged to be supportive of the Council's Growth Strategy and Spatial framework. Conversely 7 or 14% were non-supportive, and 8 or 16% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this question.

Comments raised were evenly distributed across employment and housing allocation, with support for the growth strategy, but wanted either additional employment or housing land to be included. There were comments relating to the LDP achieving environmental objectives such as furthering sustainable development being a cross-cutting issue. Some referred to the importance of place making in settlements across the hierarchy. The importance of complying with the SPPS was also emphasized as was support for business growth in the settlements.

## Supportive Comments

- There were many respondents who agreed in principle with the growth strategy and spatial framework (consisting of the network of settlements) but requested additional consideration be given to the current growth primarily focussed on West Lisburn and also extending the current settlement hierarchy.
- The NIHE broadly agreed with this section and the sequential approach to housing allocation along with the adequate and continuous supply of employment land to support sustainable communities.
- DfI Water and Policy Division welcomed the use of NISRA based population projections as NI Water uses the same source to prioritise investment and maintain capacity.

## Non-Supportive Comments

- Some comments were received in relation to flexibility being afforded within the settlements, and others advised on the serious implications of future growth in terms of infrastructure constraints.
- The Ministerial Advisory Group (MAG) were against the idea of creating isolated housing and employment zonings/employment land banks and requesting, identifying, defining, and designating retailing, recreation, residential, education or community facilities within mixed use urban designed frameworks.
- Infrastructure severance issues around Lisburn City Centre were also raised by a respondent.

## Neutral/Other Comments

- Comments were received relating to energy infrastructure, the green economy and/or climate change and urge the Council to give consideration to developing an ambitious plan for a low-carbon city.
- Historic Environment Division requested that protecting, conserving and promoting the historic environment should be a cross-cutting theme.
- There was the suggestion to rename Greater Urban Castlereagh as two distinct places within the settlement hierarchy, i.e. Dundonald and Newtownbreda as this supports the principle of place-making.

## Summary

Whilst there was broad support for the growth strategy and spatial framework, comments were varied and mixed in equal proportions, some recognising that existing growth could be accommodated within the existing settlements with no need for additional housing, others saying that the strategy was not ambitious enough.

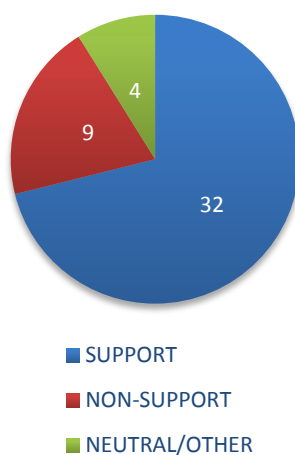


## Do you agree with cross-cutting themes outlined in Section 5 of the Preferred Options Paper?

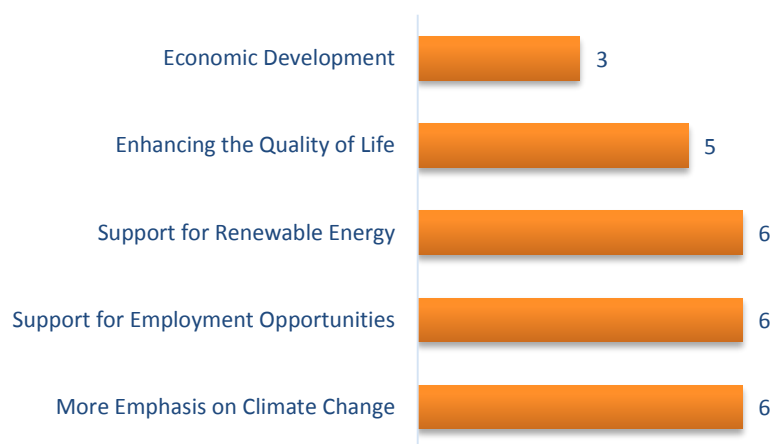
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 45 respondents answered this question. Of the 45 responses, the majority of 32 or 71% were judged to be supportive of the Council's cross-cutting themes outlined in Section 5. Conversely 9 or 20% were non-supportive, and 4 or 9% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this question.

Comments raised were evenly distributed across the themes of climate change, employment opportunities, and support for renewable energy. Comments ranged from those suggesting that more renewable energies should be promoted, whilst other cautioned the widespread use of wind turbines. Enhancing the quality of life was also seen as an important issue for the LDP, including the creation of balanced communities and support for housing for the increasing elderly population. Some comments were received about strengthening economic development as a cross-cutting theme.

## Supportive Comments

- The majority of respondents were in strong support of the cross-cutting themes identified.
- DfI commented that the themes had picked up on the core principals of the SPPS and welcomed this approach.
- NIHE strongly supported the themes of promoting equality of opportunity and enhancing quality of life. In order to strengthen the development of balanced communities housing need should be met through the delivery of mixed tenure housing.
- A neighbouring Council identified the need to work closely on issues of mutual concern such as impacts on cross boundary environmental designations.
- Rivers Agency, whilst supportive, suggested that flooding and flood risk should be considered separately to climate change. Blue/green infrastructure can incorporate flood alleviation measures.
- The Department of Agriculture, Environment and Rural Affairs (DAERA) Natural Environment Division whilst supportive suggested that air quality also be included.

## Non-Supportive Comments

- Some comments stated that these cross-cutting themes did not go far enough in terms of economic development and housing growth.
- One concerned comment raised the issue that the Plan could not deliver on all cross-cutting themes equitably and that whilst some of them were admirable, for example, supporting infrastructure, that this was largely outside the Council's powers.

## Neutral/Other Comments

- There was a request for the Council to consider the development of a Renewable Energy Strategy which could then be incorporated into the LDP.
- Others mentioned the importance of high quality design.
- RSPB asked for greater emphasis on the role and delivery of ecosystems services.
- Historic Environment Division suggested that 'protecting, conserving and promoting the historic environment' should also be a cross-cutting theme.

## Summary

There was strong support for the cross cutting themes, with a small number of requests for inclusion and further consideration, such as climate change, flooding and further support for the historic and natural environment.

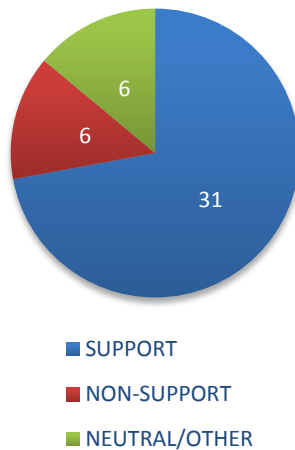
## Vision and Strategic Objectives of the Preferred Options Paper

**Do you agree with the Vision of the LDP (shared with the Community Plan) outlined in Section 6?**

Responses to Question



Respondents view



Top five comments provided



### Public Consultation Responses

A total of 43 respondents answered this question. Of the 43 responses, the majority of 31 or 72% were judged to be supportive of the Council's Vision shared with the Community Plan outlined in Section 6. Conversely 6 or 14% were non-supportive, and 6 or 14% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this question.

Some saw the vision as being too ambitious, whilst others commented that it did not go far enough in ambition. In terms of being a long-term vision, that sustainable development should be at the heart of that vision. Some comments stated that sustainable development should be embedded in the vision. Others welcomed the strong links with the Community Plan, and other comments acknowledged the role of the vision in achieving the objectives set out in the SPPS.

## Supportive Comments

- The majority of respondents supported the vision of the LDP whilst some offered amendments and suggestions for broadening its scope.
- The importance of population and economic growth were stated by some respondents as being key to the delivery of the vision.
- The importance of linking the Community Plan and LDP in order to achieve outcomes was recognised, and that their successful delivery depended on how the vision was implemented through the objectives.

## Non-Supportive Comments

- Some comments stated that the vision did not go far enough. Comments were received that it did not refer to sustainable development. Others stated that Council should commit more fully to renewable energy and the green economy, recognising the economic benefits of renewable energy and the transition to a low-carbon economy.
- Concern was expressed that comments they had made on the Community Plan regarding no further housing in Dundonald had not been taken into account in either the Community Plan or POP.

## Neutral/Other Comments

- DfI suggested that the vision for the LDP could be a separate one from the Community Plan.
- Historic Environment Division reiterated that they wished the inclusion of 'conserving, protecting and enhancing' the historic environment.

## Summary

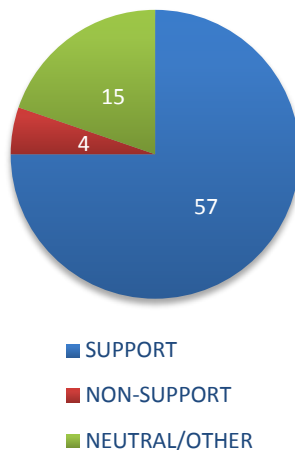
There was strong support for the vision, with a number of requests for inclusion and further consideration, such as renewable energy. There were mixed views received on the level of detail provided within the vision (not prescriptive or ambitious enough). Others comments were received that the vision should more clearly express ambitious aspirations for population and economic growth. Requests for recognising the importance of the natural environment were also expressed.

## Do you agree with Strategic Objectives (A-F) of the LDP outlined in Section 6?

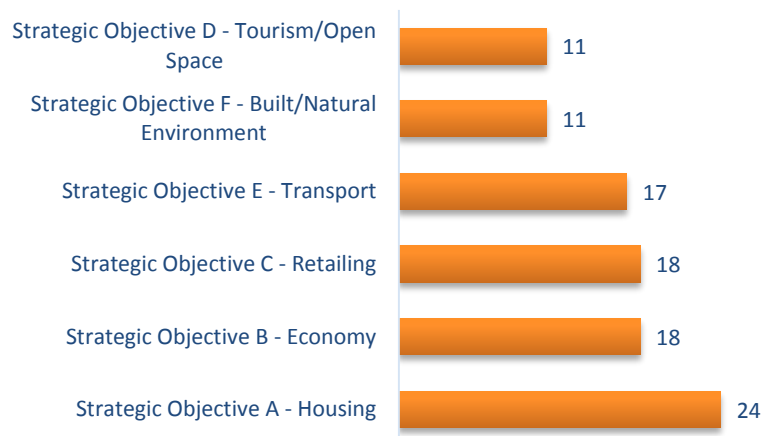
### Responses to Question



### Respondents view



### Top six comments provided



## Public Consultation Responses

A total of 76 respondents answered this question. Of the 76 responses, the majority of 57 or 75% were judged to be supportive of the Council's Strategic Objectives (A-F) outlined in Section 6. Conversely 4 or 5% were non-supportive, and 15 or 20% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicates the ranking of comments in relation to the 6 Strategic Objectives identified by respondents within this question.

Strategic Objective A Sustainable Communities and Housing was the objective that raised the most comments, followed by Strategic Objective B (Sustainable Economic Growth) and Strategic Objective C (Cities, Town Centres, Retailing and Offices) being on equal footing. This was followed by Strategic Objective E (Sustainable Transport); and finally Strategic Objective F (Built and Natural Environment) and Strategic Objective D (Sustainable Tourism, Open Space and Recreation) with an even number of responses.

## Supportive Comments

- The majority of respondents expressed support for the strategic objectives identified with suggestions for amendments or inclusions.

- **Strategic Objective A** - there were several requests to preserve the existing settlements where there were development pressures (including Moira, Drumbeg and Feumore). Additionally many supported the objective to further grow settlements (including suggestions for a retirement village, Aghalee, Moneyreagh, Hillhall, Tullynacross and Crossnacreevy).
- **Strategic Objective B** - many comments were supportive however suggested that a full assessment of existing employment sites across the Council area be carried out, in order to ascertain the level of uptake/development and continued viability for employment uses. Some sites identified for existing employment including the Rolls Royce Factory at Dundonald and the Coca-Cola former factory at Tullynacross, were suggested for alternative uses stating they were no longer suitable for employment. Invest NI supported the need to protect land either currently or last used for economic development pressures from loss.
- **Strategic Objective C** - there was support expressed for the expansion of Forestside to include retailing and non-retailing uses. In relation to Sprucefield it was considered that the objective to grow the regional shopping centre should grow further. A retail consortium also expressed strong support for this strategic objective encouraging a mix of uses and introduction of commercial, leisure development, arts and restaurants to encourage the night-time economy particularly within city and town centres. Regeneration and re-use of existing & vacant buildings was also strongly encouraged. This was further supported by the Northern Ireland Housing Executive (NIHE) who stated that town/city centre living should be promoted, for example through living over the shop initiative.
- **Strategic Objective D** - The importance of a network of sustainable tourism assets and initiatives were supported. The River Lagan and Lagan Valley Regional Park was identified as the Council's most valuable natural asset and that more could be done to encourage pedestrian/cycle links to Belfast (comparison made with riverside greenway at River Foyle). A respondent suggested a strategic objective to support the development of Dromara as the potential gateway to the Mourne. Additionally the Ulster Aviation Society development at the Maze was suggested as a tourism asset of regional and wider significance.
- **Strategic Objective E** – Whilst there was widespread support for sustainable transport, some respondents felt this did not go far enough. Supporting sustainable travel needs to be supported within new developments including increased cycling and walking. In terms of other infrastructure, the issue of air quality, flood risk and climate change were suggested as additional requirements of future policy for reducing greenhouse emissions, supporting renewables infrastructure and supporting recycling and reduction.
- **Strategic Objective F** – There was broad support for policies which supported both the built historic and natural environment. Some respondents requested policies which support high-quality design in new developments and integrating this with regeneration of existing properties. This was considered key to successful place making. Historic Environment Division



requested that the historic environment be separate from the natural environment and encouraged policies to protect, conserve and enhance, along with optimising brownfield sites and existing buildings.

### Non-Supportive Comments

- **Strategic Objective B** – some comments were received by respondents requesting that land zoned or currently used for employment purposes be considered for alternative uses, such as mixed use in order to maximise opportunity for redevelopment and job creation. Conversely, views were expressed by others that existing employment sites should be all protected from alternative development, a view expressed and supported by Invest NI.

### Neutral/Other Comments

- **Strategic Objective C** – a respondent indicated their preference for 13B (Sprucefield) as the Preferred Option i.e. broadening the retail focus to include a wider range of leisure/recreation uses which support market trends and the SPPS and RDS. It was also suggested that the role of District and Local Centres would need broadened to include a mix of uses.
- **Strategic Objective E** - DfI (Transport) suggested that there needs to be more consideration given to the relationship with Belfast City Council in terms of commuting options with the potential to reduce congestion. They highlighted traffic dominance in Lisburn City Centre, the importance of maximising accessibility by sustainable modes in all town centres, and the potential role of strategic transport schemes.

### Summary

There was strong support for the strategic objectives, with a number of requests for inclusion and further consideration, such as climate change. There were mixed views received on many of the strategic objectives, with respondents in support of greater controls of development and others seeking more flexibility to be incorporated, for example in terms of de-zoning or re-designating certain sites for alternative uses.

# KEY ISSUES AND OPTIONS OF THE PREFERRED OPTIONS PAPER

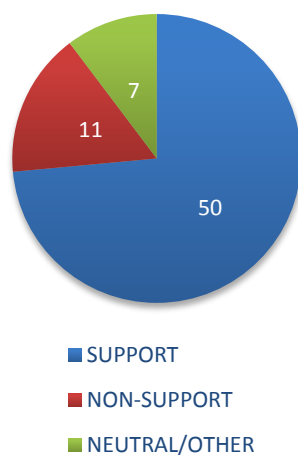
## Key Issue 1: The Settlement Hierarchy

*The Council's Preferred Option for Key Issue 1 was  
Retain the existing settlement hierarchy with limited amendments*

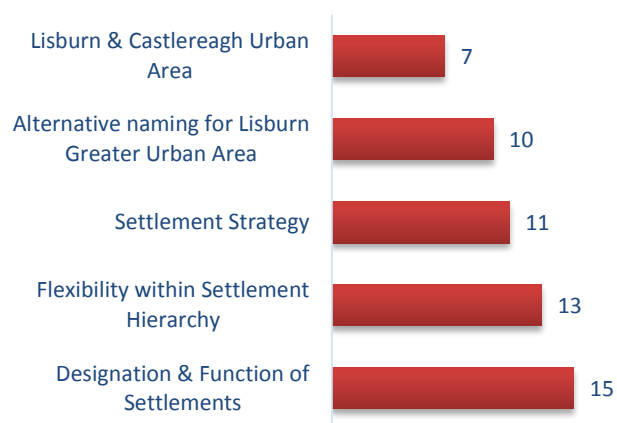
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 68 respondents answered this question. Of the 68 responses, 50 or 74% were judged to be supportive of the Council's Preferred Option to retain the existing Settlement Hierarchy with limited amendments, whilst 11 or 16% were non-supportive, and 7 or 10% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The highest number of comments received made reference to the designation and function of settlements making the case that the allocation of future growth amongst the settlements should be based on their critical mass, service infrastructure and capacity for growth. The vast majority of these comments were supportive of the Preferred Option, whilst only a few comments were judged to be non-supportive or neutral/other.

A significant number of comments received were seeking more flexibility within the settlement hierarchy. The majority of these comments were judged to be supportive of the preferred option but welcoming the flexibility to amend the settlement classifications within the hierarchy, whilst only a few comments were non-supportive and only one neutral/other.

A number of comments referred to the Settlement Strategy defining settlements on the basis of their function, service infrastructure and growth capacity utilising the Infrastructure Wheel contained within the Regional Development Strategy. The majority of these comments were judged to be supportive for the Preferred Option, whilst a few were non-supportive or neutral/other.

A few comments referred to the renaming of Lisburn Urban Area and the relative classification of Lisburn and Castlereagh Urban Areas within the settlement hierarchy. These comments were mainly supportive of the Preferred Option whilst a limited number were non-supportive or neutral/other to the Preferred Option.

### **Supportive Comments for the Preferred Option**

- The majority of comments agreed with the preferred option and welcomed the flexibility to amend settlement classification as required.
- Many respondents agreed with the Council's Preferred Option 1A of reviewing settlements to identify if they can change designation i.e. move from village to town and vice versa.
- Most comments received expressed no objection to the settlement hierarchy which is consistent with the RDS.
- There was general support for the Council's Preferred Option, but consideration should also be given to introducing a large town and small town category.
- A number of comments referred to the Regional Development Strategy which sets out the basis for local development plan making, defining settlements on the basis of their function and setting out a series of bands that are an expected level of provision within each settlement type ranging from village to principal city using its Infrastructure Wheel.
- The Ministerial Advisory Group (MAG) supported giving priority to Lisburn City in the settlement hierarchy because it has city status and is in need of considerable attention to maximise its latent potential, particularly reconnecting the city centre to its hinterland.

### **Non-Supportive Comments for the Preferred Option**

- A significant number of comments referred to the need for greater recognition of the significant range of critical mass, service infrastructure and growth capacity of the settlements, when assessing the settlement hierarchy.

- A limited number of the comments received disagreed that these were the only two options available to the Council. An alternative third option was proposed which takes account of the physical settlements and the infrastructure that each contains in respect to the infrastructure wheel. That resulted in a hierarchy as follows:
  - Lisburn City,
  - Newtownbreda and Dundonald as regional towns,
  - Moira, Hillsborough and Carryduff as towns,
  - Villages,
  - Small Settlements.
- A similar number of comments referred to the new classification of Lisburn Greater Urban Area. This area has the equivalent population of the Towns but it occupies an equivalent position in the settlement hierarchy to Urban Castlereagh which has a much larger population.
- A number of comments contended that, as a result of Local Government boundary changes, Castlereagh Greater Urban Area is in fact two settlements that are physically distinct from each other and have the role of regional towns, i.e. Dundonald and Newtownbreda.
- A few comments indicated that the allocations policy suggests a highly Lisburn centric approach that largely ignores the attributes assets of the east and west of the district. An increased supply of housing land in accordance with regional policy would help address this imbalance and utilise the overall assets available to the Council.
- One respondent sought an amendment to the Settlement Hierarchy to separate Dundonald from the 'Castlereagh Urban Area' (CUA) and relocate in the 'Town' section of the settlement pyramid.

### **Neutral/Other Comments**

- One respondent included a petition with over 70 signatures and referred to The Rock area which boasts a school, church, community hall, public house with hotel facilities and off licence shop all located at a crossroads. It was contended that this area contains what is needed to be designated as a small settlement.
- Another respondent suggested that the area known as Rural Cottages, near Drumbo could be designated as a small settlement. The land proposed would give an opportunity for Affordable Housing to allow the next generation of local residents the choice, if they want to remain in the area.
- A further respondent felt that to exclude the small settlements and hamlets would be unfair to the people who would prefer to live in the countryside. Bailliesmills is another area which was suggested to be a small settlement.

## Summary

Majority support was provided for retention of the settlement hierarchy in that it serves the purpose of providing a network of centres across the Council area, both rural and urban. Some comments received on providing flexibility within the Plan and amendments to the settlement classifications. These are duly noted and will be considered in greater detail in preparing the Plan Strategy.

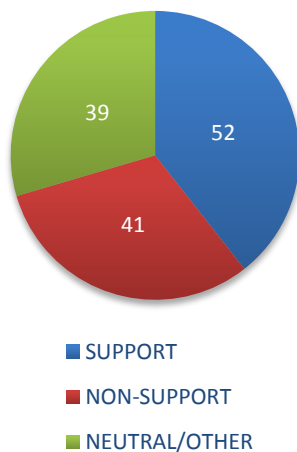
## Key Issue 2: Facilitating Future Housing Growth (Settlements)

*The Council's Preferred Option for Key Issue 2 was  
Focus future Housing Growth in Lisburn City with limited dispersal in the remaining  
settlement hierarchy, taking into account any constraints*

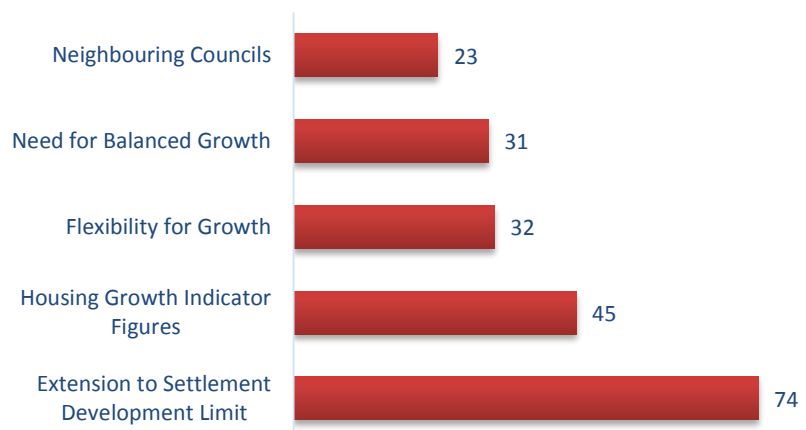
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 132 respondents answered this question. Of the 132 responses, 52 or 39% were judged to be supportive of the Council's Preferred Option to focus future housing growth in Lisburn City with limited dispersal in remaining settlements, whilst 41 or 31% were non-supportive, and 39 or 30% were neutral/other, as demonstrated in the pie chart above.

The bar chart on the right above indicates the top 5 issues identified by respondents as key within this option.

A total of 74 site specific comments were received in relation to proposed extensions to Settlement Development Limits at a total of 31 different settlements i.e. Annahilt, Ballyskeagh, Carr, Carryduff, Crossnacreevy, Dromara, Drumbeg, Drumbo,



Dundonald, Duneight, Glenavy, Greater Urban Castlereagh, Halfpenny Gate, Hillsborough/Culcavy, Legacurry, Lisburn City, Lower Ballinderry, Lower Broomhedge, Lurganure, Maghaberry, Milltown, Moira, Moneyreagh, Morningside, Ravernet, Ryan Park, St James, Stoneyford, The Temple, Tullynacross and Upper Ballinderry.

The next highest number of comments received made reference to the HGI figures with a majority making the case that they did not allow for enough housing growth over the plan period. Conversely a small number of responses held that the HGI figures were sufficient or exceeded the amount of housing growth required.

A significant number of comments received agreed in principle with the preferred option that the main growth should be allocated to Lisburn City but did not agree with the limited allocation to the remaining settlements and sought more flexibility for growth both within Lisburn and the remaining settlements. These comments were judged to be fairly evenly balanced between non-supportive and neutral/other.

In relation to the comments received seeking more balanced growth within Lisburn City and throughout the settlements, these were also judged to be evenly balanced between supportive, non-supportive and neutral/other.

Comments received referring to the need to collaborate with neighbouring Councils were evenly balanced between supportive, non-supportive and neutral/other.

### **Supportive Comments for the Preferred Option**

- The majority of respondents agreed in principle with this Preferred Option that the main growth should be allocated to Lisburn City.
- Some agreed in principle that the main growth should be allocated to Lisburn City but urged the Council to ensure a balanced approach to future housing development across the city and remaining settlements.
- Comments were received concerning the relationship with neighbouring Councils with regards to future housing growth. Lisburn and Castlereagh housing growth projections should take cognisance of the plans of all of these neighbouring Councils.
- Translink stated that this was the preferred option given pressures on transport infrastructure and new houses should only be provided where there is adequate mitigation.
- One respondent welcomed the proposal for limiting housing in Carryduff owing to the pressures this would place on existing infrastructure and that existing services are insufficient based on approvals plus additional zoned lands.
- The NIHE were generally supportive of the option as it is in accordance with the RDS however would like to see a joined-up approach among all Councils within the BMA.

- The Ministerial Advisory Group (MAG) supported growing Lisburn City only as it has great capacity for absorbing new housing through reducing vacancy, development of surface car parks and infilling gap sites. In relation to housing at West Lisburn they advised that in order to achieve street character neighbourhoods of mixed use could not be achieved by affording the site a Simplified Planning Zone.

### **Non-Supportive Comments for the Preferred Option**

- Comments were received regarding the POP's failure to provide sufficient allocations to ensure delivery of housing over the Plan period. In particular, the POP appears to be focused primarily on Lisburn City, whereas a more even distribution and balance is required to facilitate the important housing growth role of Castlereagh.
- Several comments were made about the provision of a 5 year housing land supply. Many asserted that, at least 5 years supply must be added to the HGI figure to ensure continuity, plus at least 10% to provide a degree of flexibility and choice in terms of location, density etc. This would significantly increase the actual zoned housing land requirement of the Plan to greatly exceed the HGI figure.
- Others commented that there is an unnecessary limitation on growth ambition across all three options and that the HGIs are not ceilings or targets.
- Several comments suggested a balance should be sought to ensure that a large proportion of growth is focused within the Lisburn City but not to the detriment of the other settlements within the Council area which will also need sufficient allocation in order to sustain growth and ensure the viability and vitality of each settlement.
- Some respondents stated that in relation to the housing at West Lisburn, the Council is focusing a large portion of development land within one location and restricting its ability to provide a range and choice of housing across Lisburn.
- One respondent suggested that there is already a substantial over-supply of housing within the Council area. Brownfield sites should be implemented through cuts in 'Greenfield' availability.

### **Neutral/Other Comments**

- A number of comments claimed the Councils approach to housing growth projections is based on too short a review period. Furthermore, the HGIs used by the Council are based on house completion data rates for a limited period.
- Other respondents stated that whilst the Council's main focus for future housing growth is largely in West Lisburn, the Council is urged to consider a more equitable allocation of zoned residential lands in Lisburn City as a whole.

- A few comments stated that the Council should set out the sequential approach to the zoning of housing as provided in the SPPS.
- The RSPB stated in their response that it was crucially important that new housing development did not compromise environmental integrity. Housing provision should adopt a 'plan, monitor and manage' approach with annual monitoring required. The carry-over of any unimplemented zonings should be assessed to ensure they are fit for purpose and further sustainable patterns of development.

## Summary

General support is evident for the Preferred Option to focus future Housing Growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints.

Comments on providing more flexibility within the Plan and a more balanced distribution of housing growth both within Lisburn City and across the remaining settlements will be considered in greater detail in preparing the Plan Strategy.

It is agreed that the SPPS states, in paragraph 6.140 that it is necessary to ensure that at least a 5 year supply of land for housing is maintained. However, this can be achieved through a 'plan, monitor and manage' approach. Monitoring will be an ongoing process with annual reporting and review. Consequently, it will be evident when the current supply of housing land is likely to fall below a 5 year supply and further additional housing land can be zoned through a Plan review.

The Plan Strategy (PS) is the first stage of the two stage local development plan process. The purpose of the PS is to provide the strategic policy framework for the plan area as a whole across a range of topics whilst taking account of regional policy. It should establish the strategic direction early in the plan process in order to provide the necessary framework for the preparation of the Local Policies Plan. It is not the purpose of the Plan Strategy to deal with site specific matters which would be more appropriately addressed at the Local Policies Plan stage.

