



# Local Development Plan

PREFERRED OPTIONS PAPER

MARCH 2017

APPENDICES





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## A | Local Development Plan Timetable

<b>1</b> Plan Preparation	<b>Agree/Publish Statement of Community Involvement</b>	<ul style="list-style-type: none"> <li>• Informal Community Engagement carried out for 8 week period (last quarter 2015)</li> <li>• Consult PAC and other consultation bodies;</li> <li>• Seek agreement with Dfl following Council approval of timetable (4 weeks)</li> </ul>	May 2016
	<b>Agree and Publish Timetable for LDP</b>	<ul style="list-style-type: none"> <li>• Commission specific studies required;</li> <li>• Identification of key issues with relevant statutory consultees and key stakeholders;</li> </ul>	August 2016
	<b>Utilise Evidence Base in consultation with statutory consultees and key stakeholders</b>	<ul style="list-style-type: none"> <li>• Consult with Consultation Bodies on scope of Sustainability Appraisal (SA);</li> <li>• Initial EQIA and HRA Screening;</li> <li>• Consult with Council in advance of publication;</li> </ul>	September to December 2016
	<b>Publish Preferred Options Paper with Sustainability Appraisal Interim Report Consider responses to POP</b>	<ul style="list-style-type: none"> <li>• Publish SA Scoping and Interim Reports;</li> <li>• Minimum 8 week statutory consultation period;</li> <li>• Input representations on LDP database;</li> <li>• Prepare Public Consultation Report for Council.</li> </ul>	December 2016
<b>2</b> Plan Strategy	<b>Publish Draft Plan Strategy with Sustainability Appraisal Report (incorporating SEA)</b>	<ul style="list-style-type: none"> <li>• Publish SA Report;</li> <li>• Publish draft Habitats Regulations Assessment, EQIA and Rural Proofing;</li> <li>• 8 week consultation period for representations;</li> <li>• 8 week period for counter representations;</li> <li>• Prepare Public Consultation Report for Council;</li> </ul>	3 <sup>rd</sup> Quarter 2017
	<b>Independent Examination</b>	<ul style="list-style-type: none"> <li>• Advisory Report from PAC sent to Dfl;</li> <li>• Dfl issues Binding Report to Council;</li> <li>• Council considers Binding Report;</li> </ul>	2 <sup>nd</sup> Quarter 2018
	<b>ADOPTION OF PLAN STRATEGY</b>	<ul style="list-style-type: none"> <li>• Publish SA Adoption Statement;</li> <li>• Publish Habitats Regulations Assessment, EQIA and Rural Proofing.</li> </ul>	1 <sup>st</sup> Quarter 2019
<b>3</b> Local Policies Plan	<b>Publish Draft Local Policies Plan with Sustainability Appraisal Report (incorporating SEA)</b>	<ul style="list-style-type: none"> <li>• Publish updated Scoping Report and updated SA Report;</li> <li>• Publish draft Habitats Regulations Assessment, EQIA and Rural Proofing;</li> <li>• 8 week consultation period for representations;</li> <li>• 8 week period for counter representations;</li> <li>• Prepare Public Consultation Report for Council;</li> </ul>	3 <sup>rd</sup> Quarter 2019
	<b>Independent Examination</b>	<ul style="list-style-type: none"> <li>• Advisory Report from PAC sent to Dfl;</li> <li>• Dfl issues Binding Report to Council;</li> <li>• Council considers Binding Report;</li> </ul>	1 <sup>st</sup> Quarter 2020
	<b>ADOPTION OF LOCAL POLICIES PLAN</b>	<ul style="list-style-type: none"> <li>• Publish Sustainability Appraisal Adoption Statement (incorporating SEA);</li> <li>• Publish Habitats Regulations Assessment, EQIA and Rural Proofing.</li> </ul>	4 <sup>th</sup> Quarter 2020
<b>4</b> Monitor and Review	<b>Monitoring and Review of Local Development Plan</b>	<ul style="list-style-type: none"> <li>• Annual Monitoring including Housing Monitor Reports;</li> <li>• 5 and 10 year review leading to commencement on a replacement LDP;</li> <li>• Monitoring of SA and other Assessments.</li> </ul>	



## B | Equality Impact Assessment

Section 75 of the Northern Ireland Act 1998 requires public authorities to comply with two statutory duties.

The first duty is the **Equality of Opportunity** duty, which requires public authorities in carrying out their functions relating to Northern Ireland to have due regard to the need to promote equality of opportunity between the nine equality categories of persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation; men and women generally; persons with a disability and persons without; and persons without dependants and persons without.

The second duty, the **Good Relations Duty**, requires that public authorities in carrying out their functions relating to Northern Ireland have regard to the desirability of promoting good relations between persons of different religious belief, political opinion and racial group.

Lisburn & Castlereagh City Council is responsible for preparing a new Local Development Plan (LDP) to guide future development in the Council area up to 2030. This will provide a 15 year plan framework to support economic and social needs in the area, in line with regional strategies and policies, while providing the delivery of sustainable development. The first stage in this process is the publication of a Preferred Options Paper which sets out the key plan issues along with the Council's preferred options. This is a public consultation document which will promote debate on issues of strategic significance likely to influence the shape of future development within the Council area.

The Preferred Options Paper has been informed by a series of Position Papers on a wide range of planning related subjects. These include

Position Paper one, Population and Growth which provides baseline information on population growth and breakdown, and considers issues such as age structure, gender and life expectancy, marital status, households with or without dependents, racial group and ethnicity, sexual orientation, disability and health, religion and political opinion. A table identifying local planning policy likely to have an impact on community relations and social equality is provided in Annex 3 of this Position Paper. This paper, alongside the other Position Papers has been used to inform the main planning issues particular to Lisburn & Castlereagh City Council area, as contained within the Preferred Options Paper. These are available to view at [www.lisburncastlereagh.gov.uk/ldp](http://www.lisburncastlereagh.gov.uk/ldp) alongside the Sustainability Interim Report (incorporating the Strategic Environmental Assessment) and Sustainability Appraisal Scoping Report for the Preferred Options Paper.

At this early stage of the plan making process we have carried out an initial equality screening assessment of how our preferred options will impact upon Section 75 Groups.

Table 1 of this document sets out an initial assessment of the Preferred Options in relation to Section 75 Groups and Table 2 is a preliminary identification of the Preferred Options and their likely potential to impact upon identified Section 75 Groups.

In conclusion it is anticipated that the Preferred Options Paper will have no adverse impact with regards to inequality and an Equality Impact Assessment is not required.



**Table 1: Section 75 Policy Screening Form**

**Part 1. Policy scoping**

The first stage of the screening process involves scoping the policy under consideration. The purpose of policy scoping is to help prepare the background and context and set out the aims and objectives for the policy, being screened. At this stage, scoping the policy will help identify potential constraints as well as opportunities and will help the policy maker work through the screening process on a step by step basis.

Public authorities should remember that the Section 75 statutory duties apply to internal policies (relating to people who work for the authority), as well as external policies (relating to those who are, or could be, served by the authority).

**Information about the Policy**

**Name of the Policy**

Preferred Options Paper

**Is this an existing, revised or a new policy?**

New Policy

**What is it trying to achieve? (Intended aims/outcomes)**

The Preferred Options Paper provides the basis for consulting

with the public and stakeholders on a series of options for dealing with key issues in the Council area. It aims to stimulate public comment and help interested parties to become involved in a more meaningful way at this earliest stage of plan preparation.

**Are there any Section 75 categories which might be expected to benefit from the intended policy?**

The Preferred Options Paper will benefit all Section 75 categories as this is the initial stage in policy development. Section 75 Groups will be targeted through the LDP consultation process to obtain their views and contribute to the consideration of equality issues under Section 75. The plan will also be subject to a Sustainability Appraisal which assesses the Social, Environmental and Economic impacts of the preferred options and will provide mitigation measures to address any potential identified negative impacts.

**Who initiated or wrote the policy?**

Local Development Plan Team, Planning Unit, Lisburn & Castlereagh City Council

**Who owns and who implements the policy?**

Lisburn & Castlereagh City Council

## Implementation factors

**Are there any factors which could contribute to/detract from the intended aim/outcome of the policy/decision?**

Yes

**If yes, are they**



Financial



Legislative



Other, please specify:



Other, please specify: Key stakeholders e.g. Elected Members, members of the public, Government Departments, neighbouring councils, telecommunications operator

## Other policies with a bearing on this policy

Regional Development Strategy 2035 – Department for Infrastructure

Strategic Planning Policy Statement – Department for Infrastructure

Lisburn & Castlereagh Draft Community Plan

Belfast Metropolitan Area Plan 2015

## Main stakeholders affected

**Who are the internal and external stakeholders (actual or potential) that the policy will impact upon?**



Staff



Service users



Other public sector organisations



Voluntary/community/trade unions



**Table 2: Assessment of Potential Impact on Section 75 Groups**

	Key Issues	Religious Belief	Political Opinion	Racial Group	Age	Marital Status	Sexual Orientation	Gender	Disability	Dependency	Comments - nature of options and likely impact of policies on the Section 75 Groups
1	<b>The Settlement Hierarchy</b>	√	√	√	√				√	√	It is considered that any amendments to the Settlement Hierarchy will not unduly disadvantage any Section 75 Groups.
2	<b>Facilitating Future Housing Growth</b>	√	√	√	√				√	√	The location of any future housing zoning may impact upon the highlighted Section 75 Groups. Location, access to local services / public transport & housing tenure are the main factors that will have an impact.
3	<b>Facilitating Sustainable Housing in the Countryside</b>				√				√	√	It is considered that existing rural housing policy does not discriminate against any Section 75 Group however the introduction of 'Special Countryside Areas' may have some impact on those highlighted groups that wish to build a house in a 'Special Countryside Area'.
4	<b>Facilitating Education, Health, Community &amp; Cultural Facilities</b>	√	√	√					√		It is considered that any proposals to protect identified land for education, health, community or cultural may have an impact on the highlighted groups depending on their location.
5	<b>Safeguarding Existing Employment Land</b>	√	√	√	√				√	√	The distribution of zoned employment land may impact on the highlighted groups due to varied access to employment opportunities.
6	<b>West Lisburn/Blaris Major Employment Location (MEL)</b>				√				√	√	The location of the lands at West Lisburn is considered to be in a highly accessible location, however it may impact on the highlighted groups due to varied access to employment opportunities.
7	<b>Purdysburn Mixed Use Site Major Employment Location (MEL)</b>				√				√	√	The location of the lands at Purdysburn is considered to be in a highly accessible location, however it may impact on the highlighted groups