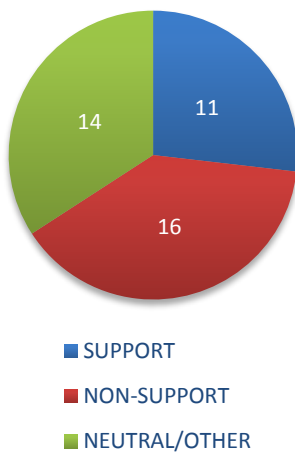
### Key Issue 3: Facilitating Sustainable Housing in the Countryside

*The Council’s Preferred Option for Key Issue 3 was Retention of Existing Rural Policy-Led Approach*

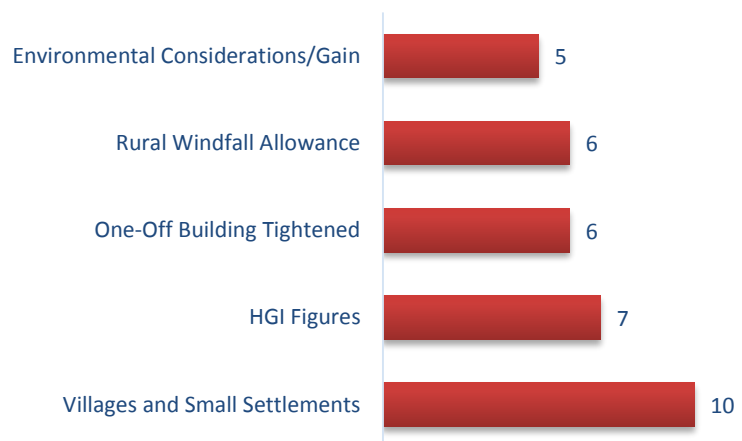
#### Responses to Question



#### Respondents view



#### Top five comments provided



### Public Consultation Responses

A total of 41 respondents answered this question. Of the 41 responses, 11 or 27% were judged to be supportive of the Council’s Preferred Option to retain the existing Rural Policy-Led Approach, whilst 16 or 39% were non-supportive, and 14 or 34% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The highest number of comments received indicated that more housing should be allocated to the villages and small settlements rather than allowing additional housing within the countryside. Almost all of these comments were judged to be non-supportive of the Preferred Option with only a few supportive or neutral/other in their comments.

A significant number of comments referred specifically to HGI figures, acknowledging that every house built within the Council area contributes to the HGI figure. These comments were judged to be mainly non-supportive of the Preferred Option.

A number of respondents felt that there should be further restriction on the building of single rural dwellings in the countryside. These comments were judged to be mainly supportive of the Preferred Option.

A similar number of respondents stated that single houses in the countryside should be accounted for within a form of rural windfall allowance. These comments were judged to be non-supportive of the Preferred Option.

A few comments received referred to environmental considerations and potential planning gain associated with further housing the countryside. These comments were judged to be largely neutral/other in nature.

### **Supportive Comments for the Preferred Option**

- The NIHE strongly supported the LDP in maintaining a high level of protection stating that large numbers of dispersed rural dwellings can erode the essential character of the countryside, contribute to social isolation, add to pollution and increase carbon emissions, due to reliance on the private car. The LDP should aim to control the growth of single dwellings in the countryside and therefore, the retention of the existing rural policy-led approach is welcomed.
- A few respondents contended that there is a need for housing in the country to allow the younger generation to have the opportunity to live in the area where they have been raised and not have to move into the town.
- A few comments supported the Preferred Option but felt it should be expanded to allow housing in the countryside where it replaces unused, vacant or derelict buildings, which would otherwise result in a degradation of the countryside.

### **Non-Supportive Comments for the Preferred Option**

- A number of respondents made the case that each dwelling built in the rural area contributed to the HGI figure with obvious consequences for facilitating growth in settlements, particularly in villages and small settlements. It would be preferable if this additional 'allocation' was directed to the settlements and single houses in the countryside were accounted for within a form of rural windfall allowance.
- The NIHE chose the alternative option 3B because Lisburn & Castlereagh City Council benefits from a number of high quality landscapes, which should be afforded additional protection, such as Special Countryside Areas.
- The NIHE also stated that sustainable residential development requires connectivity so it should primarily occur within settlement development limits. They stated that small towns, villages and hamlets offer access to services

and resources for local residents, including access to public transport. This promotes connectivity and more sustainable patterns of travel. It enhances the vibrancy of these settlements and helps to sustain commercial and community amenities and facilities.

- DfI reminded the Council that the Department has commenced a priority review of the SPPS focusing on strategic policy for Renewable Energy and Development in the Countryside. It is the Department's intention to complete this Review, including any necessary amendments to the SPPS, by the end of 2018.

### **Neutral/Other Comments**

- Several respondents acknowledged that rural housing is challenging to deal with from a strategic perspective. Policy is set at a regional level yet every house built within the Council area contributes to the HGI.
- A limited number of comments received referred to the scale and nature of housing to be provided in the countryside and required some environmental gain to ensure that new housing integrates into the countryside.
- A few comments contended that choosing to live in the countryside as a lifestyle choice is not sustainable. It was stated that our rural landscapes cannot afford the intrusion and our planet cannot afford the car journeys it generates.

### **Summary**

The public responses received on this key issue were quite balanced with a fairly even distribution of preferences for each option.

It would appear that the responses received on this Key Issue represent a general dissatisfaction with existing rural policies and this will be considered in greater detail in preparing the Plan Strategy.

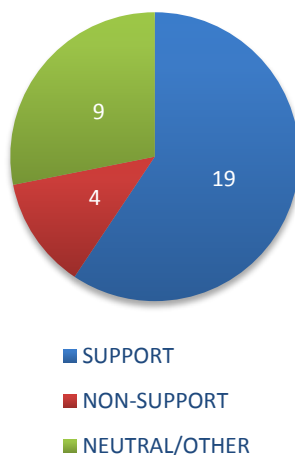
## Key Issue 4: Facilitating Education, Health, Community & Cultural Facilities

*The Council's Preferred Option for Key Issue 4 was 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*

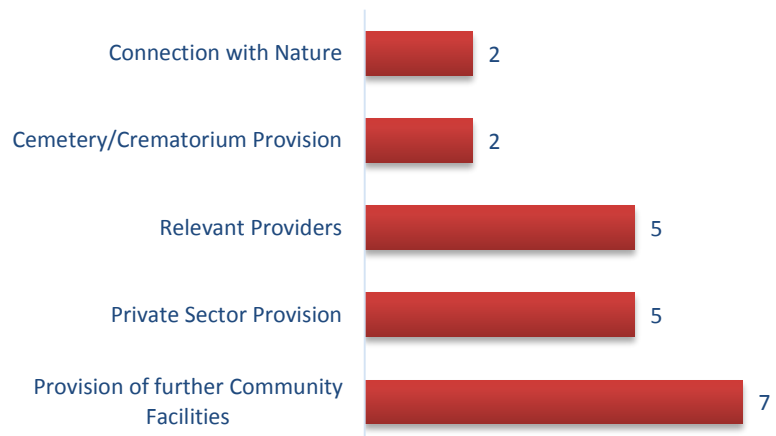
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 32 respondents answered this question. Of the 32 responses, 19 or 59% were judged to be supportive of the Council's Preferred Option for the Protection of Land identified for education, health, community or cultural uses by the relevant providers from development for alternative uses through the new Local Development Plan, whilst 9 or 28% were non-supportive, and 4 or 13% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The highest number of comments received referred to the need to identify the full list of relevant providers including private sector entities who also provide education,

health, community or cultural issues. The majority of these comments were judged to be Supportive for the Preferred Option.

A few of the comments received referred to the issue of cemetery facilities within the Council area. These comments were deemed to be evenly shared between supportive and neutral/other to the Preferred Option.

A similar number of the comments referred to the need for a connection with nature which will have a positive contribution in improving health, quality of life and well-being. These comments were judged to be evenly shared between supportive and non-supportive of the Preferred Option.

### **Supportive Comments for the Preferred Option**

- A significant number of responses referred to the need to include the private sector's contribution to these areas, for instance the provision of nursing care for a growing elderly population.
- HED agreed with the Preferred Option whilst highlighting the importance of utilising other heritage assets owned by the Council or other providers, (e.g. historic parks, or cemeteries and the Lagan Navigation) and the importance of utilising these spaces to promote education, health, civic pride and community cohesion.

### **Non-Supportive Comments for the Preferred Option**

- RSPB thought that Preferred Option 4A lacked ambition in delivering for the health and wellbeing of the Council area's population. The LDP should facilitate and support a 'connection with nature' which will have a positive contribution in improving health, quality of life and well-being.

### **Neutral/Other Comments**

- One of the comments received stated that the LDP should highlight the Moira crematorium & cemetery site. The development work is on-going at present and it is anticipated that the site will act as a municipal facility.

### **Summary**

There was majority support for the Preferred Option to protect land identified for education, health, community or cultural uses by the relevant providers from development for alternative uses through the new Local Development Plan.

Comments in relation to the need to identify the full list of relevant providers will be considered in more detail in preparing the Plan Strategy.



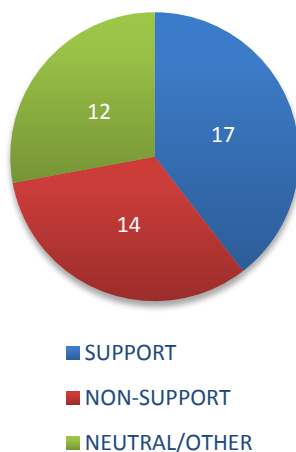
## Key Issue 5: Safeguarding Existing Employment Land

*The Council's Preferred Option for Key Issue 5 was  
Maintain the current provision of land zoned for employment (with the exception of  
the West Lisburn/Blaris Major Employment Location)*

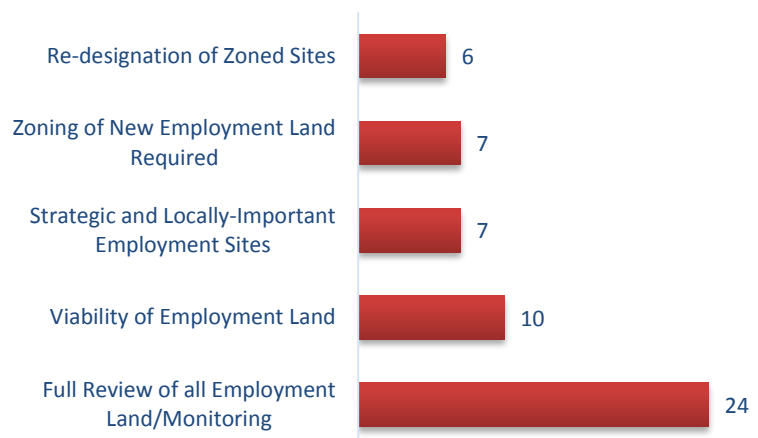
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 43 respondents answered this question. Of the 43 responses, 17 or 39% were judged to be supportive of the Council's Preferred Option to maintain the current provision of land zoned for employment (with the exception of the West Lisburn/Blaris major Employment Location), whilst 14 or 32% were non-supportive, and 12 or 28% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The majority of comments received made reference to the need for a full review of all employment land as well as annual monitoring of employment land usage. These

comments were judged to be evenly balanced between supportive, non-supportive and neutral/other to the Preferred Option.

A significant number of respondents recommended that existing employment zonings within the Council area should be reviewed to confirm their viability for employment use. Again these comments were deemed to be evenly shared between supportive, non-supportive and neutral/other to the Preferred Option.

Several comments received referred to the need for a review of strategic and locally important employment sites with full consideration given to accessibility, connectivity with the transportation system (particularly the public transport system), the availability of adequate infrastructure, the specialised needs of specific economic activities, potential environmental impacts and compatibility with nearby uses. These comments were deemed to be largely non-supportive of the Preferred Option.

A few comments received sought the re-designation of employment sites or zoning of new employment land. These comments were deemed to be non-supportive of the Preferred Option.

### **Supportive Comments for the Preferred Option**

- A number of respondents acknowledged that the POP confirmed that the safeguarding of land for employment is in line with regional policy and also that protecting sufficient employment land from other types of development provided a measure of certainty about availability of land for employment purposes.
- DfI welcomed recognition of the importance of safeguarding employment land and ensuring that a generous supply of land is available to ensure that business and growth is not stifled. However, the Council was also reminded that, in order to ensure an adequate supply of land to facilitate sustainable economic growth, the RDS advised assessing the quality and viability of sites zoned for economic development and application of the Employment Land Evaluation Framework.
- NIHE stated that the currently undeveloped employment land in the Council area should be subject to a feasibility study. It may be that some sites are subject to constraints, which make them unsuitable for economic development, and would be better suited to being released for other uses. This process would also help to determine if there is a need to identify alternative employment land to meet the needs of the Council area.

### **Non-Supportive Comments for the Preferred Option**

- A significant number of respondents advised that, given the amount of undeveloped zoned employment land in BMAP, that an “Employment Land Evaluation” should be employed to establish, which sites are to be retained, replaced or released and any gaps in the portfolio.

- Several respondents requested that consideration is given to the deliverability of employment land and the zoning of new land which is demonstrated to be deliverable. Some zoned employment land may, following appropriate investigation, be unsuitable or undeliverable for that use and in those instances should be re-zoned for other uses rather than lying vacant.

### **Neutral/Other Comments**

- A few respondents indicated that too much land had been zoned in BMAP and that this has not been sufficiently distributed throughout the District.
- Dfl recommended that Councils should have a system for monitoring take up of land for economic development purposes and to initiate an ongoing assessment of future requirements/trends.

### **Summary**

There was general support for the Council's Preferred Option to maintain the current provision of land zoned for employment (with the exception of the West Lisburn/Blaris major Employment Location).

Comments on to the need for a full review of all employment land as well as annual monitoring of employment land usage are noted and will be considered in greater detail through an Urban Capacity Study during the preparation of the Plan Strategy.

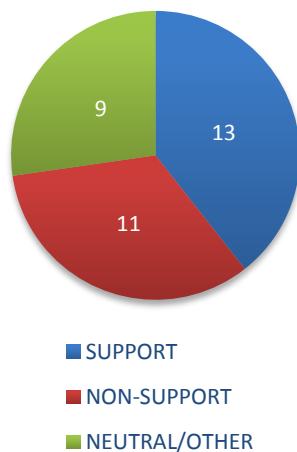
## Key Issue 6: West Lisburn/Blaris Major Employment Location (MEL)

*The Council's Preferred Option for Key Issue 6 was  
Re-designate the Blaris Major Employment Zoning as a Mixed Use Site*

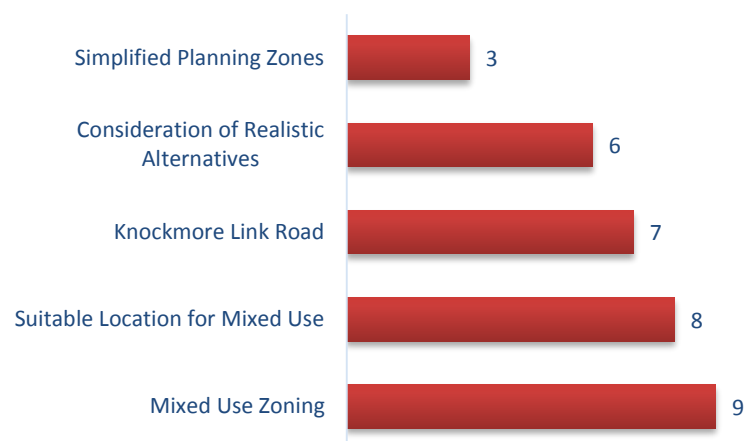
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 33 respondents answered this question. Of the 33 responses, 13 or 40% were judged to be supportive of the Council's Preferred Option to re-designate the Blaris Major Employment Location as a Mixed Use Site, whilst 11 or 33% were non-supportive, and 9 or 27% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The majority of comments received made reference to the mixed use zoning at the Blaris lands. These comments were judged to be evenly balanced between supportive and non-supportive to the Preferred Option.

A significant number of respondents raised the issue of whether the Blaris lands were a suitable location for a mixed use scheme incorporating residential use. These comments were evenly divided between supportive and non-supportive.

A number of comments were received which made reference to the Knockmore Link Road. These comments were judged to be mainly neutral/other for the Preferred Option.

A limited number of respondents sought further consideration of realistic alternatives at this location. These comments were deemed to be evenly balanced between supportive, non-supportive and neutral/other for the Preferred Option.

A few comments were received seeking further information on potential simplified planning zones on the Blaris lands. These comments were deemed to be neutral/other to the Preferred Option.

### **Supportive Comments for the Preferred Option**

- Several respondents supported the Council's Preferred Option of re-designating the Blaris Major Employment zoning as a Mixed Use site and to include the incorporation of housing lands within the site.
- A number of comments agreed that the Knockmore Link Road would make an important contribution to local transport infrastructure, but any re-zoning to allow for housing should not be so excessive to negate this by generating further congestion.
- A few correspondents felt that the delivery of housing at Blaris, in addition to commercial/employment uses, was critical to funding the cost of the Knockmore Link Road.
- Invest NI stated that they understood the Council's wish to permit residential development from a perspective of ensuring the construction of the Knockmore Link Road as an enabler to wider development of these lands however question the percentage to be allocated to housing.
- NIHE supports the Preferred Option to re-designate the West Lisburn/Blaris MEL as a mixed use site. There is a high level of social housing need in Lisburn.

### **Non-Supportive Comments for the Preferred Option**

- Several respondents stated their Preferred Option would be Option 6B which still allows Mixed Use on the site but developed as two separate zonings for housing and employment.
- A number of respondents Preferred Option 6C (retention of the existing West Lisburn/Blaris Major Employment Location (MEL) for employment use only) as Blaris was considered to be a more sustainable and strategic location for large scale employment land.

- A number of respondents contended that the Preferred Option does not secure a balance of residential land as set out in the RDS.
- A few respondents stated that the Council's Preferred Option involved surrendering a large portion of the West Lisburn/Blaris site for housing, rather than protecting it. Whilst, there may well be surplus employment land in the Council Area, there is also an ample supply of housing land comprising existing zoned land and committed housing sites.
- Invest NI questioned whether the figure of 50%, which is cited as being the maximum amount of land to be allocated for residential development, was at odds with the Council's recognition that existing employment land should be safeguarded.

### **Neutral/Other Comments**

- A few respondents sought further detailed information on the possible Simplified Planning Zone at this location.
- DfI sought further clarification of the use of developer's contributions to ensure that there will be a reasonable expectation of delivery within the lifetime of the Plan of development of neighbouring lands at this location to facilitate funding the road.
- DfI also indicated that the Council should be satisfied that any realistic alternatives have been considered, and that the justification for selecting their preferred option is based on a robust evidential context and includes cross referencing with the Sustainability Appraisal.

### **Summary**

It is evident that the public responses on this Key Issue were quite balanced with a fairly even distribution between supportive and non-supportive comments for the Preferred Option. It should be noted that a number of the non-supportive comments received still support the designation of the West Lisburn/Blaris Major Employment Location as a mixed use site but wish to see two separate zonings for housing and employment. A number of comments were received seeking further clarification on a number of issues and these will be considered in greater detail in preparing the Plan Strategy.

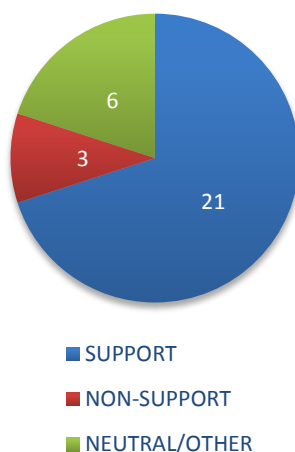
## Key Issue 7: Purdysburn Mixed Use Site Major Employment Location (MEL)

*The Council's Preferred Option for Key Issue 7 was  
Retain the existing Purdysburn Major Employment Location as a Mixed Use Site*

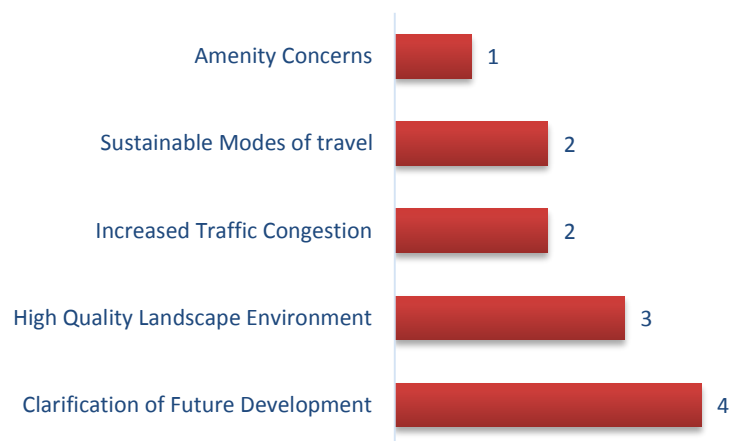
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 30 respondents answered this question. Of the 30 responses, 21 or 70% were judged to be supportive of the Council's Preferred Option to retain the existing Purdysburn Major Employment Location whilst 6 or 20% were non-supportive, and 3 or 10% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The highest number of comments received referred to the need for further clarification of the future development of this major employment site. The majority of these comments were judged to be supportive of the Preferred Option.

A significant number of respondents referred to the existing high quality landscape at this location. These comments were deemed to be generally supportive of the Preferred Option.

A few comments were received raising concerns about increased traffic congestion around this area. These comments were viewed as non-supportive for the Preferred Option.

One respondent raised concerns about the impact on amenity of the area and this comment was viewed to be non-supportive to the Preferred Option.

### **Supportive Comments for the Preferred Option**

- DfI welcomed the consideration of development of this site as part of an overall scheme including the retention of the high quality landscape environment and key buildings, however the Department would welcome further clarification on how the Council considers the site developing as a mixed use site.
- Invest NI highlighted the need to ensure that industrial elements remain separate from other uses/activities here, particularly with the inclusion of residential institutions.

### **Non-Supportive Comments for the Preferred Option**

- A number of respondents indicated that access to this site is presently dominated by private vehicles, giving rise to congestion on the surrounding network at certain times of the day. Any intensification of use must seek to improve the access by sustainable modes of travel.
- One respondent indicated that this area is surrounded by substantial low density residential development in need of high quality public amenity lands. The re-designation of this demesne landscape as public amenity lands is therefore requested.

### **Neutral/Other Comments**

- A few comments stated that the Purdysburn MEL should also be subject to the rigors of the Employment Land Evaluation Framework to ensure it can further sustainable development.

### **Summary**

There was general support for the Council's Preferred Option to retain the existing Purdysburn Major Employment Location.

Comments received in relation to further clarification on the future development of the site will be considered in greater detail during the preparation of the Plan Strategy.



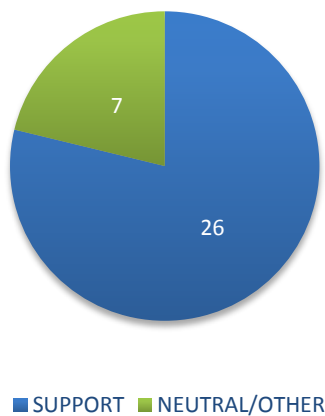
## Key Issue 8: The Maze Lands Strategic Land Reserve of Regional Importance

*The Council's Preferred Option for Key Issue 8 was Retain designation of the Maze Lands as a Strategic Land Reserve of Regional Importance*

### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 33 respondents answered this question. Of the 33 responses, 26 or 79% were judged to be supportive of the Council's Preferred Option to retain the designation of the Maze Lands as a Strategic Land Reserve of Regional Importance, whilst 7 or 21% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The highest number of comments received referred to the Regional Significance of this site. These comments were all judged to be Supportive of the Preferred Option.

A significant number of responses referred to the proposal for a Simplified Planning Zone on the site. These comments were judged to be evenly balanced between supportive and neutral/other for the Preferred Option.

A number of correspondents expressed support for the Maze Lands proposal. These comments were clearly supportive of the Preferred Option.

A few comments were received in relation to the site's connectivity requiring a direct link onto the M1 strategic network. In addition some comments stated that the POP made no reference to the Ulster Aviation Museum at the Maze. These comments were judged to be largely neutral/other in nature.

### **Supportive Comments for the Preferred Option**

- The majority of respondents recorded support for the Council's Preferred Option to retain the Maze Lands Strategic Land Reserve of Regional Importance and also supported the introduction of Simplified Planning Zones (including sub zones) in order to facilitate the mixed-use development of the site.
- Several comments referred to the regional significance of these lands and that any future development must look to secure a step change in the capacity of the surrounding transport networks.
- Several comments referred to the strategic location of this site, close to the junction of two Key Transport Corridors (KTCs), the Eastern Seaboard North-South corridor and the South-West corridor, with potential for many opportunities for employment and mixed uses and supporting the growth of West Lisburn Area both locally and regionally.
- A number of comments expressed support for the retention of lands at the Maze as a Strategic Land Reserve of Regional Importance.
- A few comments referred to connectivity issues, seeking the creation of a direct rail access to the Blaris lands for future development and a pedestrian/walking route to the Maze lands.

### **Non-Supportive Comments for the Preferred Option**

- Ministerial Advisory Group were concerned, given the location of the Maze lands relative to Lisburn City, at the possibility of major development at the Maze lands drawing people and development energy away from Lisburn City which needs to be prioritised.

### **Neutral/Other Comments**

- A number of respondents stated that the POP makes no reference to the heritage aviation collection and its potential within the Lisburn/Castlereagh area.

- A few comments were received seeking further information on the proposal for a Simplified Planning Zone at this location.
- One respondent was unsure that a Simplified Planning Zone should be used on the site because the public should have the opportunity to comment on detailed proposals for developments in their area.

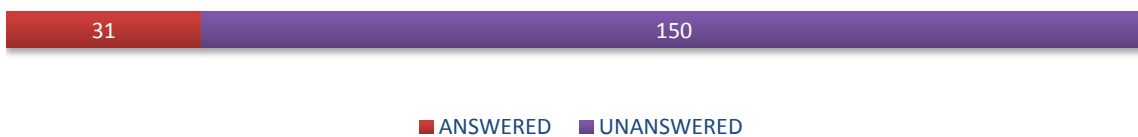
## Summary

There was majority support for retaining the designation of the Maze Lands as a Strategic Land Reserve of Regional Importance. Comments received on providing more clarification on the use of Simplified Planning Zones and connectivity issues will be considered in greater detail in preparing the Plan Strategy.

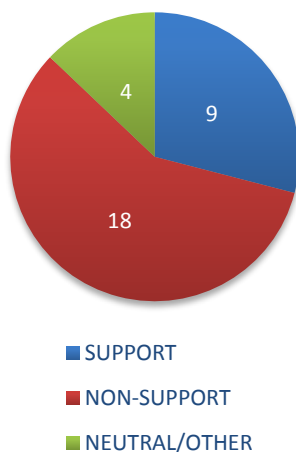
## Key Issue 9: Facilitating Sustainable Rural Economic Development in Countryside

*The Council's Preferred Option for Key Issue 9 was Retention of the existing policy-led approach*

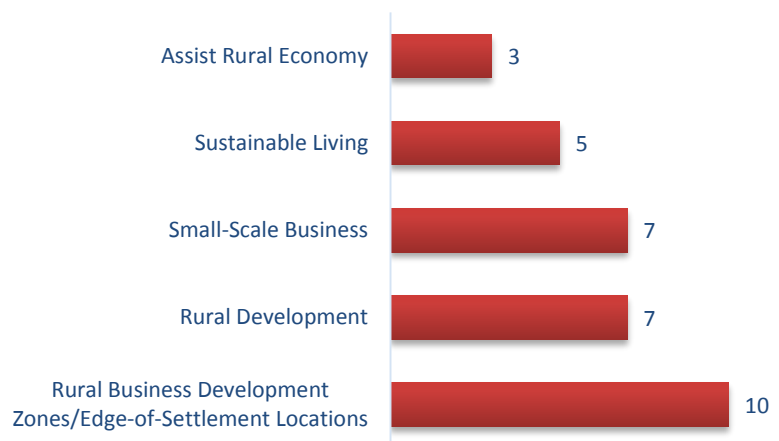
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 31 respondents answered this question. Of the 31 responses, 9 or 29% were judged to be supportive of the Council's Preferred Option for Retention of the existing policy-led approach whilst 18 or 58% were non-supportive, and 4 or 13% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The highest number of comments received made reference to Rural Business Development Zones and edge-of-settlement locations. The majority of these comments were judged to be non-supportive of the Preferred Option whilst a few comments were deemed to be supportive or neutral/other.

Several respondents referred to rural development in their comments which were judged to be evenly balanced between non-supportive and neutral/other for the Preferred Option.

A similar number of respondents referred to small scale business in their response. These comments were also judged to be evenly balanced between non-supportive of the Preferred Option and neutral/other.

A few respondents made reference to sustainable living in their comments which were deemed to be evenly balanced between supportive, non-supportive and neutral/other for the Preferred Option.

A small number of respondents referred to the need to assist the rural economy stating that Rural Business Development Zones could support the economic sustainability of rural communities. These comments were judged to be non-supportive to the Preferred Option.

### **Supportive Comments for the Preferred Option**

- A number of respondents felt that, in the context of the Lisburn & Castlereagh City Council area, the Preferred Option appeared to be the most appropriate option.
- Invest NI had no objection to the Preferred Option to retain the existing policy-led approach to facilitate sustainable economic development opportunities within the countryside.
- HED agreed with the Preferred Option and highlighted the potential of historic farm buildings, vernacular and rural industrial buildings for re-use to be used as businesses in the countryside, simultaneously retaining historic character and identity.
- DfI questioned why the designation of Rural Business Development Zones set out in Option 9B would be necessary, given the ample amount of economic development land available within the Council area.

### **Non-Supportive Comments for the Preferred Option**

- A significant number of respondents contended that the retention of the existing policy-led approach, would restrict the established rural industries.
- Several respondents supported the development of a number of Rural Business Development Zones at appropriate edge-of-settlement locations which would allow for the development of small scale business opportunities in the countryside and thereby assisting the rural economy.
- A number of respondents indicated that smaller villages should be allowed to encourage business by increasing the number of people living there and this would be beneficial to all including reducing the need to travel to work.
- A few respondents felt that 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.

- NIHE supported the alternative Option 9B, although they agreed that the countryside afforded a high level of protection from excessive and inappropriate development, but believed that Rural Business Development Zones could support the economic sustainability of rural communities.

### **Neutral/Other Comments**

- A number of respondents supported the principle of the alternative Option 9B to allow for rural business development zones but did not support that these must be located on the edge of settlements.
- A few respondents stated that agriculture is no longer the main employee in the countryside and any opportunity to provide employment for rural business would be of benefit.
- RSPB felt that there was insufficient information provided in respect of Option 9B to allow a meaningful appraisal of the Option.

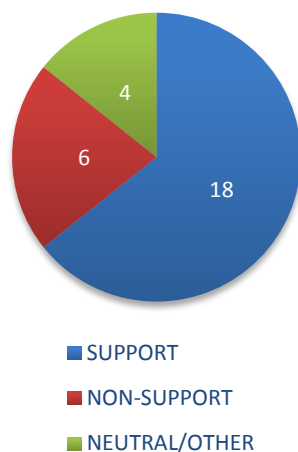
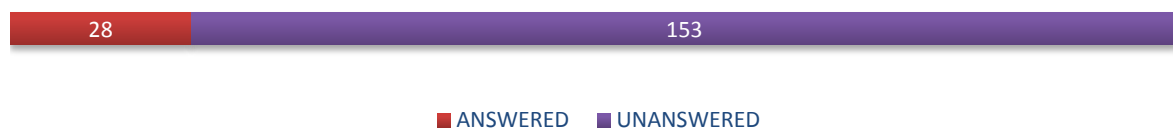
### **Summary**

There was a general lack of support for the Preferred Option for retention of the existing policy-led approach for facilitating Sustainable Rural Economic Development in Countryside. There was, however, broad support for Option 9B – 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 as well as comments seeking further clarification on this option which will be considered in greater detail in preparing the Plan Strategy.

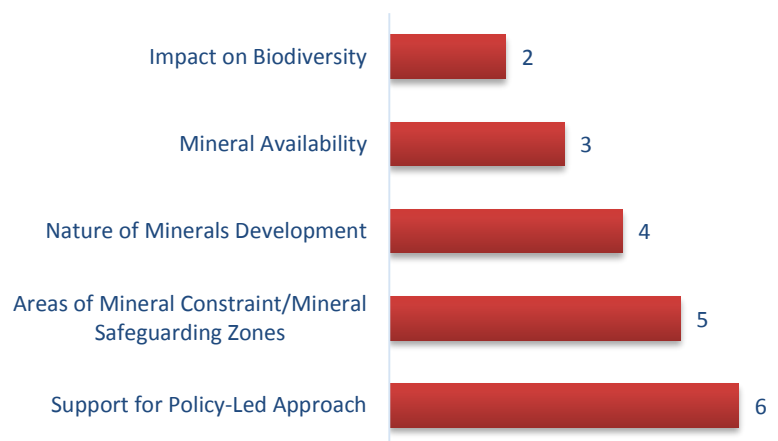
## Key Issue 10: Mineral Safeguarding Zones and Areas of Mineral Constraint

*The Council's Preferred Option for Key Issue 10 was  
Provide Mineral Safeguarding Zones and Areas of Mineral Constraint in addition to  
the existing policy-led approach in relation to Mineral Development*

### Responses to Question



### Top five comments provided



### Public Consultation Responses

A total of 28 of the respondents answered this question. Of the 28 responses, 18 or 64% were judged to be supportive of the Council's Preferred Option to provide Mineral safeguarding Zones and Areas of Mineral Constraint in addition to the existing policy-led approach to Mineral Development whilst 6 or 22% were non-supportive, and 4 or 14% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option.

The highest number of comments received made reference to support for the alternative option to retain the policy-led approach in relation to Minerals Development. All of these comments were judged to be non-supportive for the Preferred Option.

A number of comments referred to the need for a co-ordinated approach to the designation of Areas of Mineral Constraint/Mineral Safeguarding Zones. These comments were regarded as neutral/other to the Preferred Option.

A few respondents referred to the nature of minerals development being largely to supply the construction industry in their comments, which were judged to be evenly balanced between supportive, non-supportive and neutral/other for the Preferred Option.

A small number of responses were received in relation to mineral availability which were judged to be evenly balanced between supportive for the Preferred Option and neutral/other.

A small number of respondents referred to potential impact on the biodiversity of the Council area. These comments were judged to be mainly neutral/other for the Preferred Option.

### **Supportive Comments for the Preferred Option**

- The majority of respondents held the view that Areas of Mineral Constraint/Mineral Safeguarding Zones should be identified around existing operational sites to protect the sustainability of existing businesses and protect the future supply of construction aggregates to the local economy.
- HED agreed with Option 10A and stated that the location and setting of historic environment assets should be considered when allocating Mineral Safeguarding Zones.
- DfI noted that the Preferred Option is in line with the SPPS policy to introduce Minerals Safeguarding Zones and Areas of Minerals Constraint.

### **Non-Supportive Comments for the Preferred Option**

- A few respondents indicated that where important aggregate and mineral reserves are located within AONBs or any other designated area which are vital to the economy then extraction should be permitted under certain conditions that ensure that the works are carried out to the highest standards and that robust restoration plans are put in place to ensure that the activity has minimal effect on the landscape.
- A number of respondents stated that considering the nature of the industry and the obvious constraints in terms of mineral availability, it is considered that planning applications for quarrying activities and mineral extraction should continue to be determined on their merits alone without the need for Areas of Mineral Constraint.
- A few respondents were opposed to any potential future designations of areas of Mineral Constraint, given the paucity of information currently gathered by and available to the Council.



## Neutral/Other Comments

- A few respondents held the view Mineral Safeguarding Areas should be identified around existing quarries but did not support designation of Areas of Mineral Constraint.
- RSPB considered that the scope of this Key Issue was much too narrow, limiting public consultation to safeguarding zones and areas of constraint. It was felt that, this subject policy needed to ensure that levels of extraction did not exceed environmental limits, or serve to undermine the environmental integrity of wider ecosystems, while promoting the use of recycled construction materials.
- RSPB also indicated that, whilst protection of designated sites will be a key priority for RSPB during the plan process, there is also a need for a robust policy which protects priority habitats and species, as identified in the NI Biodiversity Strategy. This is necessary because only a very small proportion of our biodiversity is protected in designated sites.

## Summary

There was clearly majority support for the provision of Mineral Safeguarding Zones and Areas of Mineral Constraint in addition to the existing policy-led approach to Mineral Development. Several comments were received on the need for further information, the need for a co-ordinated approach and wider policy consideration. These issues will be considered in greater detail in preparing the Plan Strategy.

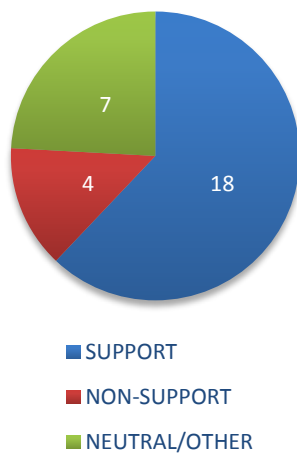
## Key Issue 11: Growing Lisburn City Centre

*The Council's Preferred Option for Key Issue 11 was  
Extend the existing City Centre boundary*

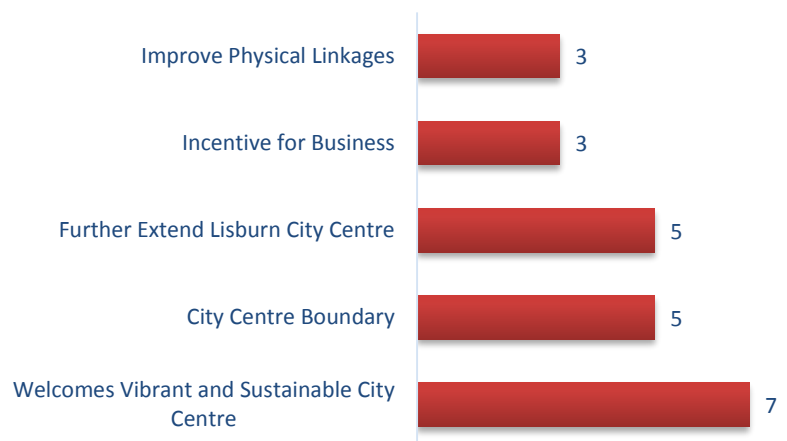
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 29 respondents answered this question. Of the 29 responses, 18 or 62% were judged to be supportive of the Council's Preferred Option to extend the Lisburn City Centre boundary. Only 4 respondents or 14% were non-supportive. 7 respondents or 24% could be classified as neutral/other.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this Option. 7 respondents welcomed a vibrant and sustainable city centre as the proposed expansion can provide incentives for business and new enterprises. A number of respondents stated that extending the city centre boundary will improve physical linkages. One respondent however had concerns with the cost of new linkages required to accommodate a larger boundary. A number of respondents would like to see further extension of Lisburn City Centre to the south and a wider area to the east and west of the city.

## Supportive Comments for the Preferred Option

- Several comments suggested that extending Lisburn City Centre will provide greater opportunity for the establishment of new commercial enterprises and expansion of existing enterprises. However, the Primary Retail Core should be made compact to ensure that the city centre retail attraction is not allowed to be diluted.
- A representation stated that the proposed extension to Lisburn City Centre demonstrates a commitment to a “Town Centres First” approach advocated in the SPPS. Traditionally town centres have been too constrained to accommodate growth and provide flexible and varied floorspace for both national multiples and local independents. This has without doubt resulted in a proliferation of edge-of-centre and out-of-centre retail proposals. This proposal could allow sufficient floorspace for larger retail units, better connectivity and linked trips. Lisburn City Masterplan could be the tool to provide this. The mixture of uses and opportunity to improve the public realm will assist in enhancing the City Centre and making it more attractive for new retailers.
- A respondent asked the Council to introduce flexibility into their policies for the City Centre to encourage a wide variety of uses to locate within the City Centre, particularly non-retail including restaurant and café uses which could help stimulate a stronger night-time economy.
- One respondent stated that the LDP should enable opportunities for city centre living, such as ‘Living Over The Shops’. Town/city centre living has many benefits including increasing the supply of small housing units, revitalising town/city centres, improving security for people and businesses, reducing isolation, reducing the need to travel and reducing the need for greenfield development. This has previously been successfully delivered at Bridge Street in Lisburn.
- A number of representations supported the extension of Lisburn City Centre but have identified a wider area for inclusion than identified in the Council’s Preferred Option, including proposals to extend the east-west core to improve linkages between the Council headquarters at the Island Centre and the retail core of Lisburn.
- Further extension of Lisburn City Centre should include the land to the south of Laganbank Road including the hospital and adjacent housing.
- Consideration should also be given to the extension of the city centre north to include Lisburn Train Station as well as Tesco and Lidl on Prince William Road.

## Non-Supportive Comments for the Preferred Option

- Translink stated that extending the existing city centre boundary to include Lisburn Leisure Park will necessitate improving physical linkages which in turn will put pressure on other agencies scarce capital resources. If anything an incremental approach should be adopted that keeps retailing and commercial needs front and centre of any future boundary limit.
- A representation highlighted that it is difficult to see how growing Lisburn City Centre boundary would deal with the 25% vacancy rate. This proposal could exacerbate the vacancy problem. The Council should undertake its own up-to-date health checks of retail centres within the Council boundary.

## Neutral/Other Comments

- One respondent stated that the specific issue of amusement arcades has been overlooked entirely and it is necessary to prepare a bespoke policy to deal with the control and management of future applications for amusement arcades in Lisburn City.
- DfC Historic Environment Division representation about Lisburn City Centre identified that it contains a range of heritage assets, including much of the Lisburn Conservation Area and the Area of Archaeological Potential. Assets such as historic buildings, canal infrastructure and the historic castle gardens promote the distinct identity of the city, and these should be part of the considerations for growth and any extension of the City Centre boundary.
- DfI Rivers Agency pointed out that areas of Lisburn City centre are within a reservoir flood inundation zone and that suitable planning policies to deal with reservoir flood risk are required.
- One respondent stated that blue/green infrastructure can contribute to increasing the appeal of Lisburn City Centre whilst contributing to sustainable drainage and promoting good health and wellbeing.

## Summary

The majority of responses received supported the Council's Preferred Option to extend Lisburn City Centre. The existing Development Plan designates a City Centre boundary which currently excludes the Lisburn LeisurePlex from within the existing boundary and as a result this area remains disconnected from the City Centre. Many recognised that the role of cities and town centres is changing from a predominantly retail focus to include a wider focus such as leisure, recreation, community uses and provision of food/drink services.

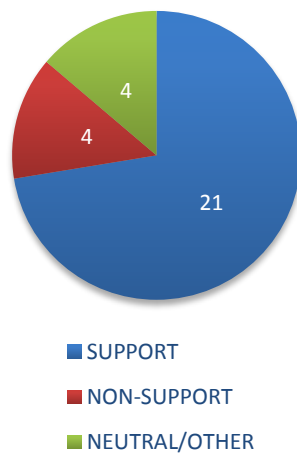
## Key Issue 12: Strengthening Existing Town Centres

*The Council's Preferred Option for Key Issue 12 was  
Retain the existing town centre of Carryduff and designate town centre boundaries in  
the historic towns of Hillsborough and Moira*

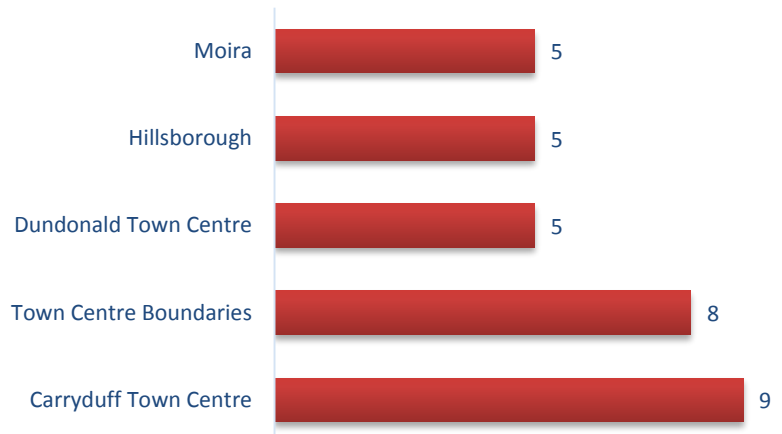
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 29 respondents answered this question. Of the 29 responses, 21 or 72% were judged to be supportive of the Council's Preferred Option to retain the existing town centre of Carryduff and designate town centre boundaries in Hillsborough and Moira. Only 4 respondents or 14% were opposed to the Council's Preferred Option. 4 respondents or 14% could be classified as neutral/other.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option. Nine respondents made reference to Carryduff Town Centre and the issues that currently exist such as the dominance of car related infrastructure and 5 respondents each made reference to Moira and Hillsborough. Dundonald was also mentioned as a suitable location for designating a Town Centre. Eight respondents identified issues around Town Centres such as the need to provide a sense of place, encourage regeneration and strengthen their function.

Some expressed concerns that the designations of new town centres could restrict rather than encourage development and create a conflict with Conservation Areas.

### **Supportive Comments for the Preferred Option**

- The majority of comments supported the designation of town centres. The representations support the need for retaining and strengthening a town centre in Carryduff to attract local retail/commercial trips otherwise it will continue as a dormitory town.
- Some comments stated that whilst the planning decision for Carryduff Shopping Centre is welcomed to redevelop this site which is at the heart of the town, it would have been better if apartments had not been allowed here.
- Dominance of car-related infrastructure is of great concern to some respondents who commented that Carryduff it has now become a characterless commuter area with extremely poor public facilities. Proposals to address issues and a series of specific outcomes should be set out.
- Another representation recognised the desire to maintain Carryduff as a town centre. It stated that the success of both Carryduff and Forestside will be when the two perform as complementary and non-competing roles. Carryduff should be regenerated as a local shopping and service location for its immediate population, while still ensuring that Drumkeen and Forestside are allowed to develop to support the shopping needs of the area.
- A number of comments were also received about the proposal to designate town centre boundaries in Hillsborough and Moira. This proposal allows their centres to develop in a more structured way. However, any changes to their town centre boundaries should recognise their existing built heritage assets.
- The NIHE supported a strong town centre, which aids the development of sustainable communities. The designation of a town centre can ensure that a range services, facilities and employment opportunities are located in highly accessible areas, providing a sense of place.

### **Non-Supportive Comments for the Preferred Option**

- One respondent commented that the designation of town centres in the historic towns of Hillsborough and Moira may restrict development rather than encourage it. They stated that this proposal may restrict the development of modern, locally accessible, convenience retail provision, including those associated with petrol forecourt development.

### **Neutral/Other Comments**

- Other comments received included reference to protecting the character of Hillsborough, which is under continual threat/demand from development leading to pressure on existing infrastructure.

- A representation called for a proposed Heavy Goods Vehicle (HGV) restriction through Hillsborough needing to be implemented with urgency.
- A further representation called for a mix of commercial and residential properties in Main Street Moira, stating that more residential uses are required.
- The Department for Infrastructure (DfI) Strategic Planning Division welcomed the Council's intention to prepare a retail capacity study to define the town centres, their boundaries and catchment areas in order to assist in the delivery of the preferred approach. The SPPS (paragraph 6.269) recognises that it is important that planning supports the role of town centres and contributes to their success. DfI stated that it is not apparent however, how this option will help "attract a range of appropriate retailing and commercial uses within a distinctive high quality environment". In addition, they highlighted that the Preferred Option stated that office development will be permitted within town centres and proposals for new development will be considered under existing policy PPS6: Planning, Archaeology and the Built Heritage. However, once a Plan Strategy document is adopted, existing policy retained under the transitional arrangements shall cease to have effect and any new policies brought forward in the LDP will have to be subjected to Sustainability Appraisal.
- A further representation asked for town centres to be designated around Forestside/Newtownbreda and also Dundonald. They stated that the amount of retail and office floorspace, health and other community facilities within Newtownbreda (including Forestside Shopping Centre, the Homebase site, the former Castlereagh Borough Council offices, Galwally House, Drumkeen Retail Park, the Wellbeing Centre, library and other community facilities) all equates to a Town Centre. This area should therefore be designated as a town centre and as it has a larger and more diverse function than that in Carryduff, Hillsborough and Moira. This area should sit above them in the hierarchy. For the same reasons Dundonald should also be designated as a Town Centre.
- A retail consortium agreed that it would be logical to designate town centre boundaries in Carryduff, Moira and Hillsborough. However, they do not agree that these boundaries should be based on Conservation Area boundaries as this could restrict growth rather than strengthen and encourage growth. This representation expressed concerns with Lowe's Industrial Estate being located in the existing town centre boundary for Carryduff with no proposal to remove it. They proposed town centre boundaries should therefore be revisited.
- The Historic Environment Division representation considered that Option 12A has the potential to have positive, negative or uncertain effects on the historic environment in Hillsborough and Moira towns. They advised that their Gazetteer of Nucleated Historic Urban Settlements may help inform thinking on the zoning of town centre boundaries and conservation areas at these

locations. Consideration of the contribution of the historic environment to the evolution of these places is key. Historic environment designations and boundaries should be illustrated alongside town centre boundaries at Plan Strategy Stage.

- A representation highlighted that green areas should be a part of town centres and that sustainable urban drainage SuDS should be included in urban design including regeneration or public realm schemes to contribute to improved health and wellbeing.

## Summary

The majority of responses were supportive of the Council's Preferred Option to have town centres for Carryduff, Hillsborough and Moira in order to give more identity to these towns and strengthen their function with attracting services and providing a sense of place. However, concerns have focused around the built heritage in Hillsborough and Moira and the conflict with Conservation Areas and also that designation of town centres could restrict development. Planning policy in the town centres would need to allow for some flexibility. Some representations have also called for additional Town Centre designations in Dundonald and the area around Newtownbreda/Forestside.



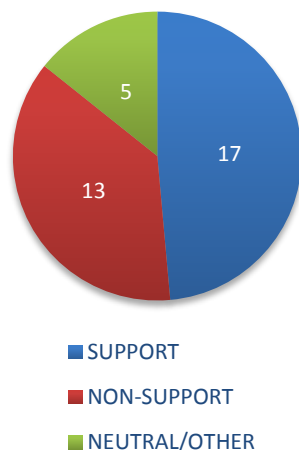
## Key Issue 13: Sprucefield Regional Shopping Centre

*The Council's Preferred Option for Key Issue 13 was  
Retain and Reinforce Sprucefield as a Regional Shopping Centre*

### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 35 respondents answered this question. Of the 35 responses, 17 or 49% were judged to be supportive of the Council's Preferred Option to retain and reinforce Sprucefield as a Regional Shopping Centre. However, 13 or 37% were non-supportive of the Council's Preferred Option. 5 representations or 14% of respondents could be classified into the neutral/other category.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option. Eight respondents have highlighted that any proposal at Sprucefield should be consistent with Regional Policy in accordance with the 'town centres first approach' and that retailing should be tightly controlled. Others wished to see a more flexible policy for Sprucefield to accommodate evolving trends including the need for leisure and recreation. The need for a retail hierarchy was identified by 5 respondents and a number of comments would like to see Sprucefield designated as a District Centre. Sustainable retail development was identified by 5

respondents. Issues include the range of uses, joint Council working, better linkages and retail impact assessments.

### **Supportive Comments for the Preferred Option**

- There was support for maintaining Sprucefield as a Regional Shopping Centre but without any restrictions on goods that can be sold i.e. "bulky goods".
- Further representations also welcome the clear recognition of the need to retain and reinforce the role of Sprucefield and the opportunities it affords for growth in the retail sector. However, it was stated that they would like to see a mix of uses including recreation, leisure and food/drink provision to secure the future for Sprucefield which is reflected in Option 13B. In order to retain its status as a regional out-of-town shopping centre it must evolve and grow to meet the need it serves and planning policy in the future must facilitate that. It is essential that the retail park can respond to new shopping and leisure trends and policy should facilitate this in a way that protects existing centres.
- A neighbouring Council acknowledged Sprucefield's role as a Regional Shopping Centre however it is considered important that any future development at Sprucefield is in accordance with the "Town Centres First approach", as expressed in the RDS and SPPS. Another representation welcomed the High Court decision of 18th November 2016 lifting the bulky goods restriction at Sprucefield. However, they are also aware that the Court proceedings are ongoing and the matter is still not resolved. The representation supports the case for the lifting of the bulky goods restrictions.
- A representation asked for the need to push the John Lewis development strongly and that this is a missed opportunity, derailed by vested interests. They stated that increased footfall at Sprucefield has the potential to benefit Lisburn City Centre (and surrounding towns), if convenient transport linkages are in place.

### **Non-Supportive Comments for the Preferred Option**

- A number of representations did not agree with either of the Council's options presented. Retailing at Sprucefield should be tightly controlled in accordance with RDS and SPPS objectives and should complement Lisburn City Centre. A retail consortium stated that unrestricted retailing at Sprucefield should be opposed as it will harm Lisburn City Centre. It would also significantly prejudice its ability to attract the investment required to regenerate the vacant sites identified in the Masterplan and the Laganbank Development Brief.
- Another respondent stated that Councils must adopt a Town Centre First approach for retail. A representation stated that the POP does not identify where Sprucefield should be in the retail hierarchy or what type of further retailing might be acceptable there.

- A representation would like to see the re-designation of Sprucefield as either a dual core town centre as part of Lisburn City or as a District Centre.

### Neutral/Other Comments

- A representation asked for zoning of additional lands abutting the existing designation boundary, south of the M1, as a prudent and necessary provision for future orderly expansion of Sprucefield Regional Shopping Centre.
- A representation stated that any development at Sprucefield should include a link to the Lagan Navigation and National Cycle Network Route No 9 to truly connect people with their environment and retail opportunities.
- DfC's Historic Environment Division stated it was difficult to comment on the Preferred Option as it is unclear whether the reinforcement of Sprucefield entails its extension into other lands. If this is the case there would be potential for impacts on historic environment assets which would need to be considered.
- The Department for Infrastructure noted the Council's desire to retain and reinforce Sprucefield as a Regional Shopping Centre to complement Lisburn City Centre in Preferred Option 13A. It stated that policy surrounding the future development of the site should support the aspirations of the Council to grow the existing centre and enhance the overall shopping experience. The Council should consider the spatial framework set out in the RDS and in particular SFG3 which identifies the need to enhance the distinctive role of Belfast City Centre as the primary retail location in Northern Ireland as well as the aim to enhance Lisburn City as a major employment and commercial centre under SFG1. The preparation of a Plan provides an opportunity for collaboration and a co-ordinated approach to matters of common interest between Councils. Consultation and joint working is vital to developing a coherent response to regional matters such as retailing and ensuring that Plan proposals do not conflict with those of neighbouring councils.
- The NIHE supported the 'town centre first approach to retail development' however stated that it is important to give consideration to the effects of Sprucefield on other towns and cities in the region. Retail impact assessments should be carried out to ensure that Sprucefield develops a retail offer that compliments and reinforces the roles of towns and cities such as Newry, Lisburn, Downpatrick and Belfast rather than detracting from them.

### Summary

The Preferred Option to retain and reinforce Sprucefield as a Regional Shopping Centre has been supported by the majority of responses. However, the type of uses that should be allowed and the impact on neighbouring city and town centres should be further considered. A number of representations called for the 'bulky goods' restriction to be lifted and some go further to call for mixed uses such as leisure and recreation outside of the traditional retailing definition.

A number of respondents only supported development at Sprucefield that is in accordance with the “Town Centres First” approach, as expressed in the RDS and SPPS.