	Key Issues	Religious Belief	Political Opinion	Racial Group	Age	Marital Status	Sexual Orientation	Gender	Disability	Dependency	Comments - nature of options and likely impact of policies on the Section 75 Groups
											due to varied access to employment opportunities.
8	<b>The Maze Lands Strategic Land Reserve of Regional Importance</b>	√	√		√				√	√	The location of the lands at The Maze is considered to be in a potentially highly accessible location, however it may impact on the highlighted groups due to its political history and varied access to employment opportunities.
9	<b>Facilitating Sustainable Rural Economic Development in Countryside</b>										It is not considered that facilitating proposals that benefit the rural economy and supporting rural communities, whilst protecting or enhancing the rural character will have any impact on Section 75 Groups.
10	<b>Areas of Constraint on Mineral Development &amp; Mineral Safeguarding Zones</b>										It is not considered that introducing Areas of Constraint and mineral safeguarding zones will have an impact on any of the Section 75 Groups.
11	<b>Growing Lisburn City Centre</b>				√				√		Extending the boundary of Lisburn City Centre may impact on the highlighted Section 75 group due to accessibility issues.
12	<b>Strengthening Town Centres</b>				√						It is not considered that retaining the town centre boundary of Carryduff and designating town centre boundaries in Hillsborough or Moira will have any impact on any Section 75 Groups.
13	<b>Sprucefield Regional Shopping Centre</b>				√				√	√	Due to its out of centre location, it is considered that the highlighted groups may be impacted due to accessibility issues.
14	<b>Strengthening District &amp; Local Centres</b>				√				√		Amending the boundary at Forestside may impact upon those highlighted groups due to accessibility issues with crossing the road. However, it is not considered that amending the boundaries of



Key Issues		Religious Belief	Political Opinion	Racial Group	Age	Marital Status	Sexual Orientation	Gender	Disability	Dependency	Comments - nature of options and likely impact of policies on the Section 75 Groups
											Dundonald Local Centre will have any impact on any Section 75 Groups.
15	Growing the Night Time Economy	√	√	√	√		√	√	√	√	Growing the Night Time Economy may impact on the highlighted Section 75 Groups due to accessibility and feeling safe and secure at night.
16	Promoting Office Development within the City, Town, District & Local Centres				√				√	√	The promotion of office development within the City, Town, District and Local Centres may impact on the highlighted Section 75 Groups due to location and accessibility.
17	City Centre Development Opportunity Sites				√				√		The identification of City Centre Development Opportunity Sites may impact on the highlighted Section 75 Groups due to location and accessibility.
18	Promoting Hillsborough Castle as a Key Tourism Destination				√				√		Promoting Hillsborough Castle as a Key Tourism Destination may impact on the highlighted groups due to its location and accessibility issues.
19	Promoting the Lagan Navigation as a Key Tourism / Recreation Opportunity Area				√				√	√	Promoting the Lagan Navigation as a Key Tourism and Recreation Opportunity may impact on the highlighted groups due to its location and accessibility issues.
20	Protecting & Promoting the Lagan Valley Regional Park as a Key Tourism / Recreation Opportunity				√				√	√	Promoting the Lagan Valley Regional Park as a Key Tourism and Recreation Opportunity may impact on the highlighted groups due to its location and accessibility issues.
21	Protecting & Enhancing Open Space, Sport & Outdoor Recreation	√	√	√	√				√	√	The distribution of open space, sport, outdoor recreation and indoor facilities can impact upon accessibility levels particularly for the highlighted Section 75 Groups.

Key Issues		Religious Belief	Political Opinion	Racial Group	Age	Marital Status	Sexual Orientation	Gender	Disability	Dependency	Comments - nature of options and likely impact of policies on the Section 75 Groups
22	Retention of Key Transportation Infrastructure Schemes (Road and Rail)				√				√	√	Accessibility to services can differ depending on location and quality of infrastructure and public transport provision. The highlighted Section 75 Groups may be impacted due to location and access to the highlighted transportation schemes.
23	Retention of Key Park and Ride Sites				√				√		Location of the Park and Ride Sites may have an impact on the highlighted Section 75 Groups.
24	Promoting Active Travel (walking, cycling and public transport)				√				√	√	Discouraging car use may have an impact on the highlighted Section 75 Groups as this may be their only means of transport.
25	Connecting People and Places - Greenways				√			√	√	√	Promoting safe, shared and accessible Community Greenways may impact on the highlighted Section 75 Groups due to location and accessibility.
26	Renewable Energy										It is not considered that introducing Areas of Constraint in relation to wind turbines will have an impact on any of the Section 75 Groups.
27	Telecommunications										It is not considered that retaining the existing policy-led approach in relation to telecommunications will have an impact on any of the Section 75 Groups.
28	Waste Management										It is not considered that retaining the existing policy-led approach to waste management will have an impact on any of the Section 75 Groups.
29	Protecting & Enhancing Built Heritage Assets & Archaeological Remains				√				√		Protection and enhancement of Built Heritage Assets will not unduly disadvantage the highlighted Section 75 Groups.
30	Protecting and Enhancing Natural Heritage Assets				√				√		Protection and enhancement of Natural Heritage Assets will not unduly disadvantage the highlighted Section 75 Groups.



### Approval and authorisation

<b>Screened by:</b>	<b>Position/Job Title</b>	<b>Date</b>
<b>Approved by:</b>		

Note: A copy of the Screening Template, for each policy screened should be 'signed off' and approved by a senior manager responsible for the policy, made easily accessible on the public authority's website as soon as possible following completion and made available on request.

## C | Policy Review (PPSs)

### Planning Policy Statements (PPSs) Policy Review Paper

#### Introduction

As part of the preparation of the Lisburn & Castlereagh City Council LDP, a review<sup>1</sup> was undertaken of all existing policy contained within the existing Planning Policy Statements (PPSs) as previously published by central government. These policies have largely been condensed within the Strategic Planning Policy Statement (SPPS) published in September 2015.

#### Transitional Arrangements SPPS

The SPPS states the following in relation to transitional arrangements for policies and the situation once a Council adopts its Plan Strategy.

*'A transitional period will operate until such times as a Plan Strategy for the whole of the Council area has been adopted. During the transitional period planning authorities will apply existing policy contained within the documents identified below together with the SPPS. Any relevant supplementary and best practice guidance will also continue to apply.*

*Where a council adopts its Plan Strategy, existing policy retained under the transitional arrangements shall cease to have effect in the district of that council and shall not be material from that date, whether the planning application has been received before or after that date.*

*Any conflict between the SPPS and any policy retained under the transitional arrangements must be resolved in the favour of the provisions*

*of the SPPS. For example, where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy the SPPS should be accorded greater weight in the assessment of individual planning applications. However, 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.'*

As a result of existing policies ceasing to have effect on adoption of the Plan Strategy, the Council wishes to obtain views on the existing suite of operational policies identified in Table 1.

It is suggested that the majority of operational policies identified in Table 1 be retained in the Plan Strategy unless otherwise identified. This would ensure that PPS policy can be applied up to such times as the Local Policies Plan is in place and a further more detailed review may take place.

Where policies have been omitted from inclusion within the SPPS these have been identified, and will not be taken forward/retained through the Plan Strategy<sup>2</sup>. Central Government is undertaking a policy review on PPS 21 Sustainable Development in the Countryside and PPS 18 Renewable Energy (a 'Call for Evidence' was undertaken by the Department in March 2016). Until details of these policy reviews are available, existing policies contained within these PPSs will be carried forward in the Plan Strategy.

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<sup>1</sup> Review consisted of an overview of existing operational policies within PPSs not detailed examination or assessment of policy

<sup>2</sup> The SPPS replaced PPS 1: General Principles; PPS 5: Retailing and Town Centres; and PPS 9: The Enforcement of Planning Control, hence these are not referred to in this document.

**Table 1: Existing Operational Policies from PPS and SPPS Policies**

**PPS 2: Natural Heritage (July 2013) [Legislative provisions also apply]**

Policy	Policy Carried Forward From PPS	Update Required	New Policy Proposed	SPPS Reference	Comments
NH 1 European & Ramsar Sites - International	✓	-	-	International Designations (paras 6.175 - 6.178)	Retain existing PPS policy with adoption of Plan Strategy
NH 2 Species Protected by Law	✓	-	-	Protected Species (paras 6.179 - 6.182)	As above
NH 3 Sites of Nature Conservation Importance - National	✓	-	-	National Designations (paras 6.183 - 6.188)	As above
NH 4 Sites of Nature Conservation Importance - Local	✓	-	-	Local Designations (paras 6.189 - 6.190)	As above
NH 5 Habitats, Species or Features of Natural Heritage Importance	✓	-	-	Other Habitats, Species or Features of Natural Heritage Importance (paras 6.191 - 6.193)	As above
NH 6 Areas of Outstanding Natural Beauty	✓	-	-	Areas of Outstanding Natural Beauty (AONBs) (paras 6.186 - 6.188)	As above

**PPS 3: Access, Movement and Parking (Revised February 2005) and PPS3 (Clarification) October 2006**

Policy	Policy Carried Forward	Update Required	New Policy Required	SPPS Reference	Comments
AMP1 Creating an Accessible Environment	√	-	-	The decision-taking process... (para 6.302)	Retain existing PPS policy with adoption of Plan Strategy
AMP2 Access to Public Roads	√	-	-	In assessing development proposals... (para 6.303)	As above
AMP3 Access to Protected Routes	√	-	-	Protected Routes (para 6.301)	As above
AMP4 Protection for New Transport Schemes (see Clarification)	√	-	-	New Transport Schemes, Walking & Cycling (para 6.301)	As above
AMP5 Disused Transport Routes	√	-	-	Disused Transport Routes (para 6.301)	As above
AMP6 Transport Assessment	√	-	-	In assessing development proposals... (para 6.303)	As above
AMP7 Car Parking and Servicing Arrangements	√	-	-	In assessing the appropriate amount of car parking... (para 6.304)	As above
AMP8 Cycle Provision	√	-	-	For zoned sites LDPs should contain key site requirements... (para 6.301)	As above
AMP9 Design of Car Parking	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>



Policy	Policy Carried Forward	Update Required	New Policy Required	SPPS Reference	Comments
AMP10 Provision of Public and Private Car Parks	√	-	-	In determining proposals for public & private car parks... (para 6.305)	As above
AMP11 Temporary Car Parks	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>

#### PPS 4: Planning and Economic Development (November 2010)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
PED1 Economic Development in Settlements	√	-	-	The following strategic policy must be taken into account... (paras 6.83 - 6.86)	Retain existing PPS policy with adoption of Plan Strategy
PED2 Economic Development in the Countryside	√	-	-	The guiding principle for policies and proposals... (paras 6.87 - 6.88)	As above
PED3 Expansion of an Established Economic Development Use in the Countryside	√	-	-	The guiding principle for policies and proposals for... (para 6.87)	As above
PED4 Redevelopment of an Established Economic Development Use in the Countryside	√	-	-	The guiding principle for policies and proposals for... (para 6.87)	As above

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
PED5 Major Industrial Development in the Countryside	√	-	-	In the interests of rural amenity and wider... (para 6.88)	As above
PED6 Small Rural projects	√	-	-	In the interests of rural amenity and wider... (para 6.88)	As above
PED7 Retention of Zoned Land and Economic Development Uses	√	-	-	It is important that economic development land... (para 6.89)	As above
PED8 Development incompatible with Economic Development uses	√	-	-	Some proposed developments may be incompatible with... (para 6.90)	As above
PED9 General Criteria for Economic Development	√	-	-	All applications for economic development must be... (para 6.91)	As above
Annex A Homeworking	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>