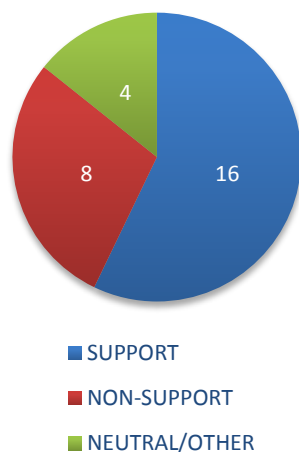
## Key Issue 14: Strengthening District & Local Centres

*The Council's Preferred Option for Key Issue 14 was  
Extend District and Local Centre Boundaries*

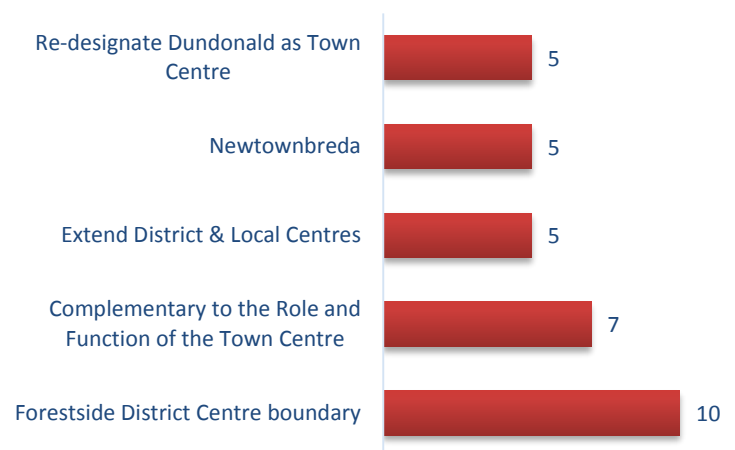
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 28 respondents answered this question. Of the 28 responses 16 or 57% were judged to be supportive of the Council's Preferred Option to Extend District and Local Centre Boundaries. However, 8 or 29% were non-supportive of the Council's Preferred Option. 4 representations or 14% of respondents could be classified into the neutral/other category.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option. Ten respondents made comments about Forestsides District Centre both supporting and showing non-support for the proposed extension. Issues around this site include inward investment, new retailers, the impact on the road network and parking concerns. A large number of comments stated that the District Centre should only complement the role and function of the Town Centre/City Centre and not compete with it. Five respondents would like to see District and Local

Centres extended and that new Town Centres should also be designated in Dundonald and the Newtownbreda area.

### **Supportive Comments for the Preferred Option**

- One respondent stated that Forestside District Centre would appear to be trading at capacity, and the preferred boundary expansion will allow it to develop further to provide for a diverse offering and mixture of uses, which reflect local circumstances. This should grow in line with demand.
- A representation stated that the ability of the Council to attract inward investment and new retailers for the South Belfast area, is through the widening of the Forestside District Centre boundary to include Drumkeen Retail Park.
- A representation supported the inclusion of the Park & Ride site within the Dundonald Local Centre which will promote greater use of sustainable transport.

### **Non-Supportive Comments for the Preferred Option**

- A representation stated that on-site parking at Forestside is already an issue and any extension of the District Centre boundary will have consequences for the surrounding strategic road network.
- A further representation stated that the Council should apply caution, as the extension to Forestside is too close to Belfast City Centre and the retail catchments would clearly overlap. The existing Forestside District Centre boundary should therefore remain the same. However, this representation would like to see Dundonald designated a District Centre and extended.
- A representation stated that the proposed extension to the District Centre at Forestside more than doubles the District Centre boundary and will effectively facilitate the full range of retail activities at this location. This is at odds with the Lisburn City Centre Masterplan 2015 which recognises deficiencies in the City Centre and the need to improve the range and quality of shopping in the City to capture market share by regaining shoppers going elsewhere. (Expansion at Forestside will further compete with Lisburn City Centre for investment and shoppers). The representation also states that the proposal is at odds with the Castlereagh Urban Integrated Development Framework which recognises the need to rebalance the dominance of retail development at Forestside.
- A neighbouring Council's representation expressed concerns about the preferred option to expand the current District Centre designation at Forestside, thereby permitting significant additional non-bulky retailing, including comparison retailing that should be focussed on city/town centres. These concerns arose primarily from the potential direct impacts on the retail hierarchy in Belfast, including the City Centre and Connswater. The potential impacts on the retail function on the city centre and other centres will require

very careful assessment, including in terms of methodology and catchment area analysis. The proposed significant expansion of the District Centre is considered to be disproportionate to its positioning on the retail hierarchy, not being a town or city centre.

- Another representation made reference to the term 'District Centres' and that this is not used in the SPPS, which means that there are no specific retail policies for such centres, albeit the stated aim remains "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."
- A representation stated that extending the Local Centre boundary at Dundonald is unlikely to encourage commuters to use shops and services in Dundonald or improve pedestrian linkages. It has been identified that a number of residents in Dundonald have more connection with Newtownards and the Ards Shopping Centre.
- Translink stated that Dundonald Park & Ride should not be included in any future change to the Local Centre boundary. It is of strategic importance on this metropolitan transport corridor and this needs to be protected to fully contribute to the future Belfast Rapid Transit System.
- The NIHE did not support extending the District and Local Centre boundaries in the Council's Preferred Option. They advocate for a Town Centres first approach. Town Centres are the most sustainable location for commercial functions and services, as they are highly accessible by all forms of transport. They believe that the LDP should seek to promote the vibrancy and vitality of the City and Town Centres and they also believe that the extension of Forestside could hinder the development of a strong town centre in Carryduff.

### **Neutral/Other Comments**

- One representation stated that they would like to see Dundonald designated a District Centre (as opposed to local centre) and extended.
- A representation stated that there are also a number of other groups of retail units which should be defined as Local Centres throughout the District.
- A representation highlighted that the Council has recently granted a retail proposal at Drumkeen Retail Park for TK Maxx, which is adjacent to Forestside District Centre.
- DfC Historic Environment Division highlighted that any proposal for development at Forestside should respect the setting of Galwally House which is a listed building, which is within the proposed new District Centre boundary. The settings of other historic assets in the area, including the gate lodge on the Saintfield Road, should also be considered.
- DfC Historic Environment Division highlighted the need to consider the protection, conserving and enhancing of historic environment assets and their settings when considering new development around Dundonald. They noted

that the current designated Local Centre rational seems to be based on the commercial /shopping function. They highlighted that the definition of a settlement at Dundonald might be merited, taking account of the motte and church at south west, which form the origins of the settlement. There is merit in looking at the Area of Archaeological Potential to inform future zonings and to inform an understanding of the evolution of the settlement.

- The Department for Infrastructure representation would welcome further detail on current retail capacity and need which would assist in appraising the options. They highlighted that the Council is aware of the requirement to adopt a Town Centre first approach for retail and main town centre uses advocated by paragraph 6.273 of the SPPS and that any policy options must be developed accordingly. All policies and proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of existing centres within the catchment. With this in mind, the Council must ensure that the chosen option presented in relation to Forestside does not undermine or contradict Preferred Option 12A in relation to strengthening Carryduff Town Centre. They highlighted that the SPPS advocates that Planning Authorities should ensure that the role of District and Local Centres is complementary to the role and function of the Town Centre.
- Some representations called on the Council to be more radical and designate new Town Centres for Forestside/Newtownbreda and Dundonald.

## Summary

The Council's Preferred Option to extend the District Centre at Forestside and the Local Centre at Dundonald had majority support. However, a number of representations have highlighted that the SPPS states that planning authorities must adopt a 'Town Centre' first approach for retail and main town centre uses. Some representations have called for town centre designations instead of District and Local Centres for Forestside/Newtownbreda and Dundonald.

Comments on the need for a review of retailing and Town/District/Local Centres, (including Sprucefield) are noted and will be considered in greater detail through a Retail Capacity Study during the preparation of the Plan Strategy.



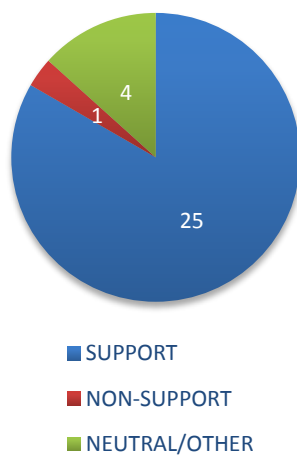
## Key Issue 15: Growing the Night Time Economy

*The Council's Preferred Option for Key Issue 15 was  
Grow the Night Time Economy*

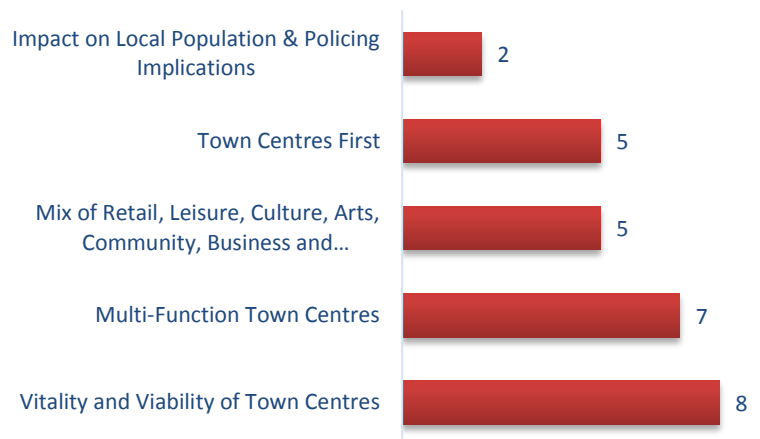
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 30 respondents answered this question. Of the 30 responses 25 or 83% were judged to be supportive of the Council's Preferred Option to Growing the Night-Time Economy. Only 1 or 3% were non-supportive of the Council's Preferred Option. Four representations or 13% of respondents could be classified into the neutral/other category.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option. Eight respondents commented on the vitality and viability of the City/Town Centres and that identity and footfall are important. Seven respondents called for multi-functional Town/City centres. This could possibly be achieved through more flexible planning policy allowing for a mix of retail, leisure, hotel, offices, cultural, arts and community uses. A number of comments also supported a 'Town Centre First' approach. A small number of comments have

concerns with the impact a stronger night-time economy would have on the local population.

### Supportive Comments for the Preferred Option

- One representation stated that this proposal may be hard to make a reality because of the competition from Belfast.
- A further representation would like to see the night-time economy developed in all settlements across the plan area.
- A representation stated that the role of city and town centres has to be diverse in order to appeal to the widest amount of users and attract significant footfall. This should not be limited to the day-time economy and must include a mix of retail, leisure, culture, arts, community, business and entertainment uses. The twilight economy needs focus, so that people stay in the city and this naturally leads to a night-time economy. The development of a cultural, arts and live music scene creates identity and vibrancy, which gives people a purpose for staying in the city. Likewise encouraging offices to be located in the city centre will also drive footfall. The flexibility to enable “pop-up” shops in vacant units, events or annual festivals will sustain a centre’s vibrancy, along with a high quality public realm.
- A representation asked for policy to be designed to encourage multi-functional town centres to encourage tourists.
- Invest NI also supported the promotion of the city and town centres as key locations to grow the office, retail, cultural, leisure and recreational offer to help develop a vibrant shared space and contribute to the growth of the night-time economy. Key to this will be a balance of uses including business and office uses. Buildings currently unused have potential to offer new opportunities following regeneration projects.
- DfC Historic Environment Division welcomed the proposal to grow the night-time economy and recognises the important role that this can play in rejuvenating unused historic environment assets which help provide a sense of culture, place and identity. There is an opportunity to conserve, protect and enhance historic environment assets and their settings (subject to appropriate consultations and consents), in this process and for them to play a key role in informing design in the city and town centres. A significant development such as a centrally located hotel in Lisburn, has potential to affect nearby historic environment assets, their settings and the Lisburn Conservation Area. Any such proposal would require a sympathetic approach, with high quality design (in terms of scale, massing, height and alignment), detailing and materials in line with the SPPS (and PPS 6 policies).
- DfI Strategic Planning Division noted the inter linkage between the desire to grow the night-time Economy under this option (15A) and the proposal to extend Lisburn City Centre boundary to include the Leisure Park and other leisure uses in option 11A. This option could address the potential to generate

a new driver for the night-time economy as highlighted in the spatial framework guidance of the RDS.

- The NIHE also supported the Council's preferred option and considers that city/town centre living can help to support the growth of the night-time economy by bringing more people into the centres, who can use facilities and services.

### **Non-Supportive Comments for the Preferred Option**

- One respondent stated that while good in principle, the Council also needs to consider the policing implications and effect on local population of greater night-time activity.

### **Neutral/Other Comments**

- A representation invited the Council to reconsider the specific issue of amusement arcades in the LDF process and if necessary prepare a bespoke policy to deal with the control and management of future applications for amusement arcades in Lisburn City.
- A number of representations supported the principle of growing the night-time economy but propose that it be extended to include District and Local Centres as locations suitable for office, retail, culture, leisure and recreational uses. These centres already have elements of these uses and the addition of such uses will support the centres by providing complimentary uses to their retailing function thereby sustaining and increasing the vitality and viability of these centres.

### **Summary**

In growing the night-time economy, the Council welcomes the support from respondents to encourage the provision of a range of retailing, commercial and cultural venues alongside hotel development and restaurants/bars. 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. Respondents recognised that a range of activities in a city or town centre increases their viability and vitality. Opportunity exists to strengthen the role of the City Centre by providing closer linkages between the leisure and entertainment offer at the Leisure Park and the retail offer of Lisburn City Centre. The majority of comments are in support of growing the night-time economy in Lisburn City and the towns to make an important contribution to the overall economic growth of the area.

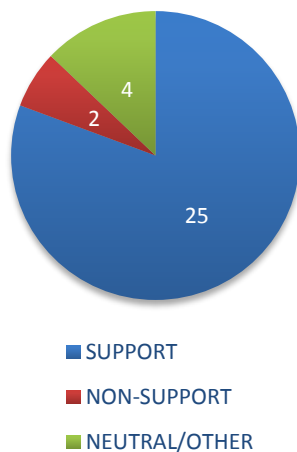
## Key Issue 16: Promoting Office Development within the City, Town, District and Local Centres

*The Council's Preferred Option for Key Issue 16 was Promoting Office Development within the City, Town, District and Local Centres*

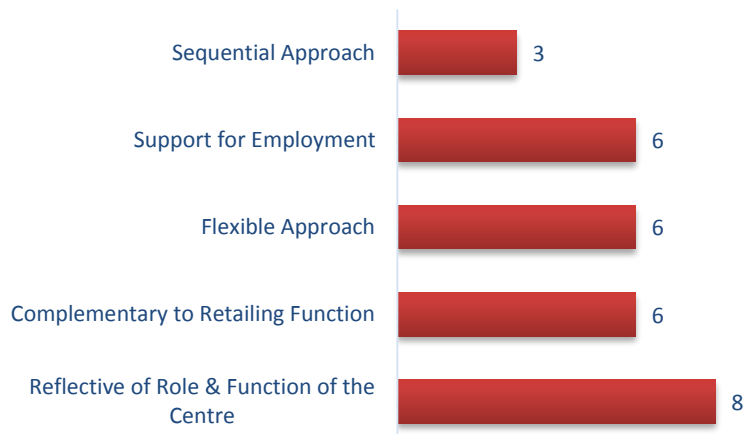
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 31 respondents answered this question. Of the 31 responses 25 or 81% were judged to be supportive of the Council's Preferred Option to promote office development within City, Town, District and Local Centres. Only 2 respondents or 6% were non-supportive of the Council's Preferred Option. Four representations or 13% of respondents could be classified into the neutral/other category.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option. Eight respondents commented that office development should reflect the role and function of the City, Town, District and Local Centres in terms of scale needed. Offices are required to complement the retail function on offer. Office development will support employment and that a flexibly approach is required including designating mixed-use sites. Three respondents commented on a

sequential approach to office development with the City/Town Centres the first priority as in current planning policy.

### **Supportive Comments for the Preferred Option**

- Some respondents stated that the provision of office development within City, Town, District and Local Centres is vitally important to bring employment. The scale of accommodation being provided, however, should be reflective of the role and function of the centre in which it is being located to ensure it will attract the appropriate type and level of services.
- A further representation endorsed the inclusion of office development within District and Local Centres. At Forestside, the enlargement of the Centre boundary could introduce office development at the Council's offices. Lands within the larger boundary may also become available to provide new office accommodation. The provision of offices would be complementary to the retailing function.
- A representation stated that offices should be located at first floor level to ensure active street frontages and primary retail frontages. Alternatively, it may be appropriate to locate larger office developments in highly accessible locations at the edge of city and town centres.
- A representation supported the Council's proposal to retain a 400 square metre floorspace limit within the Local and District Centres in order to respect the strategic policy of directing office development to city and town centre locations. Invest NI also supported this approach.
- Some representations stated that the area around Forestside has already a quantum of office floorspace greatly in excess of 400 square metres and this area has long been a location of large scale office development including the former Castlereagh Borough Council offices and Galwally House. In addition, there is significant office space at Forster Green. Therefore, the representation proposes that given the quantum of office space combined with the large quantity of retail floorspace and other cultural and leisure uses that this area should be designated as a town centre.

### **Non-Supportive Comments for the Preferred Option**

- Comments were made that Moira Main Street has plenty of office space, and that a commitment to maintain historical residential buildings on Main Street is required.
- DfC Historic Environment Division had reservations about the potential for new office development in the proposed Hillsborough and Moira Town Centres. These towns have within their conservation areas a wealth of historic buildings which might not easily lend themselves to conversions for offices, and they have concerns that unsympathetic new development in these areas could compromise the historic character.

## Neutral/Other Comments

- A representation stated that to promote office development the city and town centres have to be more attractive in terms of parking charges. Without those changes, offices will not locate to these areas.
- An additional representation called for Living Over The Shop (LOTS) in addition to office development.
- DfC Historic Environment Division highlighted the potential of re-using disused historic structures for office development, subject to appropriate consultations and consents. They also commented that Linenhall Street in Lisburn is part of an Area of Archaeological Potential and that there should be Key Site Requirements for any development zoning within this area to protect urban archaeological remains.
- DfI Strategic Planning Division stated that the Council should have cognisance of the interrelationship between the Preferred Option for promoting office development in City, Town, District and Local Centres and the proposals for Sustainable Economic Growth set out under Key Issues 6 and 7. In particular, the Council should be mindful of the hierarchy of centres and how its aspirations for economic growth at Purdysburn could affect or undermine the potential for office development in the Town Centre of Carryduff approximately 2.5 miles away; whilst proposals for West Lisburn and Blaris could also have implications for the promotion of office uses in the proposed town centres of Hillsborough and Moira. They also highlighted that conflict may exist between office development within town centre boundaries which share a conservation area.
- A representation stated that some mixed-use locations will need local offices to support innovative working practices and some flexibility should be included in the approach to support this.

## Summary

The majority of respondents supported the Council's Preferred Option to promote office development within the City, Town, District and Local Centres. The desire is therefore to promote office development in order to support sustainable development, assist urban renaissance and provide jobs in local areas. Respondents recognised that offices can complement the retail function in these areas. A sequential approach should be applied to new office development with the City and Town Centres being the first location. However, some conflict may exist between conservation areas/historic buildings. Parking could also be a deterrent to office location and that some flexibility may be required.

Comments on the need to assess office provision are noted and will be considered in greater detail through an Office Study during the preparation of the Plan Strategy.

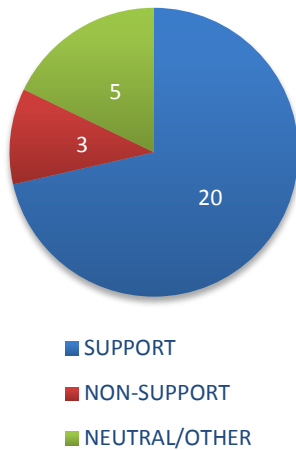
## Key Issue 17: City Centre Development Opportunity Sites

*The Council's Preferred Option for Key Issue 17 was  
Identify potential City Centre Development Opportunity Sites within Lisburn City Centre*

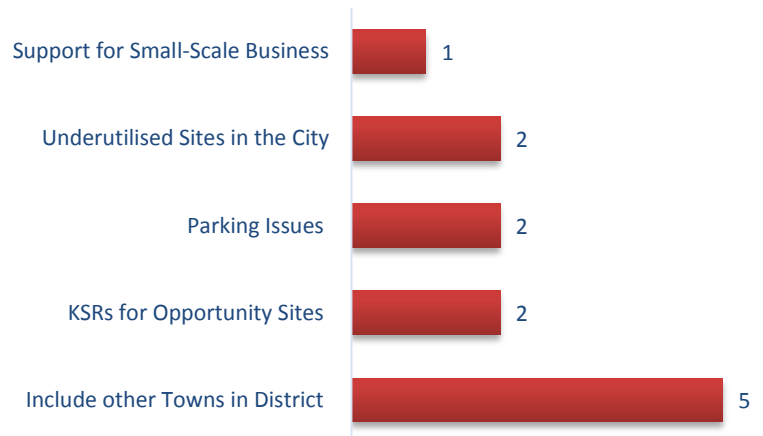
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 28 respondents answered this question. Of the 28 responses 20 or 71% were judged to be supportive of the Council's Preferred Option to identify potential development opportunity sites within Lisburn City Centre. Only 3 respondents or 11% were non-supportive of the Council's Preferred Option. 5 respondents or 18% could be classified into the neutral/other category.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option. The majority of comments were about the need to include development opportunity sites in the other towns and the urban locations in the Council Area and not to concentrate on Lisburn City only. A variety of comments also included the flexibility of key site requirements in any sites identified with a mix of uses allowed, support for using underutilised sites and developing small-scale

business. Improved parking should be included in the consideration of Development Opportunity Sites.

### **Supportive Comments for the Preferred Option**

- A number of respondents accepted that there are a number of underutilised sites in the city and that regeneration will provide a stimulus for growth and inward investment. There is also the opportunity to improve the streetscape and create active street frontages, which will enhance the city centre. The Lisburn Masterplan along with a policy framework is required to guide development to specific areas and to provide greater certainty for investors. A “call for sites” consultation exercise should occur, so that development can be encouraged. Agreement and contributions can be used to facilitate redevelopment of more difficult sites to ensure there is no diminution in city centre car parking or the quality of the built environment.
- A representation also supported the Council’s Preferred Option to identify opportunity sites however, it is considered that such sites, where identified, should not be overly constrained by prescriptive or onerous Key Site Requirements (KSRs). It was stated that KSRs can act as a deterrent in terms of the viability of developing these sites which can ultimately result in Development Opportunity Sites remaining vacant and undeveloped. These sites must retain a degree of flexibility.
- A further representation wished the Council to ensure a broad spectrum of acceptable uses including those relating to economic development on any opportunity sites.
- The NIHE asked that the Plan Strategy acknowledge housing as one of the potential suitable land uses on Development Opportunity Sites. They strongly support the redevelopment of brownfield sites and believe that LDPs should seek to maximise development on brownfield land. They also ask for more consideration to be given to identifying Development Opportunity Sites in other urban areas in the Council Area such as Castlereagh and Carryduff. A number of other representations have also supported the call for the wider identification of opportunity sites in the Town, District and Local Centres.

### **Non-Supportive Comments for the Preferred Option**

- A representation stated that to redevelop these opportunity sites seems to be of no benefit as Argos has moved out of The Square in Lisburn and the existing premises are not all occupied. Until Lisburn City Centre becomes more attractive to big name retailers like Argos, McDonald’s and Currys that have all moved away from the Town Centre the uptake of any opportunity sites in the City Centre will be limited.



## Neutral/Other Comments

- Some respondents stated that Lisburn needs to encourage small business and improve parking to encourage more shoppers. Out of town facilities are easy to park at and Lisburn must be able to compete.
- Historic Environment Division stated that they had difficulty in commenting on this proposal without having knowledge of the potential sites. If they are within the area of archaeological potential key site requirements for evaluation, assessment and protection or mitigation of urban archaeological remains would be appropriate. It is important socially and economically that vacant areas of historic character are regenerated through conservation and re-use rather than demolition and new build.
- The Department for Infrastructure Strategic Planning Division reminded the Council that as part of the process of identifying sites to be allocated for city/town centre uses in the plan, it should undertake a "call for sites" consultation exercise in line with paragraph 6.286 of the SPPS and that in judging between allocations on non-primary area sites, preference will be given to edge-of-town centre land before considering out-of-centre sites.
- RSPB's comments related to the opportunities old buildings and vacant sites present for urban biodiversity. Due to declining urban biodiversity RSPB believes that the protection and enhancement of urban biodiversity can be achieved through careful planning and development. Biodiversity features should be incorporated into the design and layout.

## Summary

The majority of responses received supported the Council's Preferred Option to identify development opportunity sites within Lisburn City Centre. Some representations have also called for additional opportunity sites in the Town, District and Local Centres to be identified. Some of the representations wish to see a flexible approach to opportunity sites with not too many restrictive key site requirements (KSRs). Others require a careful approach to protect existing historic buildings and the wildlife/biodiversity needs on any opportunity sites identified.

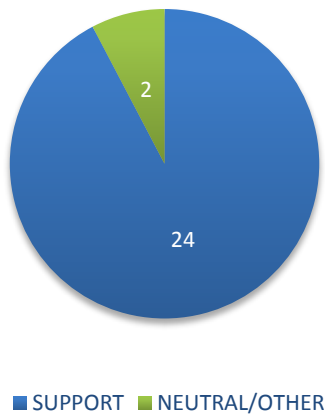
## Key Issue 18: Promoting Hillsborough Castle as a Key Tourism Destination

*The Council's Preferred Option for Key Issue 18 was  
Promote Hillsborough Castle as a Key Tourism Destination*

### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 26 respondents answered this question. Of the 26 responses 24 or 92% were judged to be supportive of the Council's Preferred Option to Promote Hillsborough Castle as a Key Tourism Destination. There were no respondents against the promotion of Hillsborough Castle. Only 2 respondents or 8% had a neutral/other comment.

The bar charts on the right above indicate the top 5 issues identified by respondents as key within this option. Seven respondents highlighted the importance of Hillsborough Castle and the need to include the wider tourism potential that this offers. They also called for other areas that have tourism potential and that the Castle should not be looked at in isolation. The Lagan Corridor and the Lagan Valley Regional Park could be better linked to the potential of the area. The valuable built heritage offers tourism potential and that this asset should be carefully managed. Other comments identify traffic issues and better parking.

### **Supportive Comments for the Preferred Option**

- A representation stated that the POP recognises that the Historic Royal Palaces project is key to opening up other opportunities for development of the tourism sector and this is evident in the Hillsborough Tourism Masterplan.
- DfC Historic Environment Division welcomed the promotion of Hillsborough Castle as a key tourism destination and highlighted the role that the Registered Historic Park and Garden, the historic settlement and its Conservation Area, Hillsborough Fort and Courthouse play in forming the wider setting of the castle and that these are important key parts of this heritage landscape. Any new development should be sensitive to the existing historic environment.

### **Non-Supportive Comments for the Preferred Option**

- There were no respondents that could be classified into non-supportive of the preferred option to Promote Hillsborough Castle as a Key Tourism Destination. Some comments received expressed concerns around traffic congestion, biodiversity and historic buildings but with better traffic management and consideration for the character of the existing settlement they are in general support of the tourism potential.

### **Neutral/Other Comments**

- A representation highlighted that given the sensitivity of the area, a solution to the demand for coach parking will need to be found.
- Another representation called for careful management of development. The Castle and other historic buildings in Hillsborough are valuable heritage assets with lots of tourist potential, but development must be carefully managed so that the character of the town is not swamped and diluted or clogged with traffic.
- An additional representation was concerned about the Tourism Masterplan for Hillsborough and the suggestion that the Forest Park offers an excellent location within walking distance of the town to make further provision for countryside accommodation for touring caravans and motorhomes. The Forest Park is designated as a Historic Park, Garden & Demesne and a Local Landscape Policy Area (LLPA) under the provisions in the current Belfast Metropolitan Area Plan. The representation highlighted that under prevailing planning policy, planning permission would not be granted for development in LLPAs that would be likely to have a significant adverse effect on those features, or combination of features, that contribute to the environmental quality, integrity or character. Development of touring caravan/motorhome sites within walking distance of Hillsborough would detract from the setting of the village and be at odds with the quality of tourism offer planned at HRP Hillsborough and with the existing hospitality offer.

- The Lagan Navigation Trust in their representation, stated they would like to see an opportunity to link both physically and in terms of policy, Hillsborough Castle tourism potential and the Lagan Navigation assets and the Lagan Valley Regional Park.
- A number of additional representations also supported the promotion of Hillsborough Castle as a key tourism/recreation opportunity area, however the proposals do not take full account of the Lagan Corridor and its full range of potential. They stress the wider tourism potential.
- DfI Strategic Planning Division stated that the focus on the Castle is restricting the consideration of the tourism potential of Hillsborough and its wider environment. The Department notes that the Council has committed to developing a Council-wide Tourism Strategy, as stated within its Corporate Strategy.
- RSPB emphasised in their response that whilst tourism can often be related to the enjoyment of the natural environment, and this is something they strongly advocate, human activity, can in some instances, have a negative impact on biodiversity. In this context, the LDP should ensure that proposals do not have an adverse impact on biodiversity. The LDP should steer tourism related development away from sensitive areas (including habitats and species).

## Summary

The majority of the respondents were in favour of promoting Hillsborough Castle as a Key Tourism Destination. The LDP must deliver a policy framework that conserves the assets that make Hillsborough special and encourages a synergy between it and the Castle and grounds through policies that ensure new tourism projects complement Hillsborough and the existing offer, rather than compete and conflict with them. Respondents encouraged a policy framework which safeguards the built and natural heritage assets that are critical to the tourism offer and promotes the development of tourism facilities appropriate to their proposed location and position within the tourism hierarchy.