**PPS 6: Planning, Archaeology and Built Heritage (March 1999) [Legislative provisions also apply]**

Policy	Policy Carried Forward	Update Required	New Policy proposed	SPPS Reference	Comments
BH1 The preservation of Archaeological Remains of Regional Importance and their Settings.	√	-	-	Archaeology (para 6.8)	Retain existing PPS policy with adoption of Plan Strategy
BH2 The Protection of Archaeological Remains of Local Importance and their Settings	√	-	-	Archaeology (para 6.9)	As above
BH3 Archaeological Assessment and Evaluation	√	-	-	Archaeology (para 6.10)	As above
BH4 Archaeological Mitigation	√	-	-	Archaeology (para 6.11)	As above
BH5 The Protection of World Heritage Sites	√	-	-	World Heritage Sites (paras 6.6-6.7)	As above
BH6 The Protection of Parks, Gardens and Demesnes of Special Historic Interest	√	-	-	Historic parks, Gardens & Demesnes (paras 6.16 -6.17)	As above
BH7 Change of use of a Listed Building	√	-	-	Listed Buildings (paras 6.12 - 6.13)	As above
BH8 Extension or Alteration of a Listed Building	√	-	-	Listed Buildings (para 6.13)	As above
BH9 The Control of Advertisements on a Listed Building	√	-	-	Listed Buildings (para 6.14)	As above

Policy	Policy Carried Forward	Update Required	New Policy proposed	SPPS Reference	Comments
BH10 Demolition of a Listed Building	√	-	-	Listed Buildings (para 6.15)	As above
BH11 Development affecting the Setting of a Listed Building	√	-	-	Listed Buildings (para 6.12)	As above
BH12 New Development in a Conservation Area	√	-	-	Conservation Areas (paras 6.18 - 6.19)	As above
BH13 The Control of Advertisements in a Conservation Area	√	-	-	Conservation Areas (para 6.20)	As above
BH14 Demolition in a Conservation Area	√	-	-	Conservation Areas (paras 6.18 - 6.19)	As above
BH15 The Re-use of Non-listed Vernacular Buildings	√	-	-	Non-designated Heritage Assets (para 6.24)	As above



**PPS 6 (Addendum): Areas of Townscape Character (August 2005)**

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
ATC1 Demolition Control in an Area of Townscape Character	√	-	-	Areas of Townscape Character (para 6.22)	Retain existing PPS policy with adoption of Plan Strategy
ATC2 New Development in an Area of Townscape Character	√	-	-	Areas of Townscape Character (para 6.21)	As above
ATC3 The Control of Advertisements in an Area of Townscape Character	√	-	-	Areas of Townscape Character (para 6.23)	As above

**PPS 7: Quality Residential Environments (June 2001)**

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
QD1 Quality in New Residential Development	√	-	-	The policy approach must be to... (paras 6.136 - 6.137)	Retain existing PPS policy with adoption of Plan Strategy.
QD2 Design Concept Statements, Concept Master Plans & Comprehensive Planning	√	-	-	A design concept should be sought... (para 6.137)	As above

**PPS 7 (Addendum): Residential Extensions and Alterations (March 2008)**

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
Ext 1 Residential Extensions and Alterations	√	-	-	Good design should be the aim... (para 6.137)	Retain existing PPS policy with adoption of Plan Strategy.

**PPS 7 (Addendum): Safeguarding the Character of Established Residential Areas (August 2010)**

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
LC1 Protecting Local Character, Environmental Quality and Residential Amenity	√	-	-	Increased housing density without town cramming... (para 6.137)	Retain existing PPS policy with adoption of Plan Strategy
LC2 The Conversion or Change of Use of Existing Buildings to Flats or Apartments	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>
LC3 Permeable Paving in New Residential Developments	√	-	-	Development at Surface Water (Pluvial) Flood Risk (para 6.118)	Retain existing PPS policy with adoption of Plan Strategy

## PPS 8: Open Space, Sport and Recreation (February 2004)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
OS1 Protection of Open Space	√	-	-	There will be a policy presumption against... (para 6.205)	Retain existing PPS policy with adoption of Plan Strategy
OS2 Public Open Space in New Residential Development	√	-	-	Councils must bring forward policy to require... (para 6.206)	As above
OS3 Outdoor Recreation in the Countryside	√	-	-	As an exception a sports stadium may be... (para 6.207)	As above
OS4 Intensive Sports Facilities	√	-	-	The precise location of intensive sports... (para 6.207)	As above
OS5 Noise Generating Sports and Outdoor Recreational Activities	√	-	-	Particular attention should be paid to those development... (para 6.208)	As above
OS6 Development of Facilities ancillary to Water Sports	√	-	-	Planning authorities should carefully consider... (para 6.213)	As above
OS7 The Floodlighting of Sports and Outdoor Recreational Facilities	√	-	-	Planning authorities should carefully consider... (para 6.213)	As above

**PPS 10: Telecommunications (April 2002) Policy TEL 2 is cancelled**

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
TEL1 Control of Tele-communications Development	√	-	-	In particular planning authorities should take account... (paras 6.243 - 6.245)	Retain existing PPS policy with adoption of Plan Strategy
TEL 2 Development and Interference with Television Broadcasting Services	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>

**PPS 11: Planning and Waste Management (December 2002) and PPS 11 Update on Best Practicable Environmental Option (BPEO) November 2013**

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
WM1 Environmental Impact of a Waste Management Facility	√	-	-	When decision-taking important considerations will include... (paras 6.321 - 6.322)	Retain existing PPS policy with adoption of Plan Strategy
WM2 Waste Collection and Treatment Facilities	√	-	-	Sites and proposals for waste collection and treatment... (paras 6.313 - 6.314)	<b>As above[NB: Need for BPEO removed through PPS 11 update]</b>
WM3 Waste Disposal	√	-	-	A presumption in favour of waste... (para 6.316)	<b>As above[NB: Need for BPEO removed through PPS 11 update]</b>
WM4 Land Improvement	√	-	-	<b>Omitted from SPPS</b>	<b>As above[NB: no reference to Land Improvement in SPPS]</b>



WM5 Development in the vicinity of Waste Management Facilities	√	-	-	Development in the vicinity of waste... (para 6.318)	As above
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### PPS 12: Housing in Settlements (July 2005)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
Planning Control Principle 1 Increased Housing Density without town cramming	√	-	-	Increased housing density without town cramming... (para 6.137)	Retain existing PPS policy with adoption of Plan Strategy
Planning Control Principle 2 Good Design	√	-	-	Good design should be the aim of all... (para 6.137)	As above
Planning Control Principle 3 Sustainable Forms of Development	√	-	-	Sustainable forms of development... (para 6.137)	As above
HS1 Living Over the Shop	√	-	-	Within town centres, residential... (para 6.137)	As above
Planning Control Principle 4 Balanced Communities	√	-	-	Achieving balanced communities... (para 6.137)	As above
HS2 Social Housing	√	-	-	Affordable Housing (para 6.143)	As above

HS3 Travellers Accommodation	-	-	-	Travellers Accommodation (paras 6.144 - 6.146)	See Policy HS3 (Amended) - below
HS4 House Types and Size	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>

### PPS 12: Policy HS3 (Amended) Travellers Accommodation

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
HS3 (Amended) Travellers Accommodation	√	-	-	Travellers Accommodation (paras 6.144 - 6.146)	Retain existing PPS policy with adoption of Plan Strategy [ <b>NB: only reference to Traveller's Accommodation in SPPS is through the LDP process.</b> ]

### PPS 13: Transportation and Land Use (February 2005)

Policy	Policy Carried Forward	Update required	New Policy Proposed	SPPS Reference	Comments
General Principle 1 The integration of transportation policy and land use planning should be taken forward through the	√	-	-	The preparation of a LDP provides the opportunity to... (para 6.299)	Retain existing PPS policy with adoption of Plan Strategy

Policy	Policy Carried Forward	Update required	New Policy Proposed	SPPS Reference	Comments
preparation of development plans and transport plans informed by transport studies.					
General Principle 2 Accessibility by modes of transport other than the private car should be a key consideration in the location and design of development.	√	-	-	LDPs should identify active travel networks... (para 6.300)	As above
General Principle 3 The process of Transport Assessment (TA) should be employed to review the potential transport impacts of a development proposal.	√	-	-	In assessing development proposals... (para 6.303)	As above
General Principle 4 Travel Plans should be developed for all significant travel generating uses.	√	-	-	In assessing development proposals... (para 6.303)	As above
General Principle 5 Developers should bear the costs of transport infrastructure necessitated by their development.	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>
General Principle 6 Controls on parking should be employed to encourage more	√	-	-	In assessing development proposals... (para 6.303)	Retain existing PPS policy with adoption of Plan Strategy

Policy	Policy Carried Forward	Update required	New Policy Proposed	SPPS Reference	Comments
responsible use of the private car and to bring about a change in travel behaviour.					
General Principle 7 Park and ride and park and share sites should be developed in appropriate locations to reduce the need to travel by car and encourage use of public transport.	√	-	-	Car Parking: LDPs should identify existing and any proposed... (para 6.301)	As above
General Principle 8 Land required to facilitate improvements in the transport network should be afforded protection.	√	-	-	New Transport Schemes, Walking and Cycling... (para 6.301)	As above
General Principle 9 Reliance on the private car should be reduced through a modal shift to walking, cycling and public transport.	√	-	-	In assessing development proposals... (para 6.303)	As above
General Principle 10 Rural public transport schemes should be developed to link rural dwellers to essential facilities and larger settlements.	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>



Policy	Policy Carried Forward	Update required	New Policy Proposed	SPPS Reference	Comments
General Principle 11 Innovative measures should be developed for the safe and effective management of traffic.	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>
General Principle 12 The integration of transport and land use planning should seek to create a more accessible environment for all.	√	-	-	The decision-making process is a key tool for... (para 6.302)	Retain existing PPS policy with adoption of Plan Strategy

#### PPS 15 Revised: Planning and Flood Risk (September 2014)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
FLD1 Development in Fluvial (River) and Coastal Flood Plains	√	-	-	Development in River (Fluvial) and Coastal Flood Plains (paras 6.106 - 6.111)	Retain existing PPS policy with adoption of Plan Strategy
FLD2 Protection of Flood Defence and Drainage Infrastructure	√	-	-	Protection of Flood Defence and Drainage Infrastructure (para 6.123)	As above
FLD3 Development & Surface Water (Pluvial) Flood Risk Outside Floodplains	√	-	-	Development at Surface Water (Pluvial) Flood Risk outside Flood Plains (paras 6.112 - 6.118)	As above

FLD4 Artificial Modification of Watercourses	√	-	-	Artificial Modification of Watercourses (paras 6.124 - 6.125)	As above
FLD5 Development in Proximity to Reservoirs	√	-	-	Development in Proximity to Reservoirs (paras 6.119 - 6.122)	As above

### PPS 16: Tourism (June 2013)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
TSM1 Tourism Development in Settlements	√	-	-	There will be a general presumption... (para 6.258)	Retain existing PPS policy with adoption of Plan Strategy
TSM1 Tourist Amenities in the Countryside	√	-	-	In the countryside planning authorities... (paras 6.260 - 6.262)	As above
TSM3 Hotels, Guest Houses and Tourist Hostels in the Countryside	√	-	-	Where there is no suitable site within a settlement... (para 2.260)	As above
TSM4 Tourism Development in the Countryside - Exceptional Circumstances	√	-	-	Policies or proposals for major tourism... (para 6.261)	As above
TSM5 Self-Catering Accommodation in the Countryside	√	-	-	Other acceptable tourist development... (para 6.260)	As above

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
TSM6 New and Extended Holiday Parks in the Countryside	√	-	-	Other acceptable tourist development... (para 6.260)	As above
TSM7 Criteria for Tourism Development	√	-	-	Applications for tourism development... (para 6.266)	As above
TSM8 Safeguarding of Tourism Assets	√	-	-	There are many diverse features of the built... (para 2.262)	As above

#### PPS 17: Control of Outdoor Advertisements (March 2013)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
AD1 Amenity and Public Safety	√	-	-	The policy approach for the display... (para 6.57)	Retain existing PPS policy with adoption of Plan Strategy

### PPS 18: Renewable Energy (August 2009)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
RE1 Renewable Energy Development	√	-	-	Regional Strategic Policy (paras 6.221 - 6.227)	Retain existing PPS policy with adoption of Plan Strategy
RE2 Integrated Renewable Energy and Passive Solar design	√	-	-	In relation to developments such as... (para 6.233)	Retain existing PPS policy with adoption of Plan Strategy

### PPS 21: Sustainable Development in the Countryside (June 2010)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
General CTY1	√	-	-	Regional Strategic Policy (paras 6.68 - 6.75)	Retain existing PPS policy with adoption of Plan Strategy
CTY2 - Development in Dispersed Rural Communities	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>
CTY2a - New Dwellings in Existing Clusters	√	-	-	New Dwellings in existing clusters (para 6.73)	Retain existing PPS policy with adoption of Plan Strategy
CTY3 - Replacement Dwellings	√	-	-	Replacement dwellings (para 6.73)	As above
CTY4 - Conversion and Reuse of Existing Buildings	√	-	-	The conversion and re-use of existing buildings for residential use (para 6.73)	As above

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
CTY5 - Social and Affordable Housing	√	-	-	Social and affordable housing development (para 6.73)	As above
CTY6 - Personal and Domestic Circumstances	√	-	-	A dwelling where there are personal and domestic circumstances (para 6.73)	As above
CTY7 - Dwellings for Non-Agricultural Business Enterprises	√	-	-	Dwelling for non-agricultural business enterprises (para 6.73)	As above
CTY8 - Ribbon Development	√	-	-	Infill/ribbon development (para 6.73)	As above
CTY9 - Residential Caravans and Mobile Homes	√	-	-	A temporary caravan (para 6.73)	As above
CTY10 - Dwellings on Farms	√	-	-	Dwellings on farms (para 6.73)	As above
CTY11 - Farm Diversification	√	-	-	Non-residential Development - Farm diversification (para 6.73)	As above
CTY12 - Agricultural and Forestry Development	√	-	-	Non-residential Development - Agriculture and forestry development (para 6.73)	As above
CTY13 - Integration and Design of Buildings in the Countryside	√	-	-	Implementation - (Para 6.77)	As above
CTY14 - Rural Character	√	-	-	Implementation - (Para 6.77)	As above

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
CTY15 - The Setting of Settlements	X	-	-	<b>Omitted from SPPS</b>	<b>Policy not retained</b>
CTY16 - Development Relying on Non-Mains Sewerage	√	-	-	Implementation - (Para 6.77)	Retain existing PPS policy with adoption of Plan Strategy

#### PPS 23: Enabling Development for the Conservation of Significant Places (April 2014)

Policy	Policy carried forward	Update Required	New Policy proposed	SPPS Reference	Comments
Policy ED1 - Enabling Development	√	-	-	Enabling Development (para 6.25)	Retain existing PPS policy with adoption of Plan Strategy

#### Relevant provisions of “A Planning Strategy for Rural Northern Ireland” (September 1993)

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
Min 1 Environmental Protection	√	-	-	The policy approach for minerals... (para 6.154)	Retain existing PPS policy with adoption of Plan Strategy
Min 2 Visual Implications	√	-	-	Visual intrusion is often the most... (para 6.165)	As above

Policy	Policy Carried Forward	Update Required	New Policy Proposed	SPPS Reference	Comments
Min 3 Areas of Constraint	√	-	-	Minerals development within... (para 6.158)	As above
Min 4 Valuable Minerals	√	-	-	From time to time minerals may be discovered... (para 6.157)	As above
Min 5 Mineral Reserves	√	-	-	In preparing their LDP Councils may also... (para 6.156)	As above
Min 6 Safety and Amenity	√	-	-	Proposals for minerals development... (para 6.159)	As above
Min 7 Traffic	√	-	-	Where traffic from a minerals development... (para 6.160)	As above
Min 8 Restoration	√	-	-	Applications for the extraction of minerals... (para 6.161)	As above



## D | Map Catalogue, Figures & Tables in Preferred Options Paper

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**Map 2:** Spatial Context Lisburn & Castlereagh City Council

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**Map 4:** Settlement Hierarchy Lisburn & Castlereagh City Council Area

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**Map 8:** Multiple Deprivation Order by Super Output Area

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

**Table 2:** Housing Evaluation Framework RDS 2035

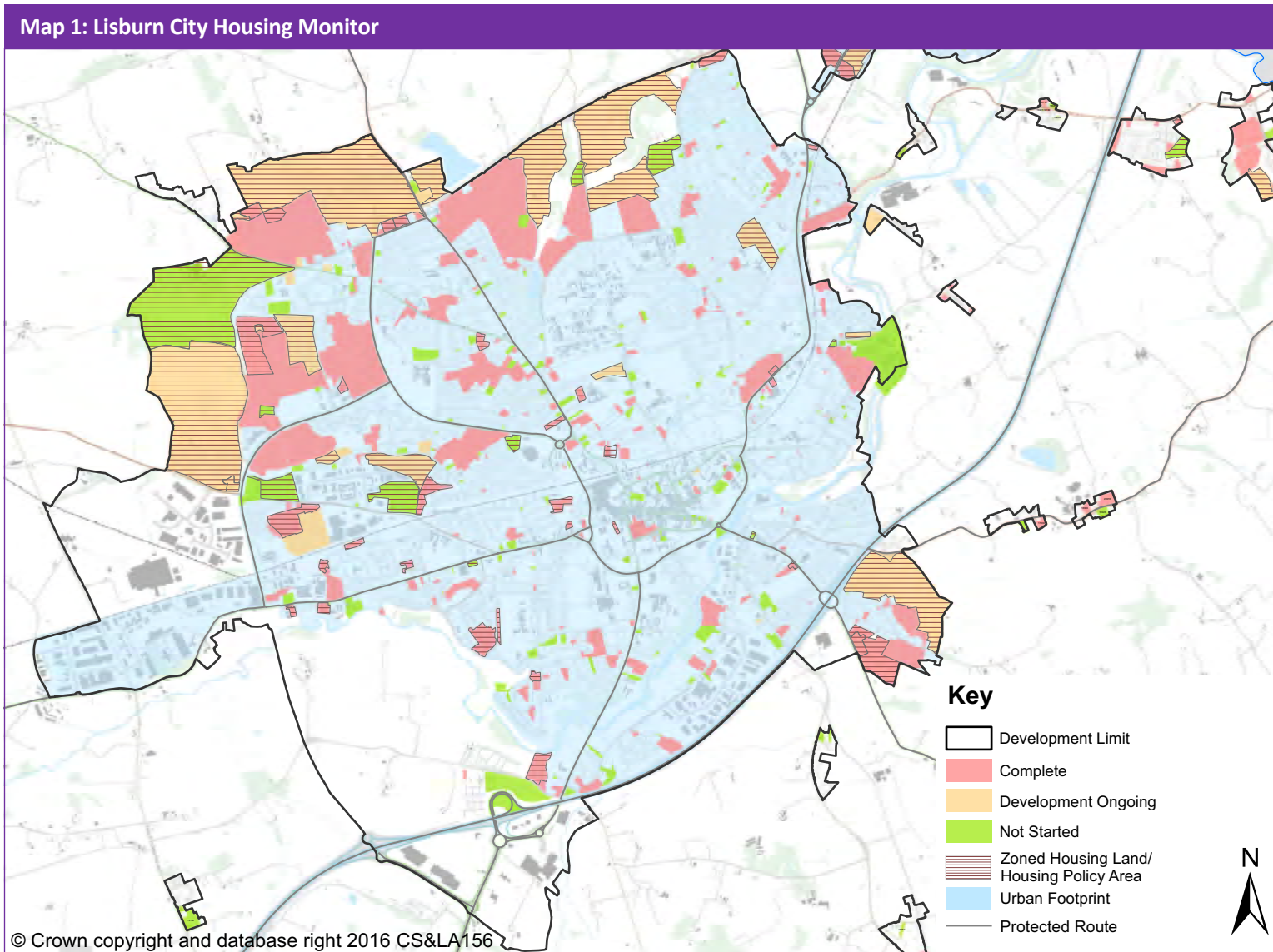
**Table 3:** Housing units built in Lisburn City, Greater Urban Areas of  
Lisburn and Castlereagh, Towns and Villages from Aug 2004-March 2015