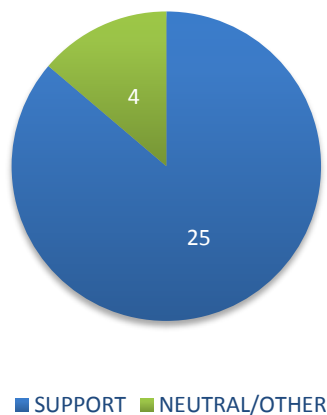
## Key Issue 19: Promoting the Lagan Navigation as a Key Tourism / Recreation Opportunity Area

*The Council's Preferred Option for Key Issue 19 was  
Promote the implementation of the Lagan Navigation as a Key Tourism/Recreation Opportunity Area*

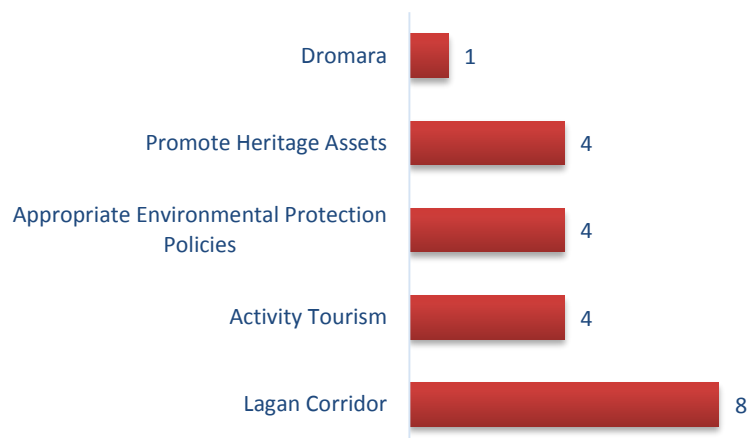
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 29 of the 181 respondents answered this question. Of the 29 responses, 25 or 86% were judged to be supportive of the Council's Preferred Option to promote the Lagan Navigation as a Key Tourism/Recreation Opportunity Area. There were no respondents against the Council's Preferred Option. Only 4 respondents, or 14% had a neutral/other comment to make.

The bar chart on the right above indicates the top 5 issues identified by respondents as key within this Option. The Lagan Corridor offers significant potential and this is recognised by a number of respondents including the provision of better linkages and aligning the small towns and villages and assets in the area. It offers activity-based tourism and the rich heritage assets along its route can be developed to support tourism. A number of respondents wished to see appropriate environmental

protection policies along the Lagan Navigation/River corridor. Some comments also highlighted the need to include the wider area such as Dromara village in promoting tourism/recreation.

### **Supportive Comments for the Preferred Option**

- One representation welcomed Option 19A in relation to the Lagan Navigation. It stated that it will be important to protect the full route to Lough Neagh from inappropriate development. This could be in the form of an extension of the Lagan Valley Regional Park, or some form of additional policy protection.
- Another representation stated that the opportunities to maximise the uptake of this unique facility should be taken forward as long as there are appropriate environmental protection policies in place.
- The Lagan Navigation Trust stated that the proposal should also follow the river in a westerly direction on the West Bank of the River which is the line for the new towpath to connect the Union Locks to Moira Road and it should include the entire land holding at 146 Hillsborough Road.
- One respondent stated that along the Lagan Valley there is the opportunity for the advancement of heritage skills on the Lagan Navigation. Both traditional and new skills relating to the waterways in the Council area present a real life project-based learning opportunity to reconnect communities with their built and natural heritage from Edenderry to Aghalee.
- If housing is envisaged in close proximity to the Navigation, it should bring with it the opportunity to extract a percentage of the 'developers premium' to conserve, restore and potentially introduce new connecting footpaths on the Navigation in that location in partnership with the Lagan Navigation Trust.

### **Non-Supportive Comments for the Preferred Option**

- There were no respondents that could be classified into non-supportive of the Council's Preferred Option to promoting the Lagan Navigation as a Key Tourism/Recreation Opportunity Area. Some respondents have concerns with environmental protection and biodiversity and the protection of historic buildings/assets along the route, but if development of the Lagan Navigation is sensitive to these requirements, however they fully support the Council's Preferred Option.

### **Neutral/Other Comments**

- A representation expressed support for the Option but has concerns that the proposal requires huge investment and it will take a long time to be fully delivered, with perhaps a limitation on the number of tourists able to use it. Their representation proposed an alternative tourism opportunity in developing the Ulster Aviation Society Museum on the Maze site, which may offer much higher footfall.

- A further representation put forward an idea to open up the Broadwater between Moira and Aghalee with linkage to the Lagan near Flatfield and construction of a greenway along the Lagan to the Island Centre in Lisburn.
- An additional representation called for more tourism to be focused on the village of Dromara. It should be promoted as it is close to the source of the River Lagan. They would like to see recreation and walks along the Dundrum Road stream.
- DfC Historic Environment Division welcomed the promotion of the Lagan Navigation as a key tourism/recreation opportunity area. The canal is a scheduled historic monument and associated structures such as Navigation House and the Lock House are listed. They stated that it would be appropriate to illustrate the scheduled route of the canal in the Plan Strategy. There are specific implications for the development of policy around the canal, including the requirement for scheduled monument consent. This is particularly important because scheduled monument consent is provided for under separate legislation from the Planning Act (i.e. the Historic Monuments and Archaeological Objects (NI) Order 1995). Requirements for Listed Building Consent should also be articulated. They highlighted the importance of working with neighbouring Council areas through which the Lagan Canal flows and specifically highlight the importance and critical need for the compilation of a conservation management plan for the waterway, to inform and guide future change and development along the waterway.
- DfI Strategic Planning Division appreciated the far-reaching nature of developing the Lagan Navigation, both geographically and in terms of its potential for outdoor recreational and tourism-focused activities. It is also noted that “Activity Tourism” was identified within the NI Tourism Strategy 2020 as a key target, citing activities such as golf, angling, walking, gardens, cruising and cycling. Therefore in relation to the development of the tourism strategy it would be beneficial to consider this opportunity within the overall Council area.
- DfI Rivers Agency in their representation stated that this project will require early engagement and in-depth consultation with them.
- RSPB stated that the LDP should ensure that proposals do not have an adverse impact on biodiversity and ecosystem. Issues of potential disturbance to key birds from recreational tourism should also be considered, for example: Lough Neagh and Lough Beg Special Protected Area/Ramsar and Portmore Lough ASSI. In addition to sustainable tourism benefits, RSPB recognises the crucial role that green and blue infrastructure can play in supporting healthy communities, supporting wildlife and mitigating the effects and causes of climate change. In this regard, river corridors for example, should be protected to ensure that there is no detrimental impact on biodiversity or on sensitive environmental areas and features.

- A number of representations supported the principle of the promotion of the Lagan Navigation as a key tourism/recreation opportunity area, however they state that the proposals do not take full account of the Lagan corridor and its full range of potential. The Lagan Corridor is formed from networking and aligning the group of small towns, villages and strategic assets the area contains to ensure it meets its potential.

## Summary

The majority of responses received supported the Council's Preferred Option in promoting the Lagan Navigation as a Key Tourism/Recreation Opportunity Area. It has been realised that the project requires investment and its development could provide better links to the settlements along its route with potential for aligning the group of small towns, villages and strategic assets the area contains. A number of concerns state that the full route of the Lagan Navigation needs protection from inappropriate development with possible extension of the Lagan Valley Regional Park designation or additional protection. Some representations call on additional tourism for the wider area including Dromara village and the promotion/development of the Ulster Aviation Society museum on the Maze site.



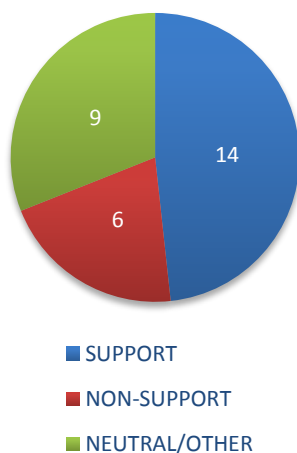
## Key Issue 20: Protecting and Promoting the Lagan Valley Regional Park as a Key Tourism / Recreation Opportunity Area

*The Council's Preferred Option for Key Issue 20 was  
Protect and promote the Lagan Valley Regional Park as a rich natural asset, retaining  
and enhancing the Lagan Valley Regional Park Nodes*

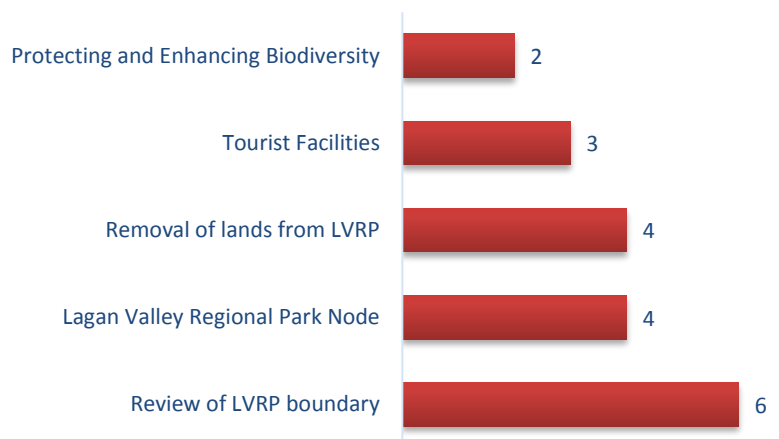
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 29 respondents answered this question. Of the 29 responses, 14 or 48% were judged to be supportive of the Council's Preferred Option to protect and promote the Lagan Valley Regional Park as a rich natural asset and retaining and enhancing the Lagan Valley Regional Park Nodes. A total of 6 respondents or 21% did not support the Council's Preferred Option and 9 respondents, or 31% had a neutral/other comment to make.

The bar chart on the right above indicate the top 5 issues identified by respondents as key within this Option. Six respondents wished to see a review of the Lagan Valley Regional Park boundary including policy to protect it due to development pressure. Four respondents wished to see removal of lands from the designation and some request that new nodes are created for the Park. It is recognised by 3

respondents that tourism is important and the Park provides opportunity for additional tourist facilities on land within or adjacent to the Park. Two respondents were in favour of protecting and enhancing the biodiversity of the Park and the various heritage assets.

### **Supportive Comments for the Preferred Option**

- DfC Historic Environment Division welcomed the promotion of the LVRP as a key tourism/recreation opportunity area and highlighted the importance of considering sympathetic and appropriate works adjacent to the various heritage assets, including the scheduled Lagan Navigation and the listed Navigation House and Lock Houses that will help sustain and preserve their attraction and integrity. They further highlighted the presence of the Giant's Ring ASAI, in Belfast City Council's district bordering this area and the importance of working collaboratively with them to make the most of these historic environment attractions.

### **Non-Supportive Comments for the Preferred Option**

- A number of representations requested removal of lands from the existing Lagan Valley Regional Park. In particular a site in the existing node LN09 in BMAP at Ballyskeagh and for it to be included in the settlement limit of Ballyskeagh as whiteland.
- Another representation asked for land at Croft Farm in the Plantation area to be removed from the LVRP as it is not connected to the River Lagan. They commented that the location of a site within the LVRP does not prevent development and that there are examples across the LVRP where development has been permitted.
- DAERA Natural Environment Division highlighted the continued development pressure within the LVRP, not just at the nodes but throughout the Park and that policy should be developed for the Park to protect its landscape character and visual amenity.
- A respondent stated that Dundonald has been ignored, and highlighted Moat Park which could do with promotion, upgrading of the play park, lights throughout the park especially in the winter months, picnic tables and toilets.

### **Neutral/Other Comments**

- A representation welcomed the Council's proposal but would like to see it go further with a new node to the Lagan Valley Regional Park created around the former Coca Cola site near Tullynacross. It stated that this site is a suitable location for the provision of service facilities for visitors to the Lagan Valley Regional Park. In order to fully realise the aims of the LVRP designation connections need to be made between historical places which have influenced and shaped the river corridor. The former Coca-Cola complex has the capacity to do this, and in doing so enhance the character and quality of

the LVRP. The LDP presents a unique opportunity to transform this site and deliver new development which respects the existing context and once more connects the site with the River Lagan and integrates it into the wider Lagan Valley Regional Park. The representation requests that consideration is given to inclusion of the former Coca-Cola complex as an extension to the settlement development limit of Tullynacross, that Tullynacross is elevated in the settlement hierarchy from a small settlement to a village, the site zoned for housing and the area identified as a node within the LVRP.

- A number of representations stated that sustainable transport linkages including cycling and pedestrian usage are required and for these both to co-exist. Improved access to the LVRP is required.
- A representation stated that the Lagan Valley Regional Park does not conjure up a place to visit for many local people. Most of the population do not know where it starts and where it finishes.
- DAERA Natural Environment Division suggested that there may be opportunities to develop new Community Greenways to link the LVRP to the Belfast Hills via Colin Glen and south of Milltown. This would help to develop inter-relationships between Councils and encourage “shared opportunities for greater accessibility to green spaces such as the Lagan Valley Regional Park and the Lagan Navigation project”. Also consideration could be given to extending the boundary of the Park along the river through Lisburn to the Blaris lands, (where a Simplified Planning Zone is proposed), which “could possibly provide a natural expansion for Lisburn City.”
- DfI Rivers Agency stated that tourist facilities (other than water-compatible development) should not be located within the flood-plain of the River Lagan.
- The RSPB stated that the LDP should ensure that proposals do not have an adverse impact on biodiversity and sensitive areas.
- A number of representations stated that the POP makes no reference to the boundary of LVRP in particular in regard to how it has been determined. Development has also on occasion intruded into the LVRP. A thorough review of the boundaries of LVRP should be undertaken to ensure the LDP is robust and also to ensure that its heritage assets are properly identified and protected.

## Summary

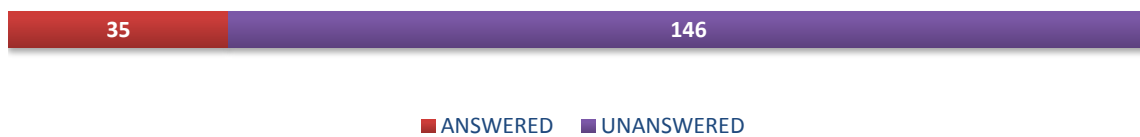
Approximately half of the respondents agreed with the Council’s Preferred Option, to support the protection and promotion of the Lagan Valley Regional Park as a tourism/recreation area. Others commented that additional nodes should be provided, which goes further than the Council’s Preferred Option. These representations have identified land parcels to be included in a new node. Some representations however are against expansion of the LVRP and would like to see land removed from the existing designation to be re-zoned or developed. It has also been stated that the LVRP needs a defined policy to protect it as development has

been allowed in the Park and development pressure is growing. Careful consideration also needs to be given for the flood plain in the LVRP, heritage assets and biodiversity. It is recognised that the LVRP is an asset that needs continued protection for tourism and recreational enjoyment. This asset should be developed with neighbouring Councils and better linkages are required to it.

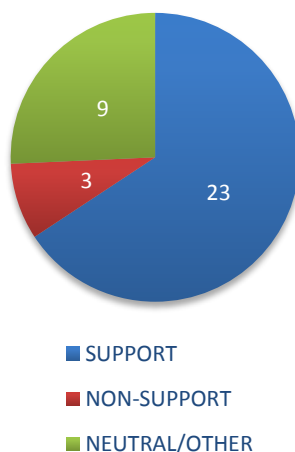
## Key Issue 21: Protecting and Enhancing Open Space, Sport & Outdoor Recreation

*The Council's Preferred Option for Key Issue 21 was  
Protect and enhance all areas of open space and provide opportunity to identify a limited number of potential new Community Greenways*

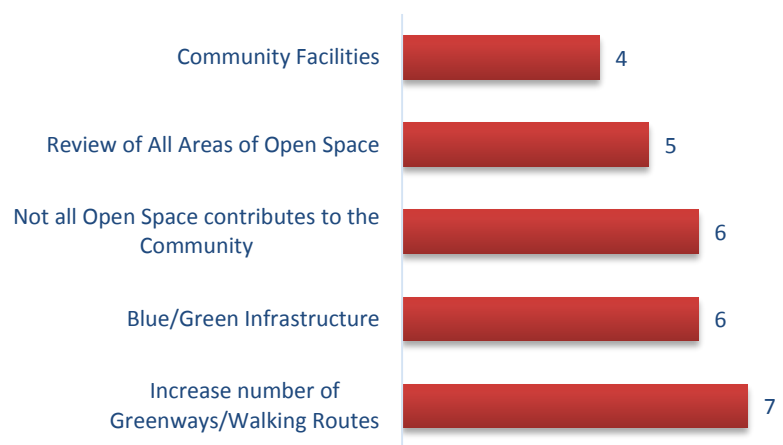
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 35 of the 181 respondents answered this question. Of the 35 responses, 23 or 66% were judged to be supportive of the Council's Preferred Option to protect and enhance all areas of open space and provide opportunity to identify a limited number of potential new Community Greenways. Three respondents or 9% were not supportive of this Option whilst 9 or 26% were neutral/other as demonstrated in the pie chart above.

The bar chart on the right indicates the top 5 issues that were identified by the respondents as key within this Option.

A total of 7 comments were received that supported increasing the number of community greenways and linkages with walking and cycling routes e.g. Stoney Road to Bradshaw's Brae at the Old Mill was suggested.

Other comments received were in relation to blue/green infrastructure and acknowledging the crucial role that blue and green infrastructure can play in supporting healthy communities, supporting wildlife and mitigating the effects and causes of climate change. The development of a number of potential new Community Greenways would improve the attractiveness of the District and will encourage increased journeys by walking and cycling. On the other hand, others commented that open space does not always contribute to the community and are not always worthy of protection.

Many respondents commented on the lack of community facilities in their area and NIHE suggested that the creation of allotments and community gardens should be considered to help encourage healthy lifestyles.

### **Supportive Comments for the Preferred Option**

- The majority of respondents agreed in principle with this Preferred Option of protecting and enhancing all areas of open space and providing opportunity to identifying a limited number of potential new Community Greenways.
- Whilst many supported the principle of protecting and enhancing open space where it is of genuine benefit to the community, many comments suggested that not all areas of open space are worthy of protection and as such, a review should be taken of all open space to identify those areas that should be afforded protection and enhancement opportunities.
- A local resident suggested that the Council should investigate the potential of a new community greenway from vacant land at the rear of Colby Play Park as this is currently overgrown and attracts anti-social behaviour and would provide outdoor walking opportunities for the Four Winds area.
- DAERA Natural Environment Division welcomed the opportunity to identify additional Community Greenways.
- A local residents group strongly support all aspects of this Key Issue.
- DfC Historic Environment Division commented that whilst they agree in principle with this Preferred Option, there is no reference to historic environment assets and that any enhancements to such assets utilise a heritage-led approach and are in compliance with any statutory provisions for their protection.
- The NIHE supported the identification of new community greenways and commented that the Council should ensure greenway linkages are created across the Council area.

### **Non-Supportive Comments for the Preferred Option**

- The Lagan Navigation Trust felt that the language ‘...to identify a limited number of...’ was too restrictive.

## Neutral/Other Comments for the Preferred Option

- Several respondents commented that there were no recreation facilities within walking distance of the Four Winds area despite several large developments. Some felt there was a historic absence of ensuring that new housing developments include community and leisure facilities.
- Another individual commented that there is a lack of rights of way for walkers and horse riders, many of which are overgrown or blocked. There is a need to engage with the farming community to encourage appropriate maintenance as open space is one of our biggest tourist assets.
- One respondent commented that existing green space such as Moat Park in Dundonald has been eroded due to the East Link bisecting it and the construction of the police station on the parkland whilst another resident agreed that the park needs upgrading.
- A residents group commented that the open space between the two parts of Drumbeg should be retained to protect the distinct character of each part of the settlement.
- The NIHE strongly supported the protection of existing open space but believes that there are circumstances where the selective redevelopment, particularly within large estates, can deliver positive effects and as such would welcome an acknowledgement that social housing is a 'substantial community benefit'.
- DfI Rivers Agency and Water & Drainage Policy Division both acknowledged the potential use of open space in resolving flood issues.
- The RSPB recommended that the LDP should promote multi-functional green spaces and there should be no detrimental impact on biodiversity or on sensitive environmental areas and features.

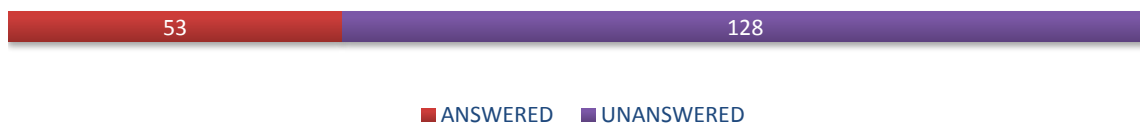
## Summary

We welcome the overall support for the Preferred Option to protect and enhance all areas of open space and provide opportunity to identify a limited number of potential new Community Greenways. The Council will carry out an Open Space Strategy as part of the Plan Strategy and will consider ways of further linking up existing areas of open space.

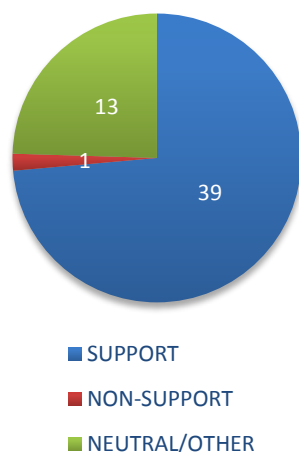
## Key Issue 22: Retention of Key Transportation Infrastructure Schemes (Road and Rail)

*The Council's Preferred Option for Key Issue 22 was  
Retain a number of key transportation infrastructure schemes to enhance  
accessibility within the area*

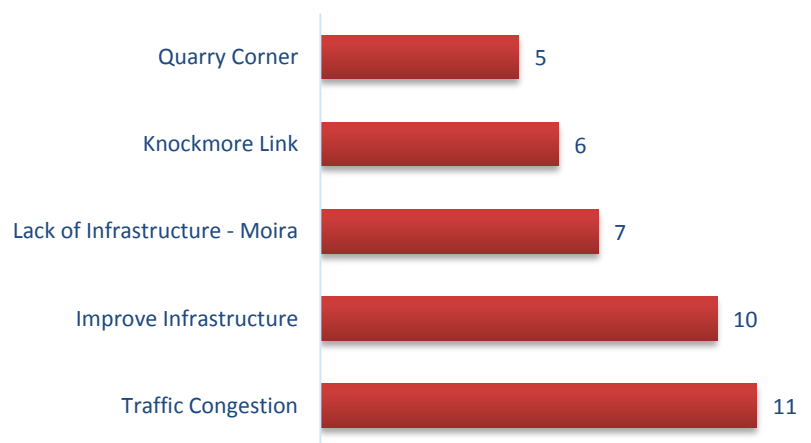
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 53 (29%) respondents answered this question. Of the 53 responses, 39 or 74% were judged to be supportive of the Council's Preferred Option to retain a number of key transportation infrastructure schemes to enhance accessibility within the area, 1 respondent or 2% were non-supportive and 13 or 25% were neutral/other, as demonstrated in the pie chart above.

The bar charts on the right above indicates the top 5 issues identified by respondents as key within this Option.

A total of 11 comments were received in relation to traffic congestion, especially around Carryduff, Moira and Hillsborough. A further 10 comments highlighted the need to improve the existing infrastructure as little is being done to address the ever-increasing traffic congestion.



Seven respondents commented about the lack of infrastructure, especially in Moira and suggested that there should be no further housing within the town until the infrastructure has been improved.

A further 6 respondents commented on the proposed Knockmore Link, with the majority being supportive of its delivery, seeing it as being key in facilitating the growth potential of the wider West Lisburn Area.

In relation to the comments referring to Quarry Corner, the majority of respondents commented that as this road proposal is unlikely to proceed it should not be retained as a key transport infrastructure scheme.

### **Supportive Comments for the Preferred Option**

- One respondent commented that whilst supportive of this Key Issue, any development needs to take place with people and not cars in mind.
- A local residents group welcomed the transport initiative but commented that advances need to be made in public transport supported by alternative sustainable transport initiatives such as improved cycle networks, car sharing facilities etc.
- Translink highlighted the new public transport link between Lisburn & Castlereagh and commented that the East to West connectivity will need to be improved by continuous upgrades of the B6 and B23.
- Several comments were generally very supportive of the Knockmore Link Road with suggestions that it will help ease congestion on the M1 and will complete an orbital road network around the city, allowing a circular bus service to operate, therefore reducing the need to travel by car.
- DfC Historic Environment Division commented that whilst supportive of the Key Issue, appropriate assessment and evaluation of all schemes is necessary to ensure that the historic environment, assets and their settings are appropriately considered.
- RSPB were generally supportive of the Key Issue and recognised the impact transportation of people and goods has on economic prosperity, however this can impact on greenhouse gas emissions. Planning can make a significant contribution in reduction of these emissions.

### **Non-Supportive Comments for the Preferred Option**

- One respondent suggested that additional roads options should be included – a link road to bypass Hillsborough which could be facilitated through lands already zoned for development.
- Another respondent voiced concerns that developing any further housing beyond what has already been zoned in Hillsborough will add to existing traffic flow issues and that local businesses are suffering due to parking issues.

## Neutral/Other Comments

- Many respondents were concerned about the impact of additional housing on the existing road infrastructure around Moira.
- Another respondent raised concerns that allowing additional housing in Carryduff is adversely affecting the local area whilst little is being done to address traffic congestion and suggested a rapid transit system for the area.
- DfI Strategic Planning Division commented that the preparation of the LDP provides the opportunity to assess the transport needs, problems and opportunities within the Plan area and ensures that appropriate consideration is given to transport issues.
- DfI Rivers Agency advised that any proposed infrastructure schemes must have regard to flood risk and as such, should not be sited in flood-prone areas.
- Another respondent stated that 27% of the population are isolated from the main centre of the Council area and this is unlikely to be addressed by measures to reduce reliance on the private car whilst another local resident agreed that even as a driver, they would never travel to Lisburn due to the distance.
- Many respondents supported the promotion of the re-opening of the Antrim – Lisburn railway line commenting that it would make Lisburn City Centre more accessible and help reduce congestion on the M1.

## Summary

We welcome the support for the Preferred Option to retain a number of key transportation infrastructure schemes to enhance accessibility within the area.

Any future zonings and their impact on traffic congestion will be considered at the relevant plan-making stage and will be subject to transport assessments to ensure better integration of land use planning and transportation. Key Site Requirements will ensure that the need for travel is reduced, sustainable and active forms of transport are encouraged, existing public transport services are considered and efficient road networks are promoted.

The Plan Strategy will be accompanied by a Transport Strategy (being prepared by DfI) which will identify currently protected schemes that are to be retained and rolled forward to the Local Polices Plan.

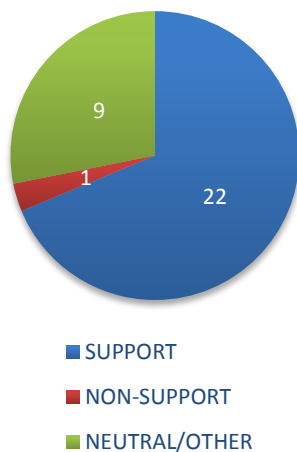
## Key Issue 23: Retention of Key Park & Ride Sites

*The Council's Preferred Option for Key Issue 23 was  
Retain a number of key Park & Ride Sites with identification of potential new Park & Ride/Park & Share sites*

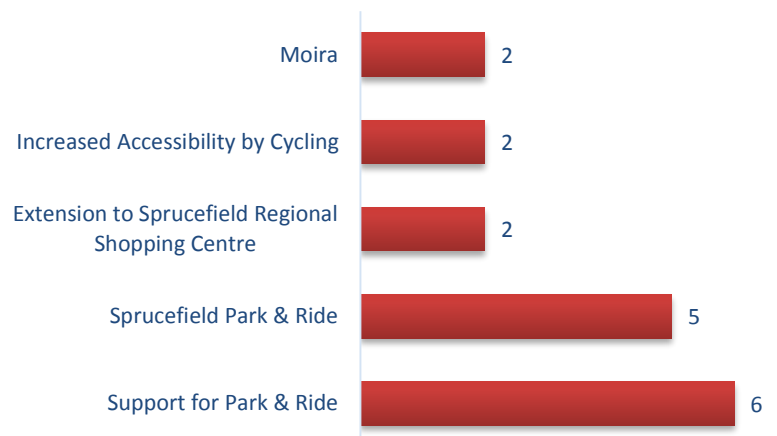
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 32 (18%) of respondents answered this question. Of the 32 responses, 22 or 69% were judged to be supportive of the Council's Preferred Option to retain a number of key Park & Ride Sites with identification of potential new Park & Ride/Park & Share sites. Only 1 respondent or 3% were non-supportive and 9 or 28% were neutral/other, as demonstrated in the pie chart above.

The bar chart on the right above indicates the top 5 issues identified by respondents as key within this option.

Six of the respondents stated a clear support for Park & Ride sites but 5 respondents expressed concern at the proposal to relocate the Sprucefield Park & Ride facility. Two respondents further commented that the existing site should be extended rather

than relocated due to its location beside Sprucefield Regional Shopping Centre. Two respondents commented that Park & Rides are somewhat limited initiatives and should be easier to access by bike and not just by car. Other comments included the potential to provide a shuttle bus to connect the train station with Moira to alleviate the parking problem until the new Park & Ride is constructed.

### **Supportive Comments for the Preferred Option**

- The majority of respondents agreed in principle with this Preferred Option to retain the existing Park & Ride sites with the potential to identify further sites. Translink supported retention of all of the existing Park & Ride sites and suggested that temporary Park & Ride at Sprucefield should be replaced with a similar permanent site. Translink also suggested that capacity at some locations may need to expand over the lifetime of the LDP e.g. Cairnshill.
- One respondent suggested that given the success of the Cairnshill facility, an additional two sites could be potentially placed on the Saintfield Road and Ballynahinch Road beyond Carryduff.
- It was acknowledged by several respondents that increasing the number of Park & Ride/Park & Share sites will help to facilitate the modal shift away from the private car.
- The NIHE supported this Preferred Option as reduction in reliance upon the private car contributes to reduction of greenhouse gases and promotes active lifestyles.
- Some respondents, whilst acknowledging the success of the Dundonald Park & Ride, commented that parking in Dundonald at peak times can be difficult and the Park & Ride should be opened later in the evenings.

### **Non-Supportive Comments for the Preferred Option**

- Several commented that they could not support the relocation of the Sprucefield Park & Ride without knowing the exact details of the new location.
- Department for Communities Historic Environment Division advised that they would also require more information on the Sprucefield Park & Ride before commenting and added that any potential site should be properly assessed so that any previously unidentified archaeological remains can be located and recorded or protected.
- Department for Infrastructure Transport Planning & Modelling Unit commented that reference in the POP to retention of specific named schemes is prejudicial to the outcomes of the transport study process.

### **Neutral/Other Comments**

- DfI Rivers Agency advised that flood risk must be considered for any proposed Park & Ride sites and as such, development should not be sited within flood-prone areas.

- The Ministerial Advisory Group (MAG) commented that many Park & Ride sites do not work and that the Council should commission a comprehensive integrated movement strategy, with particular commitment to removing cars from Lisburn City Centre. MAG recognised the role that Park & Rides play in offering choice but highlighted the importance of not deadening urban centres with large surface car parks.

## Summary

We welcome the general support for the Preferred Option that a number of key Park & Ride sites will be retained and potential new Park & Ride/Park & Share sites will be identified.

The identification of the new Park & Ride site at Sprucefield will be further considered as part of the Transport Plan process.

Expansion of existing Park & Ride locations will be further explored with our consultees through the Transport Plan, Plan Strategy and Local Policies Plan process.

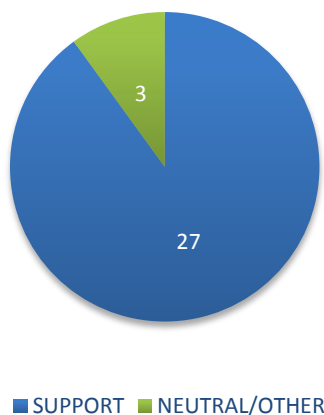
## Key Issue 24: Promoting Active Travel (walking, cycling and public transport)

*The Council's Preferred Option for Key Issue 24 was Promote Active Travel in all new development (within Urban Areas/Settlements) to demonstrate how the development integrates with existing public transport, walking and cycling*

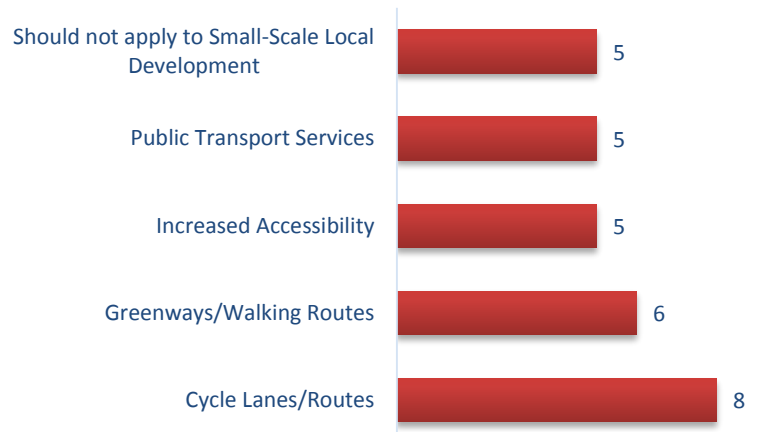
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 30 (17%) of respondents answered this question. Of the 30 responses, 27 or 90% were judged to be supportive of the Council's Preferred Option to promote active travel in all new development (within urban areas/settlements) to demonstrate how the development integrates with existing public transport, walking and cycling. 3 or 10% were neutral/other, as demonstrated in the pie chart above.

The bar chart on the right above indicates the top 5 issues identified by respondents as key within this option.

Eight respondents were supportive or extremely supportive of cycle lanes due to their positive impact on health and wellbeing. A further 6 respondents supported this Key Issue but suggested they need to be linked in ways such as greenways in order

to improve the users overall experience. Five of those who answered this question stated that it is important that design for walking and cycling takes account of all users including the elderly and disabled and a further 5 respondents reiterated the importance of integrating with public transport services. Whilst supporting the principal of promotion of active travel, 5 respondents thought that this should not be incorporated into small-scale local development.

### **Supportive Comments for the Preferred Option**

- One respondent commented that encouraging walking and cycling within such a small city is to be encouraged but the key to this is making it easy and safe.
- Translink welcomed the linking of phased zoned sites to improvements in public transport.
- A local residents group strongly agreed with this Preferred Option and suggested that developer's contributions to resident's health and wellbeing should be encouraged.
- A respondent welcomed the Preferred Option but suggested this should go hand in hand with an increase in urban densities where development proposals are located in proximity to key sustainable/public transport and arterial routes.
- The Lagan Navigation Trust welcomed the Preferred Option and suggested an extension of the towpath would provide a strategic link from Moira Road and Ballinderry Road onto the existing towpath to further connect to the National Cycle Network Route no.9.
- Department for Communities Historic Environment Division also welcomed the Preferred Option but commented that routes along historic environment assets (e.g. canals or railways) or through historic environment assets (e.g. monuments or designed landscapes) should always have a heritage-led approach.
- NIHE support this Preferred Option as it reduces reliance upon the private car and public transport is often the only available source of transport for the elderly, children and those living in social housing. The LDP should promote linked infrastructure such as cycleways and walkways, which integrate with public transport halts.
- RSPB commented that walking and cycling should be promoted but there needs to be a linked up and co-ordinated approach to addressing strategic infrastructure issues within the district which the POP does not demonstrate.
- MAG supported this Preferred Option but commented that for this to be truly effective and successful it is vital that walking and cycling routes run through developments and are connected across the urban and rural environments, as well as to public transport halts.

## Non-Supportive Comments for the Preferred Option

- Whilst not opposed to the approach, Invest NI commented that industrial/business development tends to occupy edge of town locations which may not be readily or frequently served by public transport. Invest NI also expressed concern that although improving accessibility for walking and cycling would be attractive to those employed within the site, it may encourage members of the public to traverse the site which could have safety implications.

## Neutral/Other Comments

- DfI Transport Planning Modelling Unit welcomed the POP's commitment to promote new development in urban areas and settlements with access to existing public transport availability or accessibility by walking/cycling but are of the opinion that this is not reflected in the Preferred Option or in other preferred options and that the Plan Strategy should make use of the Accessibility Analyses to identify the most accessible location for development.
- Several respondents suggested that pedestrians and cyclists need to be separated from road traffic on main routes for safety reasons.
- The NIHE commented that due to the lower car ownership rates amongst social housing tenants, there should be flexibility in car parking standards for social housing developments.

## Summary

There was strong support overall for promoting active travel in all new developments and many comments reinforced the necessity that walking and cycling are integrated with public transport to reduce the need to travel by private car.



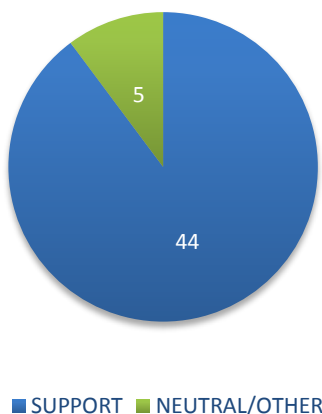
## Key Issue 25: Connecting People and Places – Greenways

*The Council's Preferred Option for Key Issue 25 was  
Protect and develop safe, shared and accessible Greenways connecting communities,  
promoting walking and cycling, recreational and social interaction and enhancing  
health and wellbeing*

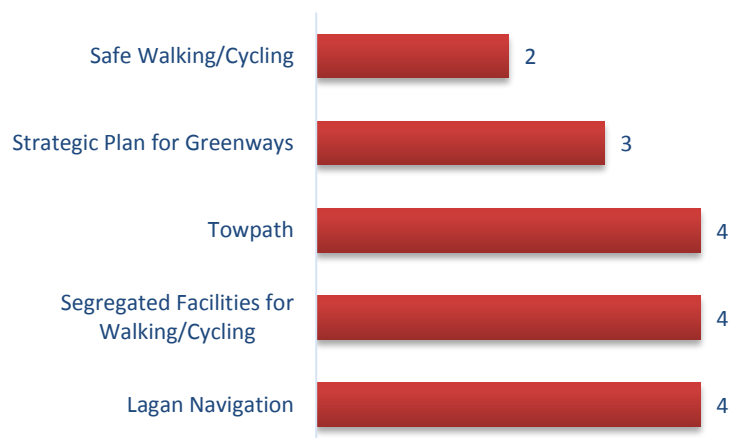
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 49 (27%) of respondents answered this question. Of the 49 responses, 44 or 90% were judged to be supportive of the Council's Preferred Option to protect and develop safe shared and accessible Greenways connecting communities, promoting walking and cycling, recreational and social interaction and enhancing health and wellbeing. Only 5 respondents or 10% were neutral/other as demonstrated in the pie chart above.

The bar chart on the right indicates the top 5 issues that were identified by the respondents as key within this Option.

A total of 4 respondents suggested pathways along the Lagan Navigation and a further 4 respondents suggested that the Lagan Towpath is an obvious potential greenway that should be further developed. Some stated that segregated facilities

for cyclists and walkers is essential for safety. Others recommended a more strategic approach to Community Greenways should be taken in order develop linkages across Council boundaries.

### **Supportive Comments for the Preferred Option**

- Many individuals supported this Option and commented that cyclists and pedestrians need to be segregated from road traffic for safety.
- Translink agreed with segregated facilities, especially for cyclists, and commented that greenways need to be linked to hubs such as railway stations or Park & Ride sites in order to grow modal share by sustainable methods.
- 2 local residents groups strongly supported this Preferred Option, one group supporting the potential for a Carryduff to Belfast Greenway whilst another suggesting a potential route from Quarry Corner to Comber Road and linking on to the Comber Greenway.
- DAERA Natural Environment Division supported the promotion and protection of greenways and commented these can also provide valuable wildlife corridors if planted with appropriate species. However, they also commented that to truly have green and blue infrastructure, there should also be the promotion of SuDS and their use to deal with surface runoff from surrounding development.
- NIHE supported the Preferred Option but suggested the Council should work with adjacent Councils to enable cross boundary linkages where the opportunity exists.
- MAG supported the Preferred Option and suggested allocating former car lanes to buses and also walking and cycling routes. It recommended the designation of the Lagan Valley as a primary greenway but requested that former rail lines are protected for future rail use and not given over to walkway/cycle greenways.

### **Non-Supportive Comments for the Preferred Option**

- There were no non-supportive comments received for this Preferred Option.

### **Neutral/Other Comments**

- Whilst supporting this Preferred Option, one respondent highlighted the hazards of high volumes of cyclists and pedestrians using the towpath and suggested greenways should be designed and developed to segregate users to ensure safety.
- One respondent commented that the Dundonald end of the Comber Greenway needs more seats and bins to make it more user friendly.

## Summary

There was strong support overall for the protection and development of Strategic Greenways with many supporting the segregation of cyclists/pedestrians from road traffic in order to ensure safety.

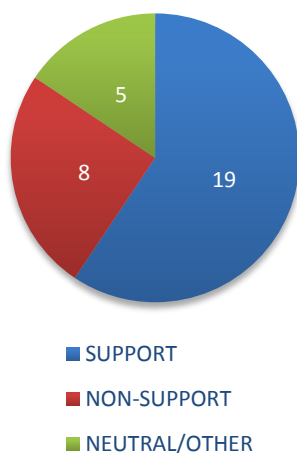
## Key Issue 26: Renewable Energy

*The Council's Preferred Option for Key Issue 26 was  
Introduce Areas of Constraint in relation to renewable development (wind turbines)*

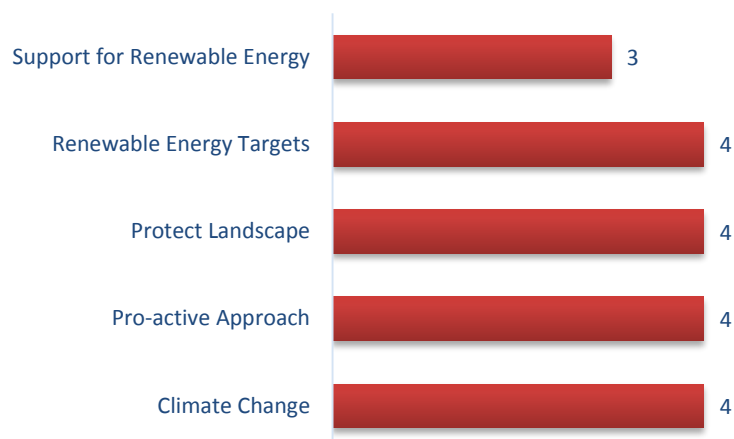
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 32 (18%) of respondents answered this question. Of the 32 responses, 19 or 59% were judged to be supportive of the Council's Preferred Option to introduce Areas of Constraint in relation to renewable development (wind turbines). 8 (25%) of the respondents did not support the Preferred Option and 5 respondents or 16% were neutral/other as demonstrated in the pie chart above.

The bar chart on the right indicates the top 5 issues that were identified by the respondents as key within this Option.

Many respondents commented that renewable energy sources are essential to minimise any impact on climate change whilst others suggested that the LDP should take a more proactive approach whereby locations which are suitable for renewable development are promoted. Four respondents welcomed the added protection for sensitive landscapes whilst others reinforced the importance of Renewable Energy Targets still being met.

## Supportive Comments for the Preferred Option

- Many respondents recognised the importance of wind turbines but this needs to be balanced against protecting the landscape. The NIHE suggested that an energy strategy that clearly illustrates where renewable developments are restricted and, equally, where they will be more suitable, would be beneficial.
- Although fully supportive of the Preferred Option, DAERA's Natural Environment Division commented that it is important to demonstrate that renewables targets can still be met. It also suggested that there may be additional sensitive areas, not just Areas of High Scenic Value as suggested in the Preferred Option.

## Non-Supportive Comments for the Preferred Option

- One respondent commented that it was not necessary to introduce Areas of Constraint as existing policy within the SPPS is robust enough to safeguard sensitive environmental features.
- Another respondent suggested that projects should be considered on a site specific basis subject to a sensitive design and a robust Environmental Impact Assessment and Landscape and Visual Impact Assessment.
- DfI Strategic Planning Division commented that the SPPS advocates a 'cautious approach' to renewable energy proposals in sensitive landscapes.

## Neutral/Other Comments

- A respondent commented that the LDP should contain clear, targeted and focused objectives, which demonstrate how renewable forms of energy are to be encouraged. They emphasised how renewable energy such as solar, can stimulate jobs and reduce reliance on fossil fuels.
- DAERA's Natural Environment Division commented that renewable energy should feature air quality as some renewable energy options have the potential to negatively affect air quality.
- DfI Strategic Planning Division commented that although the POP refers to NI renewable energy targets, the targets are not quantified. It also suggested that the LDP may wish to acknowledge the challenges of turbine proposals within 30km of airports and consider the potential impacts on radar.

## Summary

We welcome the overall support for the Preferred Option to introduce Areas of Constraint in relation to renewable development (wind turbines). It is considered that this approach is in line with the SPPS and regional policy and reflects the need to protect our unique and diverse landscapes within the Council area.

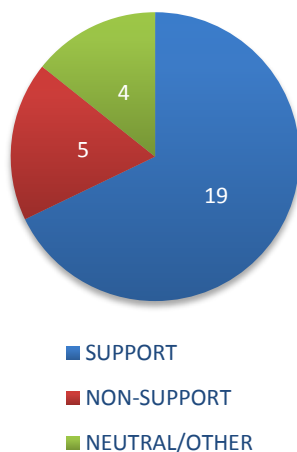
## Key Issue 27: Telecommunications

*The Council's Preferred Option for Key Issue 27 was  
Retain the existing policy-led approach in relation to telecommunication  
development*

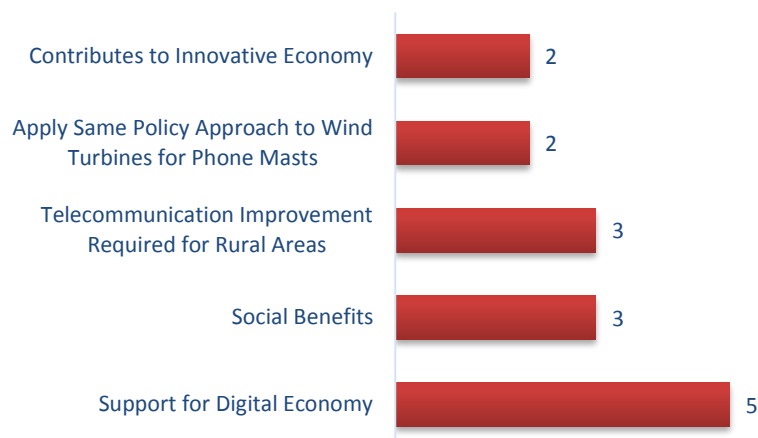
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 28 (15%) of the 181 respondents answered this question. Of the 28 responses, 19 or 68% were judged to be supportive of the Council's Preferred Option to retain the existing policy-led approach in relation to telecommunication development. 5 (18%) of the respondents did not support the Preferred Option and 4 respondents or 14% were neutral/other as demonstrated in the pie chart above.

The bar chart on the right indicates the top 5 issues that were identified by the respondents as key within this Option.

Many of those who answered this question acknowledged the importance of high-quality telecommunications and others highlighted how this can connect communities and society whilst others recognised how it contributes to an innovative economy. Three responses highlighted the need to improve telecommunications in

rural areas whilst other suggested applying the same policy to wind turbines and telephone masts.

### **Supportive Comments for the Preferred Option**

- One respondent supported the Preferred Option as existing policy (PPS 10 & the SPPS) is considered to be sufficient.
- Another respondent supported the Preferred Option and voiced concerns over introducing constraints or new restrictions that could directly or indirectly impede the growth of new communications infrastructure within Northern Ireland.
- DfC Historic Environment Division welcomed the retention of the existing policy-led approach in relation to protecting historic environmental assets. They would be concerned if Areas of Constraint were introduced and whether there would be any negative implications for historic monuments that lie outside areas of constraint.
- DfI Strategic Planning Division welcomed the reference in the POP to regional policy but drew attention to the Council's intention to not carry forward TEL 2 as this was omitted from the SPPS – regional advice for transitional arrangements advises that 'where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies this should not be judged to lessen the weight to be afforded to the retained policy'.

### **Non-Supportive Comments for the Preferred Option**

- A local resident suggested that the proposed Areas of Constraint in relation to wind turbines should also apply to phone masts.
- DAERA's Natural Environment Division commented they would welcome restrictions in the most sensitive landscapes in that policy could ensure equipment is sensitive to the landscape rather than a complete restriction on development.

### **Neutral/Other Comments**

- Many responses suggested that better telecommunications is required, especially in rural areas. A local residents group highlighted that the rural area west of Carryduff and extending to Drumbo urgently requires upgrading to its mobile and broadband provision.
- One respondent commented that due to the forthcoming cessation of MF broadcasting at the Lisnagarvey transmitter station at Sprucefield, this site would be available for alternative development such as retail or otherwise.

- DfI Rivers Agency commented that critical telecommunications equipment should not be located in floodplains unless there is no other option – in such instances, it must be made resistant and resilient.

## **Summary**

We welcome the support for the Preferred Option to retain the existing policy-led approach in relation to telecommunication development. The details of the retained policy will be further developed during the policy review stage as part of the Plan Strategy.



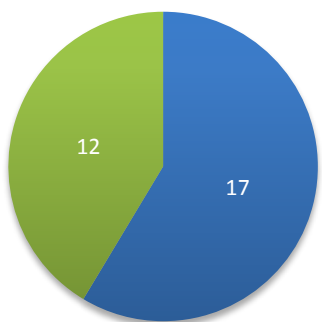
## Key Issue 28: Waste Management

*The Council's Preferred Option for Key Issue 28 was  
Retain the existing policy-led approach in relation to waste management within the  
Council area*

### Responses to Question

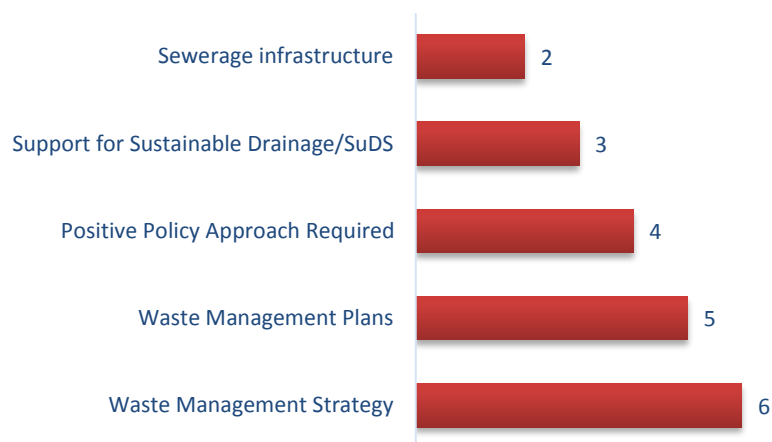


### Respondents view



■ SUPPORT ■ NEUTRAL/OTHER

### Top five comments provided



## Public Consultation Responses

A total of 29 (16%) of the 181 respondents answered this question. Of the 29 responses, 17 or 59% were judged to be supportive of the Council's Preferred Option to retain the existing policy-led approach in relation to waste management within the Council area. Twelve respondents or 41% were neutral/other as demonstrated in the pie chart above.

The bar chart on the right indicates the top 5 issues that were identified by the respondents as key within this Option.

Many respondents welcomed the reference in the POP to the Waste Management Strategy and Waste Management Plans whilst several respondents recommended the Council should take a positive policy approach for identifying waste management facilities. Although no Key Issues were identified for Water & Waste Water Infrastructure, Flood Risk or Cemeteries (Page 176 of the POP) some respondents

used this section to comment on these topics. Some respondents welcomed the POP's promotion of Sustainable Urban Drainage Systems and others expressed concerns at potential waste water treatment works capacity issues.

### **Supportive Comments for the Preferred Option**

- DfI Strategic Planning Division acknowledged the Council's intention to retain the existing policy-led approach and highlighted that the Waste Management Strategy (March 2000) has since been revised in October 2013 as the Waste Management Strategy 'Delivering Resource Efficiency'.
- RSPB supported the Preferred Option and strongly advocated a sustainable approach to waste management and recommends that the Council should adopt a precautionary approach to all waste management proposals.

### **Non-Supportive Comments for the Preferred Option**

- None received

### **Neutral/Other Comments**

- A neighbouring Council commented they would welcome discussion in relation to waste.
- DfI Strategic Planning Division welcomed the Council's Position Paper 10 on Development Constraints which establishes the baseline for issues to be addressed through the LDP but adds that the Council need to include available capacity in the water and sewerage network.
- DfI Strategic Planning Division and Rivers Agency welcomed the references to flood risk and management within the POP but suggested that flood risk should be given much higher prominence in subsequent stages of plan preparation.
- DfI Water & Drainage Policy Division welcomed the inclusion that water and sewerage could be a development constraint and reiterated other comments that there needs to be an indication of the level of available capacity at waste water treatment works.

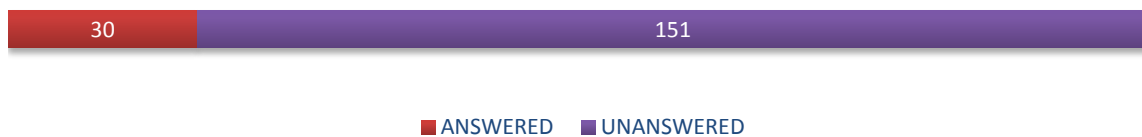
### **Summary**

We welcome the support for the Preferred Option to retain the existing policy-led approach in relation to waste management within the Council area. The Council will continue to promote a sustainable approach to waste management to reduce the amount of waste going to landfill. Available capacity at waste water treatment works will be identified through discussions with our statutory consultees as we move towards the Plan Strategy.

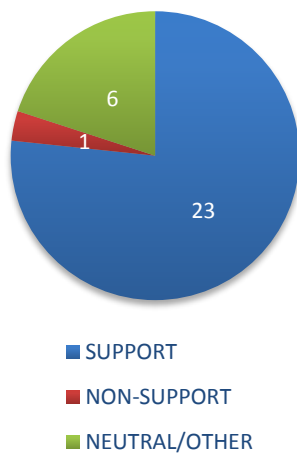
## Key Issue 29: Protecting and Enhancing Built Heritage Assets and Archaeological Remains

*The Council's Preferred Option for Key Issue 29 was 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*

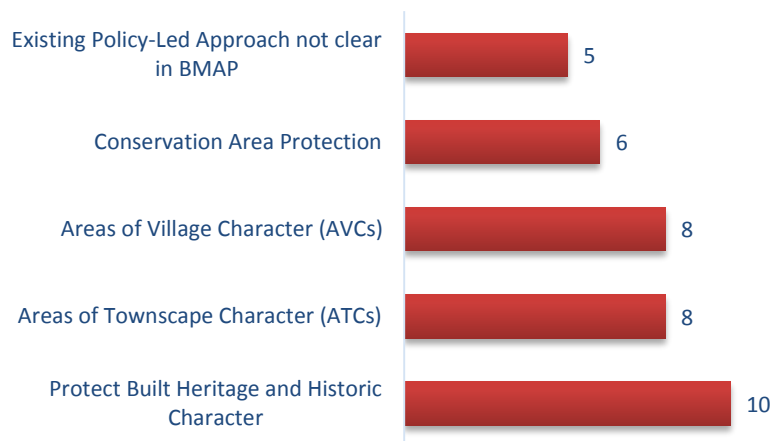
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

A total of 30 respondents answered Key Issue 30. Of the 30 responses, just over three-quarters (23) were in support of the Council's Preferred Option to 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. Only a single respondent (3%) was non-supportive, and 6, or 20% were neutral/other, as demonstrated in the pie chart above.

The bar chart above to the right indicates the top 5 issues identified by respondents as key issues within this Option.

There were 10 responses received in relation to protecting built heritage and historic character, with a recognition that protection for the built heritage should be adequately enforced and also welcomed the introduction of the Built and Natural Environment Strategy.

In relation to Areas of Townscape Character (ATCs)/Areas of Village Character (AVCs), there were 8 respondents for each of these two topics. There was a general recognition that new designations may exist in the Council area and that local character and distinctiveness were very important qualities.

There were 6 responses which related to Conservation Area Protection. Similar to the ATCs/AVCs, the fundamentals of strengthening protection as part of the Plan were welcomed. Signage, traffic and street furniture within conservation areas were highlighted as major issues that could be tackled throughout the Plan.