**Table 4:** Major Employment Locations (MELs)

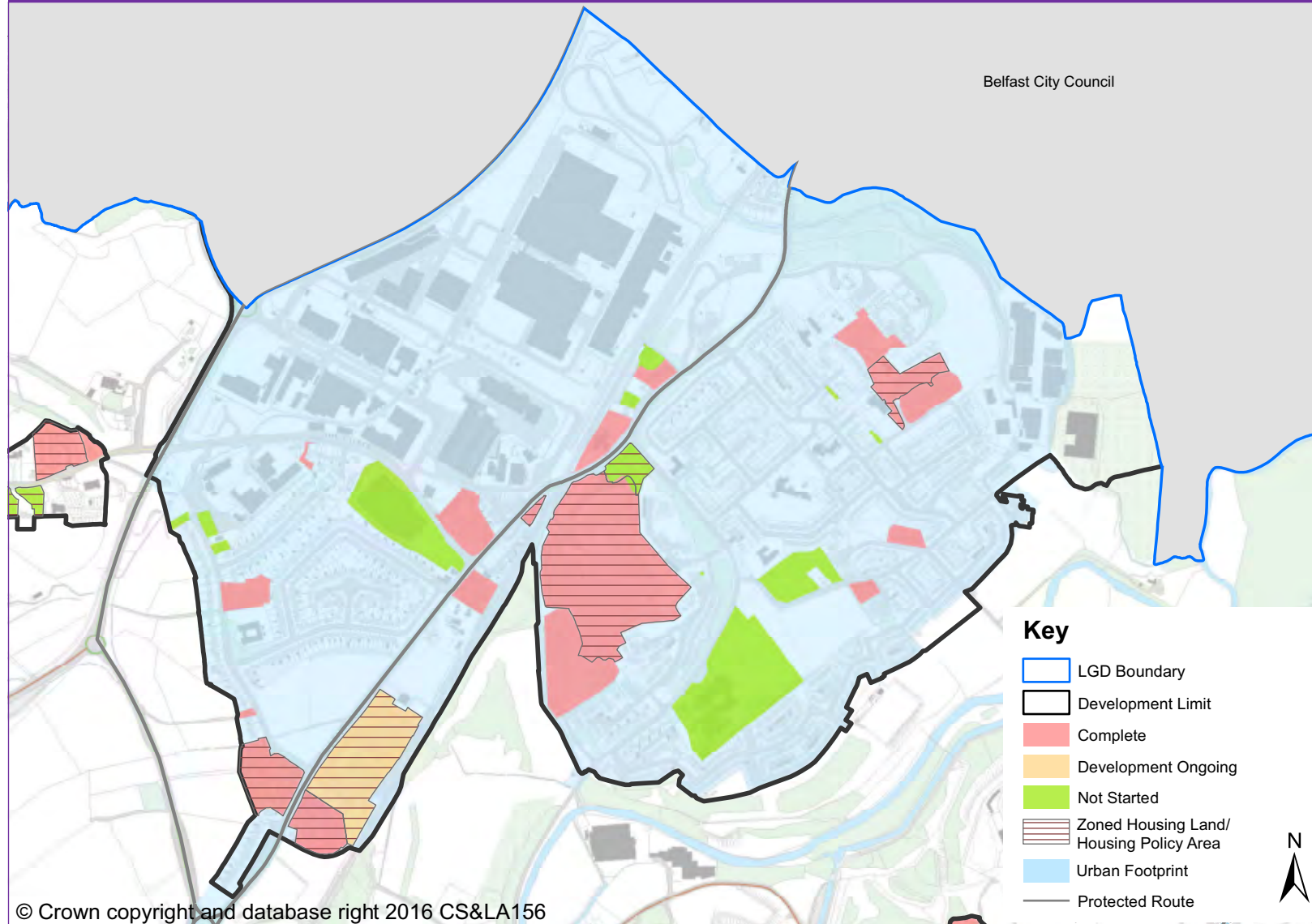
**Table 5:** BMAP Tourism Classification