There were 5 duplicate comments on the existing policy-led approach not clearly specified within BMAP. They raised the point that there is a lack of detail on ATCs/AVCs in BMAP and that the new Plan should seek to provide an improved base of heritage assets in the area, whilst considering new designations.

### **Supportive Comments for the Preferred Option**

- Many respondents welcomed the support for conservation in the POP and commented that the LDP offers an opportunity to establish new and/or revised areas of conservation. DfC's Historic Environment Division welcomed the retention of the existing policy-led approach and highlighted specifically the importance of including the wording as articulated in the SPPS, particularly the wording that refers to ensuring appropriate reporting and archiving following archaeological excavations and highlighted the importance of the amplification text in PPS 6 for all policies. HED also highlighted areas where there is potential policy gaps and where additional wording may be advantageous.
- The NIHE support policies in relation to built heritage that protects the important contribution that it makes to the surrounding area.
- Many respondents welcomed the opportunity for the new LDP to establish new/revised conservation areas.
- A respondent welcomed the role of the LDP in identifying the main built and archaeological heritage features and requested that the character of the settlement area of Feumore is identified and protected.
- Invest NI welcomed the Council's recognition of the importance of built heritage and how it can promote economic vitality and growth through ongoing regeneration.
- DfC's Historic Monuments Council recommended that the importance of heritage of the LCCC area should have been more fully acknowledged across the POP and not just within the specific section. It recommended that all sites

and monuments across the Council area should be recognised and mapped within the new LDP.

### **Non-Supportive Comments for the Preferred Option**

- RSPB commented that this Key Issue does not have regard to protecting and enhancing the biodiversity that such places hold as old buildings can often provide safe refuges for wildlife.
- Many respondents commented that the existing policy-led approach is non-existent and that BMAP does not provide any details on the characteristics of ATCs or AVCs, only referring the reader to regional policy that provides no guidance to developers or architects.

### **Neutral/Other Comments**

- The Lagan Navigation Trust commented that the POP did refer to NI's largest single collection of Scheduled Monuments with regional protection – of the 27 locks and collection of bridges over the River Lagan, 15 locks are within the LCCC area.
- While supporting this Key Issue, MAG commented that the LDP should guard against issues that detract from the Conservation Areas such as inappropriate signage, street furniture and traffic management and that permitted development rights should be removed to better protect the retention of authentic historic fabric such as windows/doors, fasciae, eaves etc.
- A respondent commented that Hillsborough has reached optimum size and there is a need to preserve the historic character of the village and Conservation Area.

### **Summary**

The responses received for this Key Issue were largely in favour of the Preferred Option. Comments were mostly favourable, with added protection for our built heritage a recurring theme.

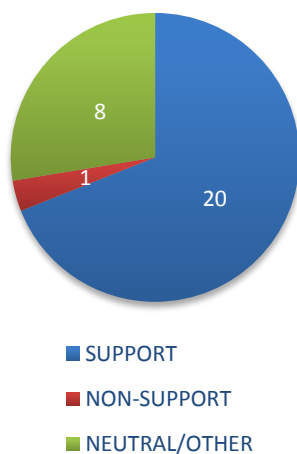
## Key Issue 30: Protecting and Enhancing Natural Heritage Assets

*The Council's Preferred Option for Key Issue 30 was Retain the existing policy-led approach with regards to the protection and enhancement of Natural Heritage Assets, but in addition provide opportunity to identify potential new environmental designations across the Council area*

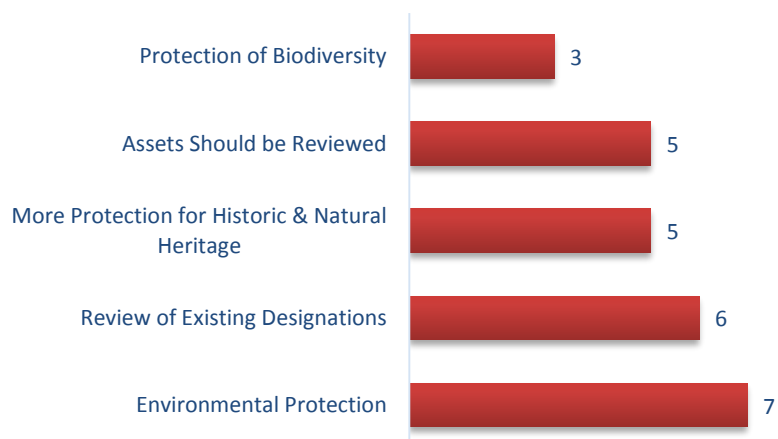
### Responses to Question



### Respondents view



### Top five comments provided



## Public Consultation Responses

In total, 29 respondents answered this question to Key Issue 30. Of the responses, 20 or 69% were in support of the Council's Preferred Option to retain the existing policy-led approach with regards to the protection and enhancement of Natural Heritage Assets, but in addition provide opportunity to identify potential new environmental designations across the Council area. Only a single respondent (3%) was non-supportive, and 8, or 28% were neutral/other, as demonstrated in the pie chart above.

The bar chart on the right above indicates the top 5 issues identified by respondents as key within this Option.

There were 7 responses received relating to Environmental Protection. These were based on strengthening support for the natural heritage and treating it as a priority.

While the comments were all positive in nature, the RSPB were concerned that the environment was left to the latter part of the POP document.

There were 6 respondents who called for a review of all natural heritage designations in the Council area, 4 of which were a duplicate response. In all but one of the 6 responses requesting a review, there was recognition that new designations may exist in the Council area.

There were 5 comments requesting more protection for Historic & Natural Heritage assets and for assets to be reviewed. The Preferred Option was favoured by respondents.

There were 3 comments on Protection of Biodiversity, all in support of further strengthening policy.

### **Supportive Comments for the Preferred Option**

- A respondent welcomed the POP's commitment to the conservation, protection and enhancement of the natural environment and suggested that Feumore should be considered for protection.
- DAERA's Natural Environment Division welcomed the Preferred Option but expressed concerns about continuing development pressures impacting on landscape character and visual amenity. They suggest the development of a policy test to protect, conserve and enhance the quality, local distinctiveness and amenity value of the landscape character of the Council area.

### **Non-Supportive Comments for the Preferred Option**

- RSPB expressed concern that Natural Heritage is the final matter to be discussed in the POP. It commented that both options did not recognise the protection and enhancement of the environment for its own sake and did not recognise the ecosystems services or natural capital value of the environment, as required by the SPPS.

### **Neutral/Other Comments**

- Many respondents commented that the Council should undertake a review of existing designations to ensure these areas are still relevant in environmental terms.
- DAERA's Natural Environment Division also advised that any review of Areas of High Scenic Value or landscape designations include an undertaking to carry out a Local Landscape Character Assessment which would assist in defining landscape issues in relation to sensitivity and capacity to absorb further development without having adverse impacts on landscape character and visual amenity.

- RSPB welcomed the provision of Special Countryside Areas but suggested that full cognisance should be given to the natural environment and its biodiversity outside designated sites.

## **Summary**

There was strong overall support for the Preferred Option and many comments reinforced the necessity to retain the existing policy approach.



## **6.0 Preferred Options Paper Appendices**

### **6.1 Appendix B: Equality Impact Assessment - Do you have any comment to make on Appendix B?**

There was a single response to this question from the Ministerial Advisory Group (MAG) which welcomed the Section 75 Policy Screening Form's intention to stimulate public comment and help interested parties to become involved in a more meaningful way at POP stage, and referenced internal and external stakeholders.

### **6.2 Appendix C: Policy Review (PPSs) - Do you have any comment to make on Appendix C?**

There were 16 responses to this question, covering a wide range of topics. These are ordered in descending order with the largest numbers of interested respondents first:

- **PPS 15 (Revised) Planning and Flood Risk**  
There was general support for the review and continued use of the policies within PPS 15 with specific reference to FLD 1 to FLD 5. Rivers Agency welcomed LCCC's proposals to carry forward these policies into the LDP. The RSPB however, proposed the review of this PPS, with the inclusion of features such as a presumption against the development of previously developed land within floodplains, and a more explicit SUDs policy.
- **PPS 18 Renewable Energy**  
Specifically mentioned was the inclusion of renewable energy targets as set by the local Council in adapting to climate change.
- **PPS 21 Sustainable Development in the Countryside**  
CTY 2a (New Dwellings in Existing Clusters)  
There was a request for the removal of the 'cluster is associated with a focal point such as a social/community building/facility, or is located at a cross-roads' criterion from the policy.  
CTY5 (Social and Affordable Housing)  
There was support for the retention of this Policy from NIHE.
- **SPPS**  
Respondents suggested that the LDP will need to deal with the SPPS's Town Centre First approach as part of the Plan Strategy.
- **PPS 2 Natural Heritage**  
Comments were generally supportive and discussed the continued use of this policy.

- **PPS 3 Access, Movement and Parking**

MAG were interested in new policy being developed on:

AMP 1 Creating an Accessible Environment

AMP 2 Access to Public Roads

AMP 3 Access to Protected Routes

AMP 4 Protection for New Transport Schemes (renamed as Protection for New Movement Schemes)

AMP 7 Car Parking and Servicing Arrangements

AMP 9 Design of Car Parking - reinstate and renew policy

AMP 10 Provision of Public and Private Car Parks

AMP 11 Temporary Car Parks

DfI also responded on this matter and consider that they should be involved in any new parking policy and this policy should assist in reducing reliance on the private car and encourage active travel. This statement also applies to AMP 9.

- **PPS 4 Planning and Economic Development**

There was an issue raised regarding the potential conflict between the RDS target for 60% of housing to be delivered on Brownfield sites and the provisions of PPS 4 Policy PED 7 which relates to the retention of existing land.

- **PPS 6 (Addendum) Areas of Townscape Character**

Comments were generally supportive and discussed the continued use of this policy.

- **PPS 7 Quality Residential Environments**

Comments were generally supportive and discussed the continued use of this Policy.

- **PPS 7 (Addendum) Safeguarding the Character of Established Residential Areas**

MAG proposed that we create new policy around The Conversion or Change of Use of Existing Buildings to Flats or Apartments.

- **PPS 13 Transportation and Land Use**

General Principle 5

*“Developers should bear the costs of transport infrastructure necessitated by their development”*. DfI stated that this policy is included in the SPPS and should therefore be retained.

#### General Principle 10

There were 2 requests for the reinstatement of the policy “*Rural public transport schemes should be developed to link rural dwellers to essential facilities and larger settlements*”.

#### General Principle 11

Similarly, there were 2 requests relating to the policy for “Innovative measures should be developed for the safe and effective management of traffic” to be reinstated.

- **PPS 16 Tourism**

MAG commented in relation to Policy TSM 1 that the policy should be updated to favour location of tourist development within and/or on edge of town settlements where possible. In relation to TSM 4 they requested for policy to increase protection for the countryside.

- **New Policy**

There were further comments on how the Council should develop its new policy:

- New policy to be developed for PPS 21 - CTY 8 (Ribbon Development) and CTY 15 (The Setting of Settlements).
- PPS 12 Housing in Settlements - A respondent suggested the need for new policy for mixed tenure, socially mixed housing and/or mixed housing and other mixed uses in new and existing terraced street networks.
- Simplified Planning Zones – the use of more relaxed policies in order to attract economic investment is welcomed as a tool for regenerating town centres and referred to Blaris/Maze.
- Creation of Street Footprints as an additional policy for PPS 3.
- A bespoke planning policy for amusement arcades is considered to be a requirement in Lisburn City in order to control and manage future applications.
- The need for the Plan Strategy to overcome potential conflict with the SPPS, which applies a Town Centre First approach.
- Consideration of the commercial viability of applications as a means to attract business investment.
- Call for thorough integration of policies with the European Water Framework and Floods Directives.
- A more explicit SUDs policy needs to be developed.
- There was also a comment from Historic Royal Palaces regarding the protection of designated LLPAs from inappropriate development which they consider should be carried forward to the Plan Strategy and Local Policies Plan.

- Consideration of the possible forms of after use following mineral extraction including:
  - the creation of new habitats and biodiversity;
  - use for agriculture;
  - forestry;
  - recreational activities;
  - landfill facility
  - waste management, including waste storage; and
  - the built environment.

The majority of comments received indicated a desire to retain some existing policies, as well as creating more bespoke policies tailored to the needs of the Council area.

Some respondents requested changes to policies and there were several representations received where the general approach was to retain/strengthen/build upon existing relevant operational policies, and for these to be carried through to the Plan Strategy and beyond. In general, more flexibility in new policies was welcomed.

### **6.3 Appendix F: Annual Housing Need Assessment Publication (NIHE) - Do you have any comment to make on Appendix F?**

There were a total of 3 responses to this question, including a response from a housing association which welcomed the POP's commitment to;

- achieving balanced communities,
- new homes that are affordable/accessible/inclusively designed,
- facilitate any identified need via the zoning of land,
- indicating through key site requirements, where a proportion of the site may be required for social/affordable housing.

### **Settlement Social Housing Need 2016/20**

Updated social housing need figures for Lisburn & Castlereagh City Council were provided by NIHE for the period 2016/20, totalling 846 as opposed to the previously-published figure of 800.

MAG questioned the lengths that the Annual Housing Need Assessment goes into taking account of the implications of population projections likely to be brought about by BREXIT and that a number of factors could adversely affect the housing market and hinder economic recovery.

#### **6.4 Do you have any comments on the remaining appendices?**

With regards to Map 10 (Proposed Extension to Lisburn City Centre) there was a lack of support for extending Lisburn City Centre.

It was noted that there was no map included for Sprucefield and that there is scope to expand the designation of Sprucefield to the south east.

Appendix H Map 14: The expansion of Forestside District Centre was wholly endorsed by one respondent as a robust and defensible area, and one that reflects policy in the SPPS.

Appendix J: Accessibility Analyses: DfI provided a detailed explanation in relation to accessibility analyses to give a more accurate description of the work and the purpose for which it was developed. The Council will have the ability to generate maps such as these following the purchase of a TRACC licence and training on the software. They stated that no reference had been made in the POP to the preparation of Public Transport Accessibility Maps.

#### **6.5 Do you have any further comments about the Local Development Plan Preferred Options Paper?**

This section received a wide range of comments from 26 respondents. The main thrust of these include:

- the POP should have had more publicity and a longer consultation period
- the Council should identify new cemetery/crematorium space as early as possible in the LDP process.
- the LDP should encourage locally accessible, convenience shopping
- the need to protect the rural character of Feumore.
- disconnect between the two former council areas of Lisburn and Castlereagh with no physical linkages between the two areas.
- lack of consideration of amusement arcades/adult gaming centres.
- housing figures are suppressed and need to be increased to give flexibility and choice across all settlements.
- air quality should be given more prominence as an environmental concern.
- the POP has to be based on sound economic and geological data before Mineral Land Use Zoning.
- opportunities for project-based learning on the Lagan Navigation.
- a new policy for Developer contributions for housing proposed near the Lagan, which could fund new footpaths etc. along the river.
- masterplans for mixed use developments should have the industrial element remain separate from other uses and severed by different access points.
- Invest NI advised against the application of developer contributions in respect of public sector developments.

- The Plan should allow more flexibility and choice in social housing and intermediate housing.
- the proposed review of car parking within Lisburn City Centre should involve DfI and any outcome should be aimed at reducing car use and promoting active travel.
- a broader range of subjects should have been covered to better inform the LDP process.
- more visionary approach to the Retail Hierarchy required.

## **Summary**

This section repeats similar themes which are reiterated in other responses to the Preferred Options Paper, for example, HGI figures, flexibility and active travel for example. However, there are several interesting new topics raised such as proposed developer contributions for riverside developments and social housing. Additionally, there were several new suggestions for policies such as climate change and air quality.

## **7.0 Sustainability Appraisal Interim and Scoping Report Analysis of Representations**

Only a total number of 5 representations were received to the Sustainability Appraisal Interim and Scoping Report. Two of which were received from Members of the Public, two from Statutory Consultees including DAERA Natural Environment Division and the Historic Environment Division and one from a Non-Statutory Consultee, Maze Long Kesh Development Corporation.

### **7.1 Sustainability Appraisal – The Approach**

**Do you agree with the overall approach taken to the Sustainability Appraisal?  
Do you agree with the principles under which the Sustainability has been carried out?**

In relation to the representations received regarding the approach taken to conduct the Sustainability Appraisal, specific issues were detailed at length and explanations were provided on the potential environmental impacts of particular options rather than general comments on the approach and principles under which the SA had been undertaken.

#### **Supportive Comments**

- While there were only a small amount of representations received the overall consensus was that the SA identified and recognised the potential/likely environmental impacts of each option put forward by the Preferred Options Paper. Particular attention was given to the SA's capacity of taking into account the Regional Development Strategy, Strategic Planning Policy Statements, Sustainable Development Strategy and the Draft Programme for Government (PfG).
- One respondent referred specifically to the Feumore settlement, which hosts a number of designations including an internationally designated Ramsar site.

#### **Neutral/Other Comments**

- DAERA stated that it should be borne in mind that the purpose of the Interim Report is not to 'balance out' effects, but to describe and evaluate the likely effects on the environment and to assess reasonable alternatives and give reasons for selection.

## 7.2 Overview of the Evidence Base

**(i) The Evidence Base includes fourteen topics which span the social, economic and environmental themes. Chapter 6 of the Scoping Report gives further details.**

**Do you think the Evidence Base covers all appropriate topics?**

### Supportive Comments

- Generally, out of the four detailed responses received, their comments were, for the most part, supportive however detailed comments were also received in relation to the Evidence Base and the topics covered which should span the social, economic and environmental themes.
- One respondent agreed that “In the absence of a local plan, there is the risk that inappropriate development could occur on lands previously zoned or not zoned at all. Wildlife corridors and nature conservation sites could become more vulnerable to local development pressures and opportunities for new environmental designations may not be feasible”.
- Particular interest was also raised in relation to the designation of Special Countryside Areas (SCAs) which aim to conserve the landscape at a local level and the importance of protecting settlements like that of Feumore with designations such as SCAs.
- Feedback was provided in relation to the highly relevant objectives with supporting criteria which would seek to protect the Feumore settlement, specifically:

Objective 9, Protect natural resources and enhance biodiversity

Objective 13, Protect, conserve and enhance built and cultural heritage

Objective 14, Maintain and enhance landscape character

- Comments were also made stressing confidence in the Sustainability Impact Assessments ability to provide a comprehensive system which seeks to protect and maintain small settlement landscape character. In light of this it was requested that no further settlement development limit extensions are made in Feumore in order to meet the sustainability framework objectives.
- Specific interest was made to the following evidence base categories – 6.9 Natural Resources and 6.12 – Landscape.

### Non-Supportive Comments

- The Historic Environment Division (HED) was not in agreement that all areas of the Evidence Base had been covered in the SA Interim report and particular attention was made to the lack of consideration given to Scheduled Historic



Monuments. Issues were raised regarding part of the wider Scheduled Monuments Record (SMR) which should have been given specific consideration in the scoping report as they are sites of national importance. It is reminded that scheduled monument consent is a legislative requirement for works that affect a scheduled monument and its process is distinct from planning permission therefore it is critical that this be considered appropriately in the SA at the Plan Strategy stage.

- Further to this comments were made requesting that clarification is provided in relation to Listed Buildings of special architectural interest which are protected under Article 80 of the Planning Act (NI) 2011. In this Act “listed building” means a building which is for the time being included in a list compiled under this section.
- It was also suggested that in the preparation of a list of non-designated Historic Buildings of Local Importance, such as vernacular dwellings that the Record Only buildings on our Listed Building database may be of assistance.
- It was also stated that while the Scoping Report stated that water supply, quantity and quality is not reported at Council level, a Statutory Consultee refuted this statement and indicated that NI water are required under the Water Supply (Water Quality) Regulations to report at a Council level on drinking water quality within each individual council area by 30 June each year.
- Additional information was provided on 6.11 Air Quality, specifically page 94 where it was suggested that the UK Air Quality Strategy should be cited in place of reference to a Northern Ireland Air Quality Strategy. There should be reference to Air Quality Management Areas (an outcome of Local Air Quality Management).
- The statutory consultee also indicated on page 96 Air Quality and Human Health, it was stated that the mortality figures cited are annual estimates.

### **Neutral/Other Comments**

- General comments were made regarding renewables particularly biomass combustion which can adversely impact air quality and that there is Local Air Quality Management Planning Policy Guidance available.
- In relation to section 6.14 Climatic Factors, it was suggested that on page 107, the figures need updated to relate to the latest inventory published in June 2016 (link below). In addition it was advised that references, texts and tables relating to carbon intensity indicators should be removed.

<https://www.daera-ni.gov.uk/publications/northern-ireland-greenhouse-gas-inventory-1990-2014-statistical-bulletin>

## **(ii) Do you think all of the Key Sustainability issues have been identified?**

### **Supportive Comments**

- One representation from a member of the public was supportive of the issues identified however it was felt that there should be particular emphasis on settlement limits within close proximity to Ramsar sites and areas of Special Scientific Interest (ASSI) and high scenic value.

### **Non-Supportive Comments**

- From the responses received there were mixed opinions regarding whether all of the Key Sustainability issues had been identified.
- HED recommended that further issues could be included with the Sustainability Issues identified. For example;
  - Heritage assets at risk from neglect, decay or development pressures and vacancy;
  - The importance of conservation and enhancement for designated and non-designated historic environment assets;
  - Areas where there is threat or likelihood of further significant loss or erosion of landscape/seascape/townscape character or quality;
  - Traffic pollution, air quality, noise pollution, and other problems that affect the historic environment.

### **Neutral/Other Comments**

- A number of other areas were suggested in relation to Key Sustainability Issues including; heritage led development, promotion of heritage based tourism combined with climate change resilience through sensitive reuse of historic assets as low carbon/office accommodation.

## **7.3 The Sustainability Appraisal Framework**

**Sustainability Objectives have been identified through consideration of international, national, regional and local policies, plans and programmes, strategies and initiatives; baseline information at regional, and where available at local level and apparent trends.**

### **Do you agree with the Sustainability Objectives?**

While there was no overarching concerns raised by respondents in relation to this question about the Sustainability Objectives there are particular areas that have been identified and suggestions made to improve or build on the current SA objectives.

## Supportive Comments

- One representation from a member of the public agreed in particular with Objective 14, to protect the countryside from “excessive, inappropriate or obtrusive development” as this objective would seek to maintain the character and distinctiveness of the Feumore area’s landscape. Full attention must be given to the International and national policies which seek to conserve the natural character and landscape of the countryside

## Non-Supportive Comments

- Comments from HED were also made in relation to plans, programmes and policies that advised the use of other documents in preparation of the Plan Strategy to formulate a more detailed sustainability appraisal such as:
  - The Convention for the Protection of the Archaeological Heritage of Europe (Granada)
  - The Xian Declaration
  - Conservation Area Character Appraisals
  - The Protection of Military Remains Act 1986
- HED highlight their preference that the term Historic Environment should be used consistently in reference to the suite of heritage assets, both in Objective 13 and throughout the documentation and scoring matrices.
- Similarly, the terms ‘protect, conserve and enhance’ has been used in Objective 13 in reference to the Historic Environment however the word ‘conserve’ has been omitted in Option 29.
- On page 152 DAERA suggest replacing the last sentence of the ‘Objectives/Requirements’ column with ‘Consultation of the draft Marine Plan is planned for 2017’ as consultation has not yet taken place.

## Neutral/Other Comments

- One responded stated that public authorities taking authorisation or enforcement decisions, which affect or might affect the marine area, must do so in line with marine policy documents such as the Marine Plan (when published) and the Marine Policy Statement (MPS) unless relevant considerations indicate otherwise. In addition to this it is highlighted that the Draft NI Marine Position Paper on page 153 was never formally adopted and should therefore be removed.

## 7.4 Appraisal of Preferred Options

The SA/SEA Interim Report undertakes an appraisal of the options outlined in the Preferred Options Paper. It considers and assesses the compatibility of each option against the SA Objectives.

### (i) Do you agree with the appraisal of each of the options?

#### Supportive Comments

- Supportive responses were received in relation to two options which were specifically identified by a member of the public as being particularly important. In relation to Option 1A, Retain the existing Settlement Hierarchy with limited amendments; It was agreed that the appraisal which considers the need to ascertain whether settlement limits need to be re-designated in terms of maintaining the local landscape and protecting designated areas relating specifically to Ramsar sites and SSSI areas and; Option 30A, Retain the existing policy-led approach with regards to the protection and enhancement of Natural Heritage Assets but in addition provide opportunity to identify potential new environmental designations across the Council area: Agreement was made with the appraisal of this option with specific reference made to the significance of this in the Feumore area.
- Option 11, HED recognise the potential positive outcomes of this option, if appropriate account of historic environment is made.
- Option 19, HED suggested that positive effects can be ensured through carrying out works in line with the provisions of statutory consents and conservation principles.
- Option 21, HED highlights the potential positive outcomes of this option in the identification, conservation and reuse of any heritage assets.
- Option 29, HED stress the positive effectiveness that this approach can have on some of the other objectives such as air quality, material assets, education, employment, physical resources and natural heritage and biodiversity.
- Option 30, HED highlights the potential positive outcomes of this option on the historic environment, through the designation and greater protection of the rural environment.

#### Non-Supportive Comments

A detailed response was submitted by DAERA Natural Environment Division proposing amendments to the appraising of a number of options referred to below:

- Option 2, Facilitating Housing Growth scores '+' for Objective 9 to "protect natural resources and enhance biodiversity". The analysis does not mention the potential loss of priority habitat associated with 'brownfield' sites; 'Open Mosaic Habitat on Previously developed Land'. It could be argued that the

building of houses is more likely to have a negative, or at best, a neutral effect on biodiversity unless there are specific policies associated with the options to incorporate green roofs/ walls or water features and potentially any 'priority habitat features'.

- Option 3, Option 3B has a more positive outcome than 3A, however it is stated that it is not possible to determine the most favourable option in sustainability terms.
- Option 10, page 28, scoring appears to be erroneously reversed in the table.
- Option 26A, pages 46 & 154, Renewable Energy, it could be argued that to constrain areas where wind turbines may be located is a negative in relation to reducing GHG emissions as this may reduce the opportunity to generate energy from a renewable resource, increasing likely reliance on fossil fuels and increasing emissions.
- Option 26B, Renewable Energy, it could be argued that the effect on objective 14 'maintain and enhance landscape character' could be scored uncertain (?) or negatively (-).
- Option 30, Protecting and Enhancing Natural Heritage Assets, the table shows Option 30A scoring negatively for 'improve health and well-being'. The links between the visual amenity delivered by the natural world and the health and recreational benefits given by greenery are well documented and NIEA would consider that this option should score positively for objective 1. Against Objective 7 an uncertain relationship could be argued.

DfC Historic Environment Division also had a number of suggested additions to the majority of options, as listed below;

- Option 2, it is highlighted, the potential for adverse effects on historic environment assets and their settings, including previously unrecorded archaeological remains. Potential positive effects may include the reuse of vacant or underused historic properties for housing.
- Option 3, suggested that potential positive impacts may occur in encouraging the occupation and reuse of vacant vernacular dwellings, which are valuable heritage assets in the countryside.
- Option 7, it is recognised that impacts here can be positive if the development is heritage led, if it isn't impacts are less certain and potentially negative.
- Option 8, suggested that text should include a statement regarding statutory designation of parts of site as historic environment assets including listed buildings, scheduled monuments and WW2 Defence Heritage infrastructure.
- Option 10, Potential for adverse impacts on previously unrecorded archaeological remains.
- Option 12 suggested that there is potential for positive and negative impacts on historic assets as town centre boundaries are likely to attract different approaches to development.

- Option 14, suggested for positive and negative effects as the extension of Forestside boundary will involve the inclusion of a listed building which may establish different approaches to development.
- Option 25, suggested that in order to achieve positive outcomes for this option the importance of the identification, conservation and reuse of any heritage assets along greenways should be considered.
- Option 26, HED are uncertain as to how areas of constraint will be implemented with respect to the historic environment including location and cumulative effect.