**Table 6:** Existing Community Greenways

## E | Housing Monitor Maps (City, Greater Urban Areas & Towns)

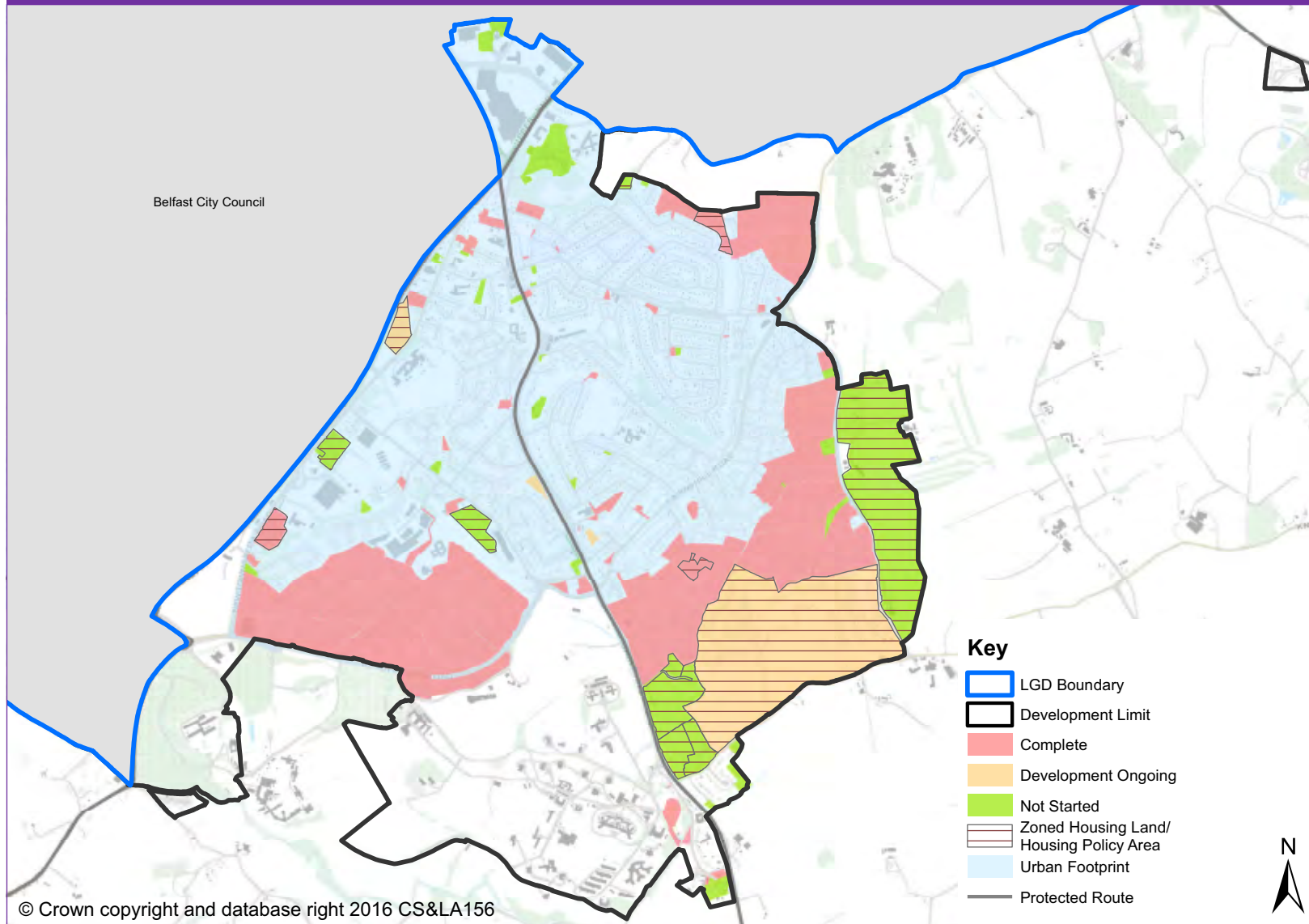


## Map 2: Lisburn Greater Urban Area Housing Monitor

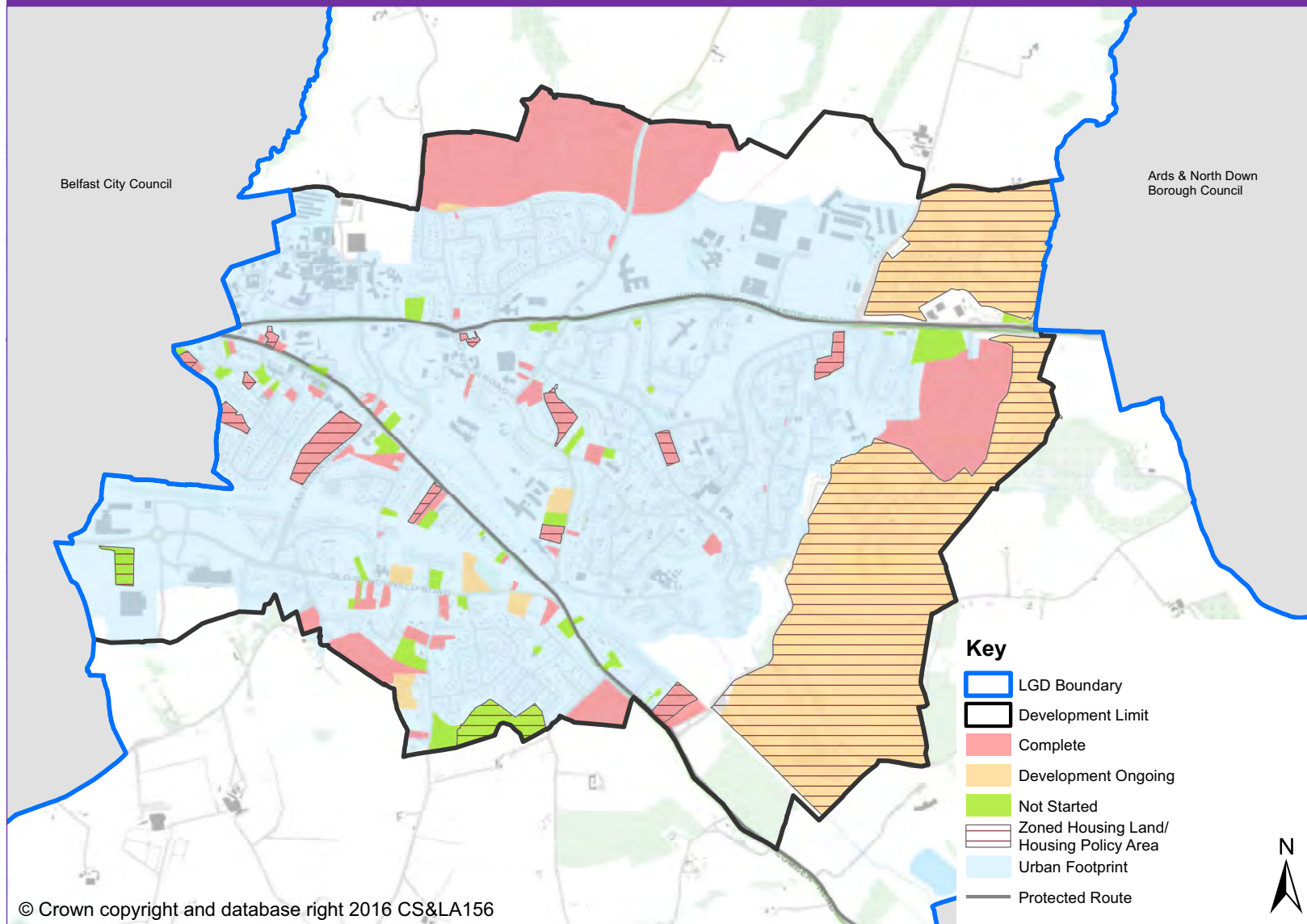




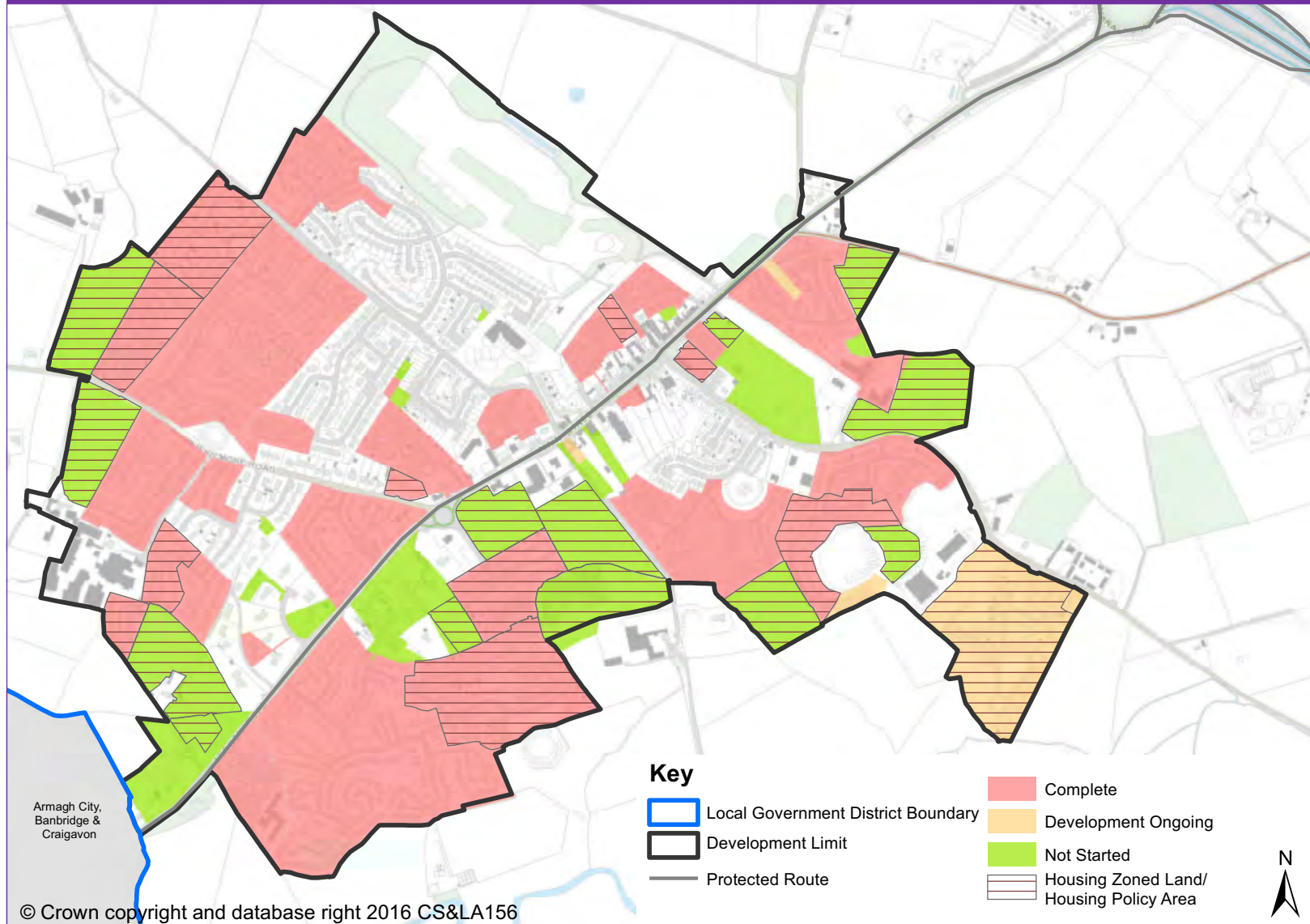
Map 3: Castlereagh Greater Urban Area Housing Monitor



Map 4: Castlereagh Greater Urban Area Housing Monitor (Dundonald)

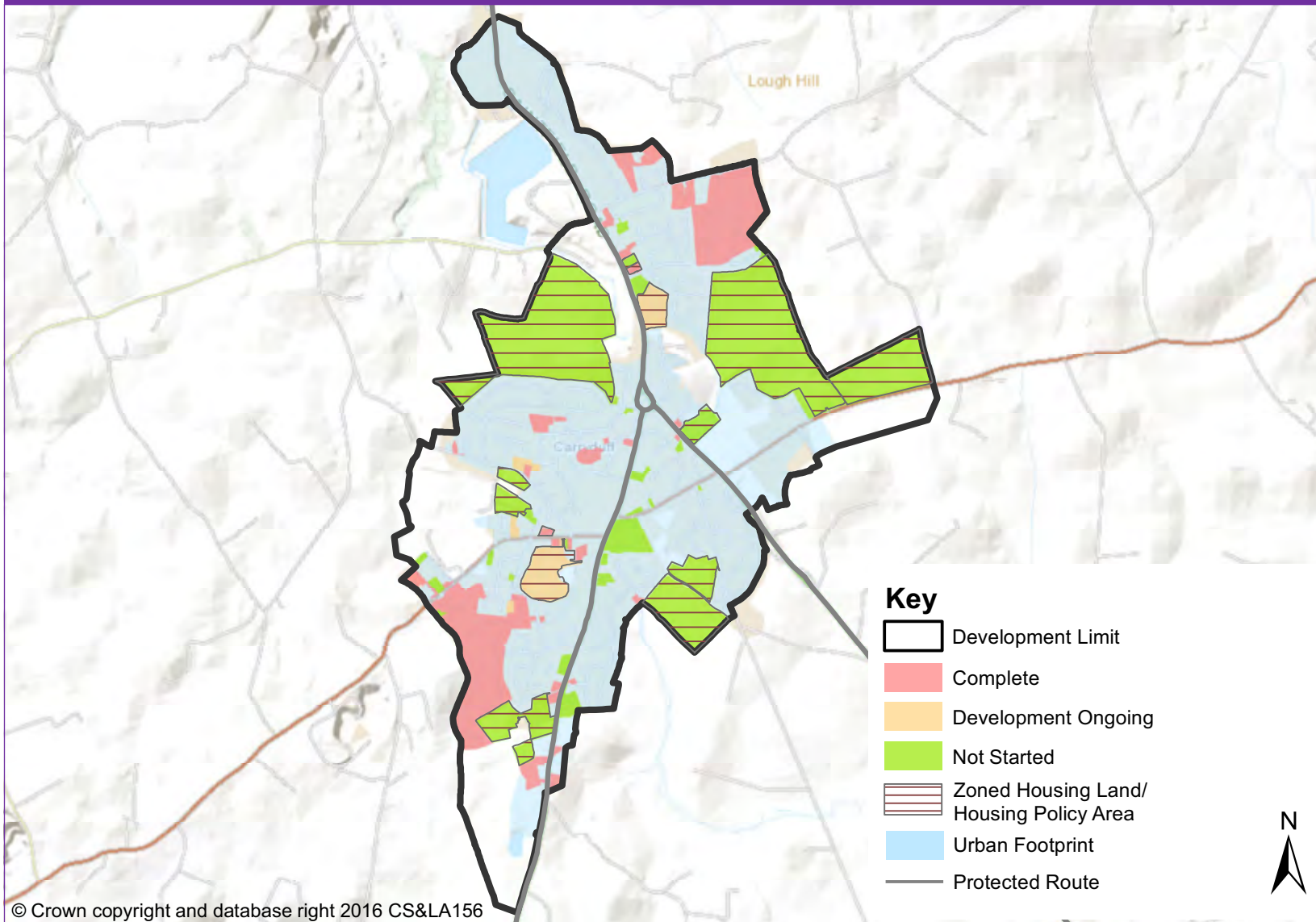


Map 5: Moira Housing Monitor

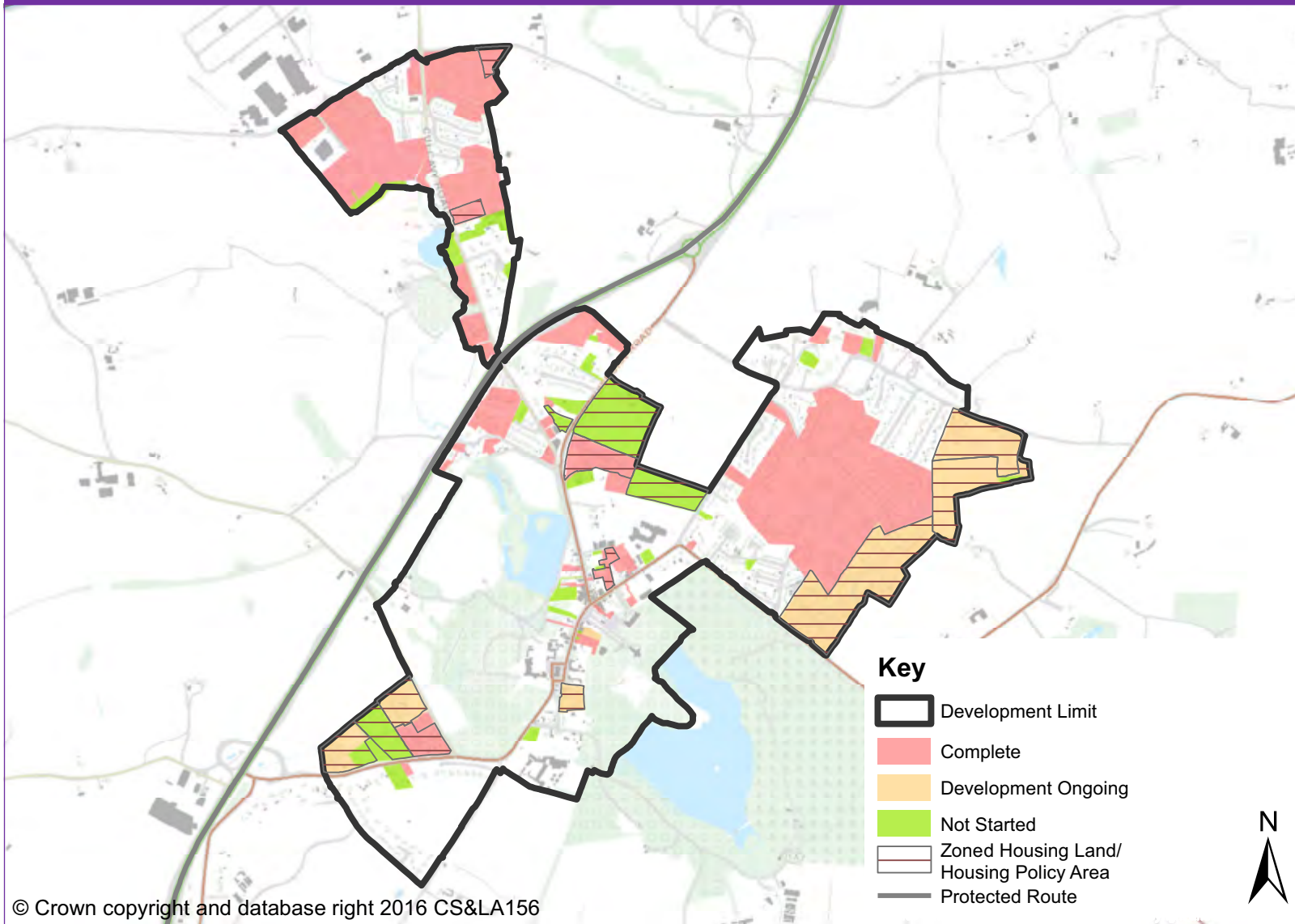




Map 6: Carryduff Housing Monitor



Map 7: Hillsborough & Culcavy Housing Monitor



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## F | Annual Housing Need Assessment Publication January 2016 (Lisburn & Castlereagh)

### Introduction

The Department of the Environment issued the Strategic Planning Policy Statement for Northern Ireland (SPPS) in September 2015.

The SPPS states that the Housing Needs Assessment (HNA) 'provides an evidence base that must be taken into consideration in the allocation, through the development plan, of land required to facilitate the right mix of housing tenures including open market and special housing needs such as affordable housing, social housing, supported housing and travellers' accommodation. The HNA will influence how Local Development Plans facilitate a reasonable mix and balance of housing tenures and types.' The SPPS also states that the Housing Executive (NIHE) will carry out the HNA.

While the SPPS provides policy for the preparation of Local Development Plans, development management policy for affordable housing is still contained within Planning Policy Statement 12 'Housing in Settlements' (PPS 12), published in July 2005. Under transitional arrangements, until a new Local Development Plan is adopted, PPS 12 is still a material consideration for deciding planning applications. PPS 12 contains a development management policy, Policy HS 2, which 'will be applied where a need for social housing is established through a local housing needs assessment and the development plan for the area has not provided for it.' At the time of the publication of PPS 12, the DOE and the Housing Executive agreed that to facilitate the application of Policy HS 2, the Housing Executive would provide DOE Planning (Development Management) with an annual update of the housing need assessment for Social, Supported and Traveller housing. In addition, the report would identify affordability trends for first time buyers.

In April 2015, the majority of planning powers transferred to the eleven new councils. In order to assist the new planning authorities, the Housing Executive will now provide each council area with annual HNAs for their area. As the HNA is based on March 2015 figures, the HNAs have been prepared according to the 11 council boundaries.

This document represents the Housing Executive's annual HNA showing the Social, Supported and Traveller housing need for Lisburn and Castlereagh City over the next 5 years, based on March 2015 waiting list data. Maps of Lisburn and Castlereagh are shown in Appendix 1.

Planning Authorities should refer to the Housing Executive's HNA in the consideration of planning applications with a housing element. Where planning applications propose residential development in areas of Social, Supported or Traveller housing need, Planning Officers will consult with the Housing Executive as to the suitability of the site for social housing development. If the site is suitable, Planning Authorities (Development Management) may set aside land to meet the Social, Supported and Traveller housing need, identified in Lisburn & Castlereagh City.

The Housing Need Assessment Publication has been produced by the Housing Executive's Strategic and Regional Planning Teams and is available in alternative formats. For further information please contact:

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E-mail: [stephen.semple@nihe.gov.uk](mailto:stephen.semple@nihe.gov.uk)

## Social Housing Need Assessment

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

The total social housing need for Lisburn & Castlereagh City Council for 2015 - 2020 has been assessed at 800 units. Need is concentrated in Lisburn North (317 units) and Lisburn City (204 units). A breakdown of the remainder of the housing need across villages and small settlements is shown in Table 1.

**Table 1: Summary of Social Housing Need Assessment for Lisburn & Castlereagh City Council by Settlement**

Settlement	Social Housing Need (Units) 5 Year (2015 - 2020)
<b>Lisburn Urban Centre</b>	
Dunmurry	0
Greenwood	25
Hillhall	10
Lisburn City	204
Lisburn North	317
Old Warren	5
<b>Other Towns</b>	
Culcavy	7
Hillsborough	24
Moira	20
<b>Villages</b>	
Aghalee	0

Settlement	Social Housing Need (Units) 5 Year (2015 - 2020)
Annahilt	0
Dromara	0
Lambeg	50
Drumbo	0
Glenavy	25
Lower/Upper Ballinderry	2
Maze	0
Maghaberry	3
Milltown	0
Ravernet	0
Stoneyford	0
<b>Small Settlements</b>	
Purdysburn	0
Boardmills	3
Dundrod	0
Ballynadolly	0
Lisburn Rural	0
<b>Castlereagh Urban</b>	
Dundonald Urban	25
Dundonald Small Estates LHA	0
Newtownbreda	60
<b>Town</b>	
Carryduff	20
<b>Village</b>	
Moneyreagh	0
<b>Totals</b>	<b>800</b>

## Supported Housing Need Assessment

### Assessment from September 2015/16 - 2017/18

The new-build provision for supported housing has been agreed and prioritised over a three-year period. Year One (2015/16) is committed with funding approved for all projects programmed to start within this time. The programme beyond year one is tentative and may change subject to ongoing review of need and funding availability. There is currently no requirement for supported housing in Lisburn & Castlereagh City Council for the period 2015/16 - 2017/18. This will be kept under review.

## 4.0 Traveller Housing Need Assessment

The fieldwork and analysis of the third Comprehensive Traveller Accommodation Needs Assessment was published in February 2015. A new 3-year Traveller Accommodation Programme (2015-2018) will be formulated to reflect the findings of the assessment.

The Northern Ireland programme includes the following types of scheme:

### **Group Housing**

Residential housing development with additional facilities and amenities specifically designed to accommodate extended families on a permanent basis.

### **Serviced Site**

A range of managed accommodation where Traveller families have a permanent base to park caravans or erect timber framed sectional

buildings; electricity, water and sewerage disposal are provided together with other facilities such as communal or individual amenity units.

### **Travel Site**

A basic facility where Travellers may park caravans on a temporary basis and where electricity, water and sewerage disposal are provided.

### **Summary Findings**

There are no Traveller accommodation needs identified currently for Lisburn & Castlereagh City Council. This will be kept under review.

## 5.0 House Prices and Affordability

### 5.1 House Prices

In Northern Ireland house prices are recorded by a number of sources for re-sales of existing dwellings and new build properties.

Data on average house prices by region is available from the Ulster University NI Quarterly House Price Index. The latest available Ulster University NI Quarterly House Price Index is for Quarter 3 of 2015 (September 2015). This gives house price figures for the Lisburn and North Down regions.

Average house prices in Northern Ireland steadily declined from £139,691 to £129,777 between Quarter 3 2011 and Quarter 3 2013, a decrease of 7.1%. By the end of Quarter 3 2015, the picture had changed, with average house prices increasing 19% to £154,376, indicating a stabilising housing market. Within Lisburn, average house prices followed a similar trend overall, although the impact of the housing market crash hit sooner and harder than in Northern Ireland as a whole. Between Quarter 3



2011 and Quarter 3 2012, average house prices declined 19.6%, and then increased by 46.6% in the three years to September 2015. Overall, between 2011 and 2015, average house prices in Lisburn are up 17.9%, compared to 10.5% for Northern Ireland. Within North Down, average house prices followed a similar trend overall, although always exceeding comparable figures for Northern Ireland. Also, it took longer for the dip in house prices to take effect in North Down. Between Quarter 3 2011 and Quarter 3 2013, average house prices declined 10.7%, and then increased by 17.7% in the two years to September 2015. Overall, between 2011 and 2015, average house prices in North Down are up 5.1%, compared to 10.5% for Northern Ireland.

**Table 3: Average House Price by Region & NI 2011-2015 (Quarter 3)**

Region	Average House Price 2011 (Q3)	Average House Price 2012 (Q3)	Average House Price 2013 (Q3)	Average House Price 2014 (Q3)	Average House Price 2015 (Q3)	Change (%) 2011-2015
Lisburn	£154,629	£124,379	£173,224	£185,777	£182,328	17.9
North Down	£174,406	£204,175	£155,692	£182,164	£183,223	5.1
Northern Ireland	£139,691	£138,966	£129,777	£141,173	£154,376	10.5

Source: University of Ulster, N.I. Quarterly House Price Index

The Department for Social Development's (DSD's) Northern Ireland Housing Bulletins report that in Lisburn & Castlereagh City Council, construction commenced on 2,983 new private sector dwellings over the past five years; January 2010 to December 2014. The highest number of new build starts over this period was in 2014 with 750 starts.

Since 2013, there have been indications of a stabilising housing market in Northern Ireland. The Ulster University House Price Index show that

since Quarter 3 in 2014, prices have increased across all property types in the 11 regions it reports on. There has also been an increase in recorded sales. Land and Property Services (LPS) have recorded an increase in transactions, with an annual sales level of approximately 11,000 between 2008 to 2011, increasing to 16,500 in 2013 and 20,827 in 2014. However transactions in the first 2 quarters of 2014 show a slight decrease on the first 2 quarters of 2013.

The Council of Mortgage Lenders (CML) reported in 2015, that the number of loans for first time buyers and home movers increased in 2014. The number of loans to first time buyers increased by 25% in 2014 to 7,500 from the previous year and home mover loans increased by 34% to 5,500 during the same period.

CML also state affordability for first time buyers and home movers was more favourable than UK averages. First time buyers, in Northern Ireland, were recorded as typically borrowing 2.76 times their gross income, significantly lower than the UK average of 3.44. Home mover lending volumes, in 2014 were the highest since 2007, with affordability at 2.45 times gross income. In the third quarter of 2015, affordability had increased fractionally to 2.46 which remains below the UK average of 3.14. In addition, monthly payments at 15% of gross incomes, in Northern Ireland, have decreased between 2014 and Q3 of 2015 and are also lower than the UK average of 18.1%. While in 2013, there were indications that the construction market was growing, 2014 began with a drop in construction output. The Royal Institute of Chartered Surveyors (RICS) in October 2013 reported that the third quarter witnessed the Northern Ireland construction market exiting recession for the first time in over five years, with a small rise in workloads. However, DSD's Housing Bulletin for 2013-14 reports that new dwelling starts decreased by 11% from the 5,823 starts recorded in 2012-13. The fall in starts was due to a decrease in private sector starts. According to LPS, Quarter 3 of 2015