### Neutral/Other Comments

- Option 5, HED suggested that this option would be better scored as uncertain as historic landscape character and setting would be impacted.
- Option 6, HED suggested that the options in relation to Blaris and Objective 13 should be scored as uncertain as the historical rural landscape will be impacted.
- Option 9, HED suggested that this option be scored as uncertain as there will be likely impacts on historic rural landscapes.
- Option 15, HED recognises the potential outcomes of this option in the reuse of underused and vacant historic buildings if it takes proper account of historic environment assets however, if not outcomes may be negative and therefore suggest that this option be scored as uncertain.
- Option 16 (same as option 15 above).
- Option 17, suggested that this option be better scored as uncertain as there are potential negative impacts on below ground archaeological remains within an area of archaeological potential.
- Option 22, suggested that there is potential for both positive and negative effects as previously unrecorded archaeological remains could be impacted upon.
- Option 23A, HED considers that without further information as to location etc, the relocation of the Sprucefield Park & Ride has an uncertain effect on the historic environment.

### **(ii) Do you agree with the measures to reduce the negative effects and promote the positive effects?**

#### Supportive Comments

Out of the four detailed responses received, two ticked the box in agreement with the measures proposed to reduce the negative effects and promote the effects on the environment, however no comments of support were received. These two responses were received by both the private sector and by a member of the public.

## Non-Supportive Comments

HED suggested that the mitigation measures to offset impacts on the historic environment should be articulated more clearly such as:

- Where a heritage led approach is required, including appropriate background research, consultation and use of specialists with experience in the historic environment.
- Where compliance with statutory consents and conservation principles is required
- Where in some cases key site requirements for larger scale development zones might include provisions requiring assessment and evaluation of impacts on archaeological remains (including on previously unrecorded below ground archaeological remains) and on the setting of historic environment assets.

### **7.5 Do you have any further comments on the SA Interim Report?**

- HED welcome the fact that some heritage sites feature prominently in the preferred options paper and that there is generally recognition of the important role which these assets can play in the wider economic, social, environmental and tourism aspirations of the plan. HED stressed the need to further utilise their evidence bases (and others) towards characterising the distinct historic environment.
- Requests were made to consider the impact that future development will have on the settlement of Feumore and its surrounding area in light of the Sustainability Objectives identified in the SA Interim Report with particular relevance to the issue of over development and the potential impact on designated sites for conservation of the natural environment.

# Appendices to Public Consultation Report



Appendix A: POP Summary Paper

# 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:

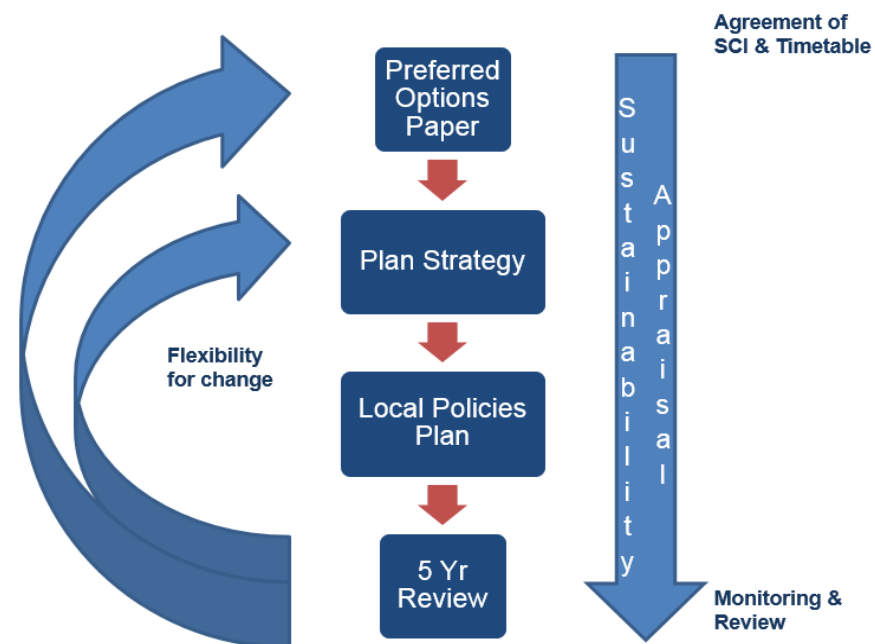
- A vision, strategic objectives, key issues and options for the LDP
- Evidence to appraise the options
- The Council's preferred options and justification/rationale

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 legislation<sup>3</sup> 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**

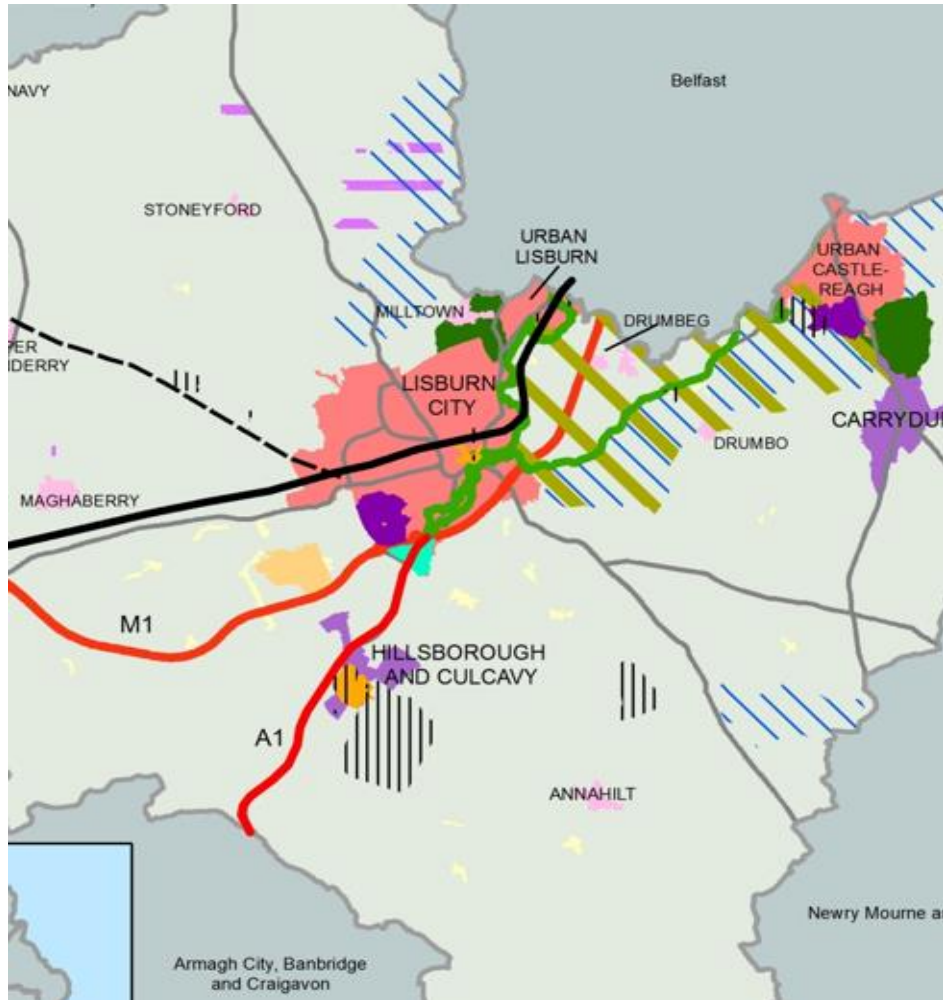


<sup>3</sup> The Planning (NI) Act 2011

## 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

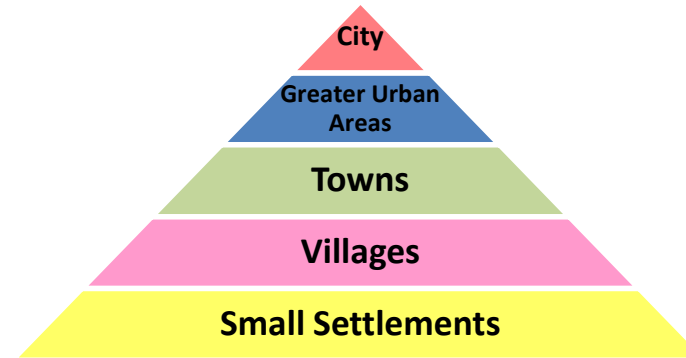
### E Supporting Sustainable Transport and Other Infrastructure

### 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)**

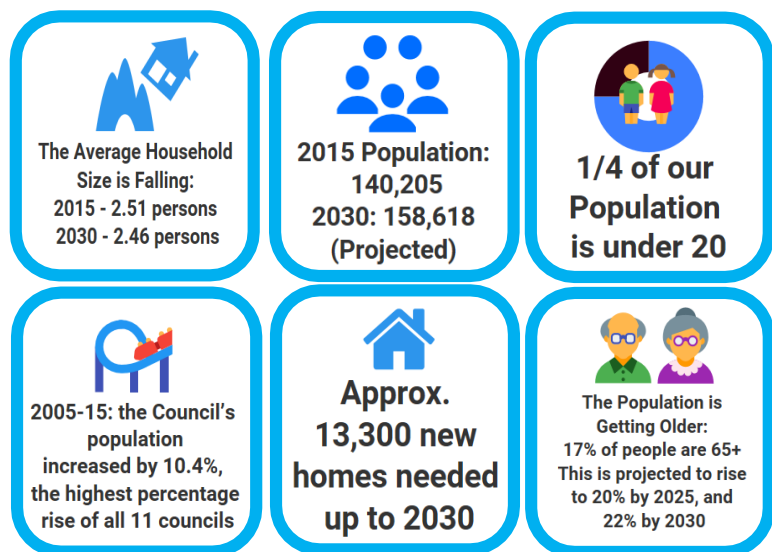
**Preferred Option 2A:** Focus future housing growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints

### **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

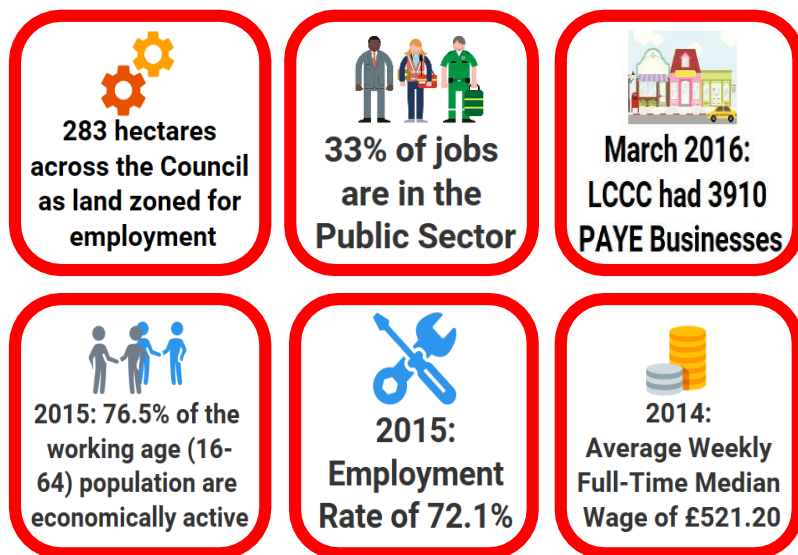


## B Driving Sustainable Economic Growth

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

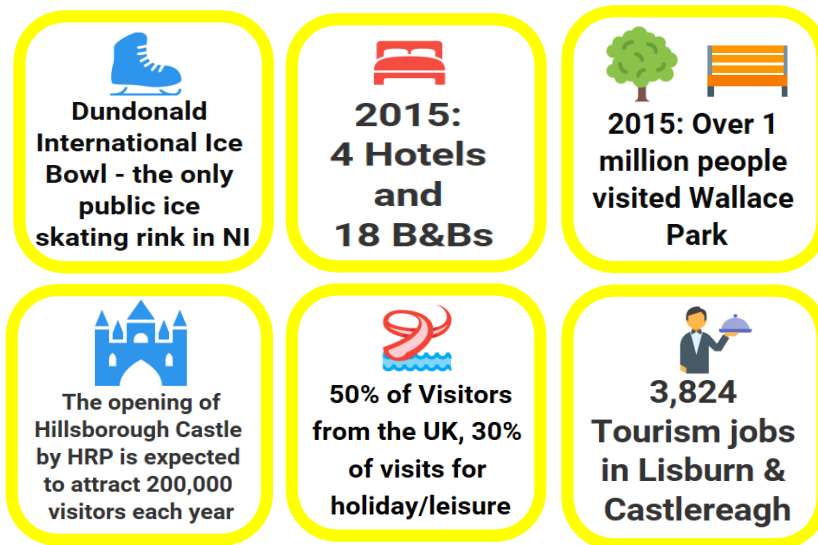
**Preferred Option 17A:** Identify potential Development Opportunity Sites within Lisburn City Centre

## 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

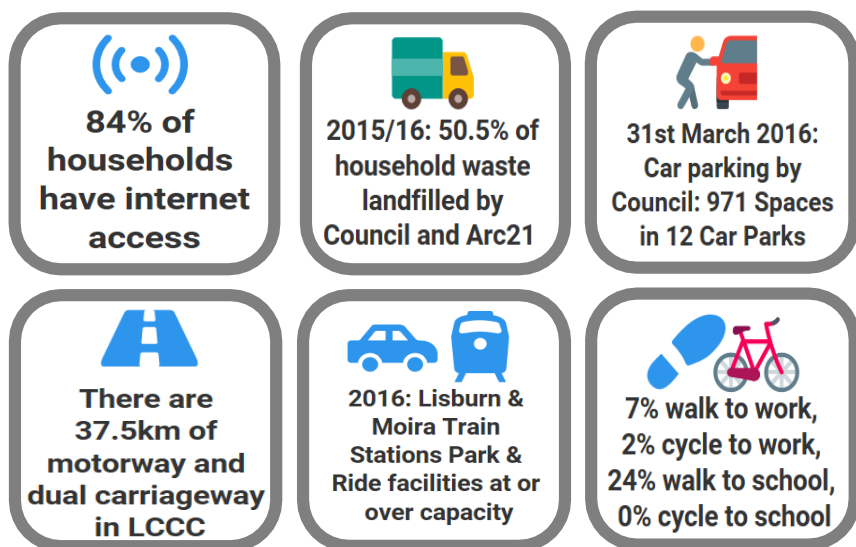
### **Key Issue 21 Protecting and Enhancing Open Space, Sport & Outdoor Recreation**

**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.

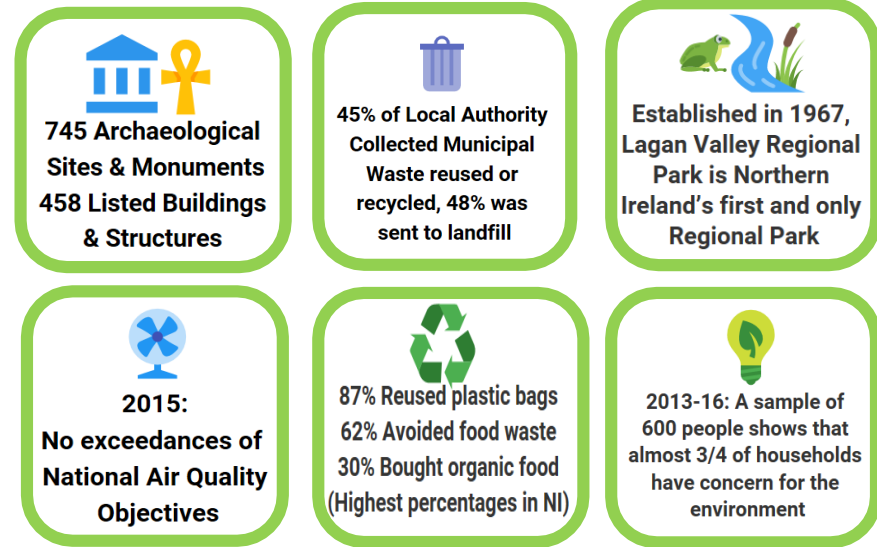
### Built Heritage Asset Examples:

- 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](http://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](mailto: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](http://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan) and in different formats upon request.

The consultation for the Preferred Options Paper runs from **30<sup>th</sup> 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](http://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan)

**By Email:** [LDP@lisburncastlereagh.gov.uk](mailto:LDP@lisburncastlereagh.gov.uk)

**By Post:** Local Development Plan Team

Civic Headquarters

Lagan Valley Island

Lisburn

BT27 4RL

## Appendix B: Statutory Consultation Bodies, Section 75 List and Responses from Members of the Public

Statutory Consultees	Reply Received	Sub-division
<b>Government Departments</b>		
The Executive Office NI	No	N/A
Department of Agriculture, Environment and Rural Affairs	Yes	<ul style="list-style-type: none"> <li>Natural Environment Division</li> </ul>
Department for Communities	Yes	<ul style="list-style-type: none"> <li>Historic Environment Division</li> <li>Historic Monuments Council</li> <li>Ministerial Advisory Group</li> </ul>
Department of Education	No	N/A
Department for the Economy	Yes	<ul style="list-style-type: none"> <li>Invest NI</li> <li>Minerals &amp; Petroleum Branch /Geological Survey of NI</li> </ul>
Department of Finance	No	N/A
Department for Infrastructure	Yes	<ul style="list-style-type: none"> <li>Strategic Planning</li> <li>Transport NI/Transport Planning and Modelling Unit</li> <li>Rivers Agency</li> <li>Water &amp; Drainage Policy Division</li> <li>NI Transport Holding Company (Translink)</li> </ul>
Department of Health	No	N/A
Department of Justice	No	N/A
<b>Neighbouring Councils</b>		
Antrim and Newtownabbey Borough Council	Yes	N/A
Ards and North Down Borough Council	No	N/A
Armagh City, Banbridge and Craigavon Borough Council	Yes	N/A
Belfast City Council	Yes	N/A
Newry, Mourne and Down District Council	No	N/A
<b>Water and Sewerage Undertaker</b>		
Northern Ireland Water	No	N/A
<b>Northern Ireland Housing Executive</b>		
Northern Ireland Housing Executive	Yes	N/A
<b>The Civil Aviation Authority</b>		
The Civil Aviation Authority	No	N/A

<b>Person(s) to whom the electronic communications code applies by virtue of a direction given under Section 106(3) of the Communications Act 2003.</b>		
A list compiled by LDP Team using Ofcom register.	Yes	<ul style="list-style-type: none"> <li>• Arqiva Ltd (1)</li> <li>• Arqiva Ltd (2)</li> </ul>
<b>Person(s) to whom a licence has been granted under Article 10(1) of the Electricity (Northern Ireland) Order 1992</b>		
A list compiled by LDP Team using the Utility Regulator register.	Yes	<ul style="list-style-type: none"> <li>• SONI Ltd</li> <li>• Brookfield Renewable</li> <li>• Lightsource Renewable Energy Holdings</li> <li>• NIRIG</li> </ul>
<b>Person(s) to whom a licence has been granted under Article 8 of the Gas (Northern Ireland) Order 1996.</b>		
A list compiled by LDP Team using the Utility Regulator register.	No	N/A
Sub-Total		21
<b>Non-Statutory Consultees</b>	<b>Reply Received</b>	<b>Sub-Division</b>
Lagan Navigation Trust	Yes	N/A
Maze Long Kesh Development Corporation	Yes	N/A
QPANI	Yes	N/A
RSPB NI	Yes	N/A
Ulster Aviation Society	Yes	N/A
Sub-Total		5
<b>Section 75 Groups &amp; Community/Voluntary Groups</b>	<b>Reply Received</b>	<b>Sub-Division</b>
A list of Section 75 Groups supplied by the Council's Equality Section and other sources.	Yes	<ul style="list-style-type: none"> <li>• Consumer Council</li> </ul>
A list of Community/Voluntary Groups supplied by the Council's Community Planning Section.	Yes	<ul style="list-style-type: none"> <li>• Carryduff Regeneration Forum</li> <li>• Dundonald Green Belt Association</li> <li>• Killynure Community Association</li> </ul>
Sub-Total		4
<b>SC/NSC/S75 &amp; Com/Vol Groups Sub-total</b>		<b>30</b>
<b>Individuals/Agents</b>		<b>Number</b>
Agents		96
Individuals		55
<b>Overall Total</b>		<b>181</b>

## **Appendix C: Issues Raised during LDP Preferred Options Paper Drop-In Sessions**

- 1.0 Following the formal launch of the Council's LDP Preferred Options Paper (POP) on 30<sup>th</sup> March 2017, a number of POP Drop-In Sessions were held during April and May 2017 at a number of venues across the Council area.
- 2.0 These Drop-In sessions provided an informal opportunity for the public to call in and discuss any queries in relation to the POP or the LDP process.
- 3.0 The initial 8 Drop-In Sessions (See Table below) were open to the general public and were widely advertised on the Council's website, on social media and in 5 local papers over a 2 week period.
- 4.0 All attendees at the Drop-In sessions were encouraged to submit all of their points raised in writing via the online response form or by e-mail to the LDP Inbox or by letter to the LCCC Planning Unit at Lagan Valley Island, Lisburn.
- 5.0 Following the closure of the LDP Preferred Options Paper consultation period on 25<sup>th</sup> May 2017, the Council's Planning Unit will prepare a report for Committee considering all of the issues raised prior to publication of the draft Planning Strategy.



<b>Venue</b>	<b>Date/Time</b>	<b>Issues Raised</b>
Oak Room, Lagan Valley Island, Lisburn	Thursday 6 <sup>th</sup> April  14.00 – 16.00	<ul style="list-style-type: none"> <li>• Future development of Hillhall and specifically hotel development – as an applicant had secured permission however sought information on how he could attract investment in order for it to be implemented.</li> <li>• Housing Growth in Plan area – would this be concentrated in settlements or dispersed?</li> <li>• Support indicated for professional approach taken to Preferred Options Paper.</li> </ul>
Oak Room, Lagan Valley Island, Lisburn	Thursday 6 <sup>th</sup> April  18.30 – 20.30	<ul style="list-style-type: none"> <li>• Feumore – reverting back to Lisburn Area Plan settlement limit</li> <li>• West Lisburn – lack of transport connectivity</li> </ul>
Function Suite, Bradford Court, Belfast	Tuesday 11 <sup>th</sup> April  14.00 – 16.00	<ul style="list-style-type: none"> <li>• Need for more public parks and open space provision in Four Winds area.</li> <li>• Support for Drumkeen Retail Park extension to Forestside District Centre.</li> </ul>
Function Suite, Bradford Court, Upper Galwally, Belfast	Tuesday 11 <sup>th</sup> April  18.30 – 20.30	<ul style="list-style-type: none"> <li>• Lack of facilities in Four Winds and particularly open space/recreation facilities. Site identified for walking for elderly and follow up representation submitted. Aging population in Four Winds.</li> <li>• Drumkeen Retail Park should not be included as a District Centre as traffic congestion could result.</li> <li>• No identified Electric Vehicle Charge Points in POP.</li> <li>• Carryduff - anti social behaviour along river and lack of maintenance by NI water.</li> <li>• Greenways proposal may be of little use to elderly.</li> <li>• No Carryduff Town Centre.</li> <li>• Lough Moss Leisure Centre is too far out from Town Centre.</li> </ul>

		<ul style="list-style-type: none"> <li>• Issues relating to decline of retail and local businesses due to proximity to Forestside, therefore concerns about option for Forestside retail extension</li> <li>• Greater incentives should be sought to promote local business and small shop owners rather than concentrating retail and commercial growth to large scale businesses as local shops are being adversely affected by larger out-of-town shopping.</li> <li>• Encouragement was placed in favour of promoting urban greenways and it was suggested that we should look at European examples of good urban Placemaking and the relationship between active models of travel, as the benefits of these are far reaching including health (mental and physical), aesthetical qualities, less pollution, less congestion, social aspects and community engagement.</li> </ul>
Lough Moss Leisure Centre, Carryduff	Thursday 13 <sup>th</sup> April  18.30 – 20.30	<ul style="list-style-type: none"> <li>• Queries regarding getting land included within the development limit around Carryduff &amp; Moneyreagh areas.</li> <li>• Discussion around the LDP process, the settlement hierarchy and the allocation of housing over the plan period.</li> <li>• Concerns over traffic in Carryduff and the negative impact that further housing will have on the road system.</li> <li>• Queries over the future of Carryduff town centre - do not agree with apartments being provided within the town centre.</li> <li>• Need for a Park &amp; Ride before commuters reach Carryduff in order to alleviate the congestion problem.</li> </ul>
Enler Community Centre, Dundonald	Wednesday  19 <sup>th</sup> April  18.30 – 20.30	<ul style="list-style-type: none"> <li>• Lack of swimming facilities in Dundonald.</li> <li>• Windfall housing should be accounted for in Urban Capacity Studies. Need to find brownfield land in Belfast (neighbouring Council Area) and this should be used before more Dundonald land is developed for housing.</li> </ul>

		<ul style="list-style-type: none"> <li>• Currently overdevelopment of housing.</li> <li>• Loss of Employment Zoning in Dundonald through Planning Decision (overturned by Councillors) was damaging to area and Greenbelt Association has been censored by Council.</li> <li>• Ballybeen Housing Area has been ignored in POP. It has a population of over 8,000.</li> <li>• Lack of facilities for Women’s Group. Enler Centre is overbooked as no other facilities for activities are available.</li> <li>• No link between Dundonald and Lisburn.</li> <li>• Dundonald has been ignored. People in area have more links with Newtownards and its Council facilities. No public transport to Lisburn City.</li> <li>• Parking Issues along Road at Dundonald Hospital.</li> <li>• Dundonald identified Local Centre in POP. Needs linked with Comber Road as it has more facilities.</li> </ul>
Maghaberry Community Centre, Maghaberry	Wednesday 26 <sup>th</sup> April 18.30 – 20.30	<ul style="list-style-type: none"> <li>• Questions raised in relation to the private sector’s role in the development plan, particularly around areas of housing growth for settlements outside of Lisburn.</li> <li>• A joined-up approach to housing provision and masterplanning was suggested particularly in relation to developer contributions.</li> <li>• Developer contributions were mentioned in order to assist in the upgrading of local infrastructure as well as the investment in local schooling, community facilities and green areas.</li> <li>• It was also suggested that the Council should help to actively manage lengthy and detailed pre-application discussions and assist developers in producing high quality housing design and regard to local environments and their aesthetical value.</li> <li>• A move away from simple black and white land use zoning should help to encourage masterplanning and its role in longer term sustainable development.</li> </ul>

		<ul style="list-style-type: none"> <li>• However, it was also mentioned that masterplanning can sometimes have the effect as typical land use zoning therefore it should be the case that long term zoning of sites is avoided and flexible approaches are adopted to meet local and immediate demand.</li> <li>• Other issues included the lack of community facilities in the Council area particularly around the less populated settlements.</li> <li>• Traffic issues remain a problem particularly around the town of Moira, and a suggestion was made to encourage a motor slip road in order to by-pass the town.</li> </ul>
Hillsborough Village Centre, Hillsborough	Tuesday 2 <sup>nd</sup> May  18.30 – 20.30	<ul style="list-style-type: none"> <li>• Attendees were disappointed in the format of the drop in exhibition. They were expecting the Chief Executive to do a presentation, followed by a Q&amp;A session, similar to the Community Plan events or the Council's Public Realm consultation exercise. We advised that our drop in sessions were informal and simply an opportunity for the public to call in and discuss any queries in relation to the POP or the LDP process.</li> <li>• Attendees were advised that the Councillors had been involved in a series of workshops and that as part of the consultation process Section 75 Groups have been specifically consulted and a separate drop-in session had been arranged for Community &amp; Voluntary groups. Some were concerned that they were not represented by any of these groups.</li> <li>• Complaints over the advertising of the drop-in session – some only heard about it through word of mouth. We advised that it was advertised on the website, on social media and in 5 local newspapers for 2 weeks running. Some suggested the Council should do a leaflet drop to every property within the council area.</li> <li>• Concerns were raised over the promotion of the Castle and its impact on the village. This will only worsen the existing congestion and parking problems within the village.</li> <li>• Attendees thought that no more housing should be allocated to Hillsborough as the village is congested</li> </ul>

		<p>enough whereas other expressed concern about the lack of social or affordable housing within Hillsborough.</p> <ul style="list-style-type: none"> <li>• Some expressed concern over PPS 21 and the erosion of the countryside.</li> <li>• Suggestions that LCCC should work closer with Belfast City Council.</li> <li>• Concerns over provision of new roads such as the Knockmore Link and the ripple effect of moving congestion to other areas of Lisburn, especially around the Prince William Road/Knockmore Road junction. Providing new roads will only encourage more car use.</li> </ul>
Oak Room, Lagan Valley Island, Lisburn – Community Groups	Friday 5 <sup>th</sup> May 2017 14.00 – 17.00	<ul style="list-style-type: none"> <li>• Potential re-designation of existing industrial land at Ballynahinch Road, Carryduff for future housing.</li> <li>• Lack of vitality in Carryduff town centre.</li> </ul>