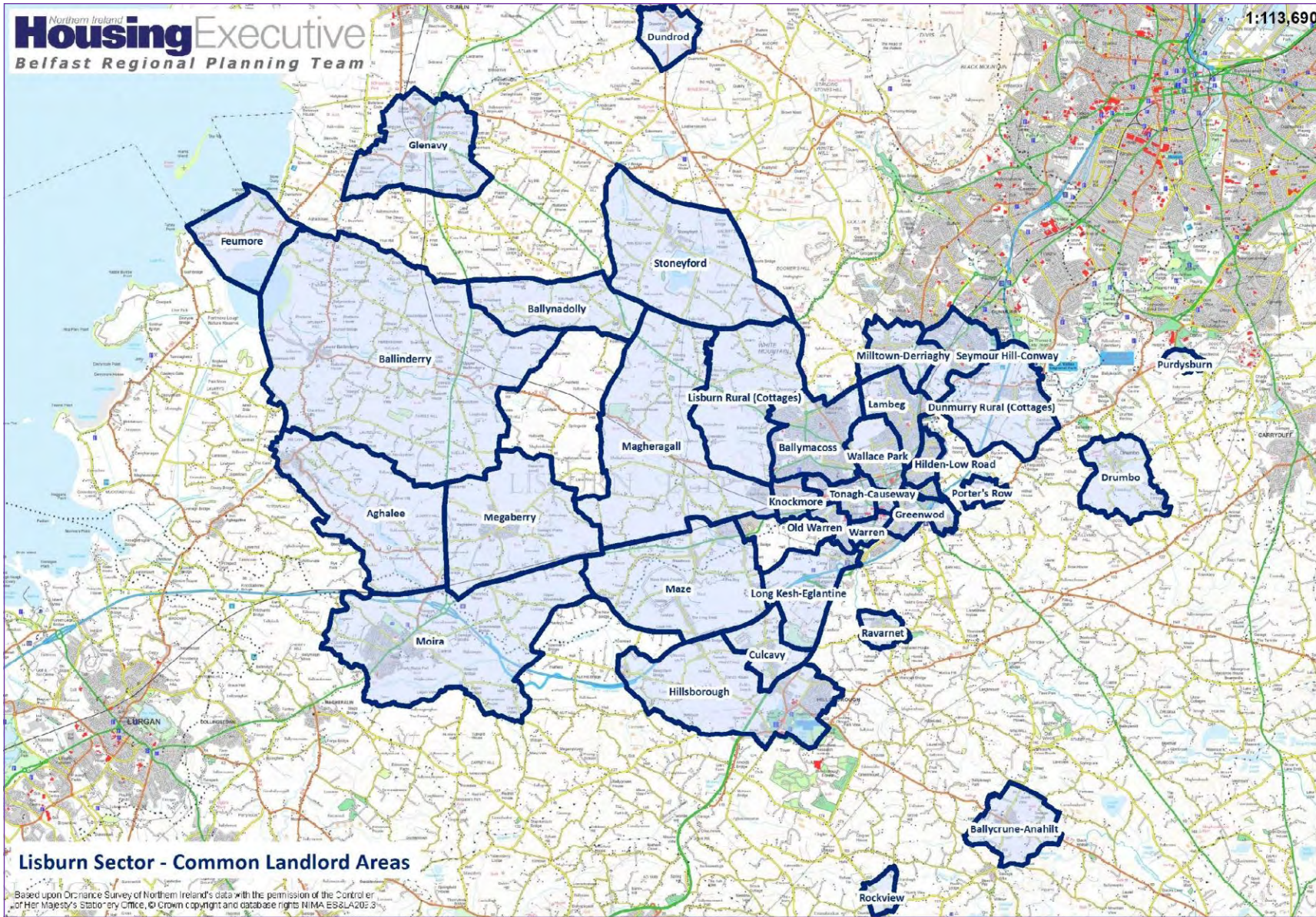
marks five successive quarterly increases of new dwelling starts in Northern Ireland. Quarter 3 of 2015 new dwelling starts rose to 2,013 from 1,828 in Quarter 2 indicating a continuing upturn in the market and the highest quarterly volume of new starts in 5 years.

Despite these indications, a long term housing market recovery is not yet clear. New dwelling construction is still low and, although improvement is evident, significant numbers of people remain unable to enter the market due to continuing high deposit requirements. There also remain high levels of negative equity (41% of homes which equates to 68,000 owners) in Northern Ireland and repossessions. In addition, while low interest rates have contributed to increasing affordability, there has been increasing concern that if interest rates rise, many buyers will find mortgage repayments becoming increasingly difficult. Many households were braced for an increase in interest rates during 2015 but the Bank Of England kept the low rate of 0.5%. Economists are unsure of when to expect the rise to take place with some suggesting interest rates could go up as soon as mid 2016 while others think 2017 is a more realistic prospect. The rise in interest rates, when it takes place, is expected to be modest.

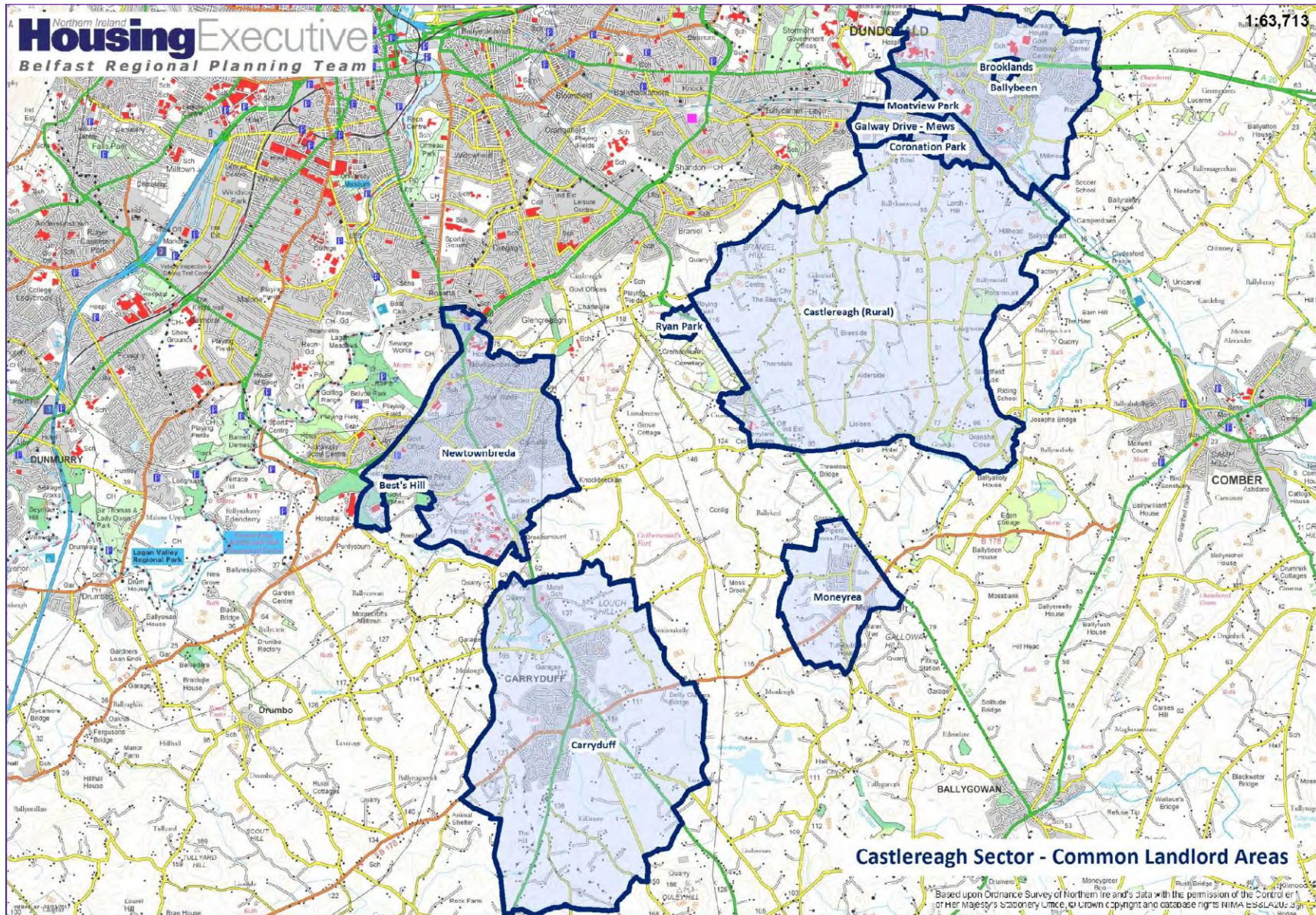
## 5.2 Conclusion

Over the last year there have been increasing signs of an improving housing market throughout Northern Ireland, with increasing construction rates, improving housing prices, a growing number of transactions and more lending, especially to first time buyers. However, uncertainty in the economy, including reduced public expenditure, welfare reform, and high levels of negative equity could all adversely affect the housing market and hinder a sustained recovery.

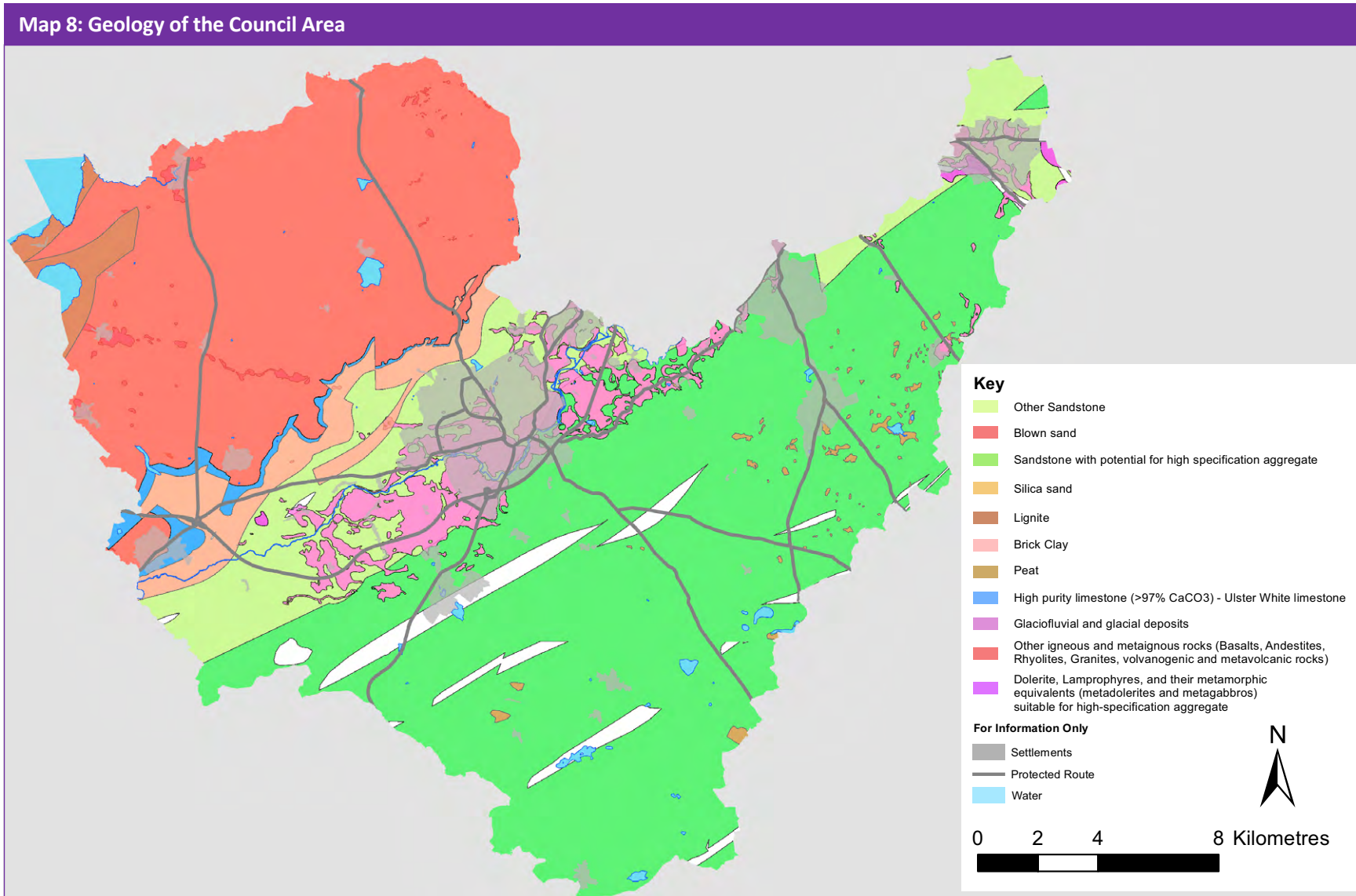




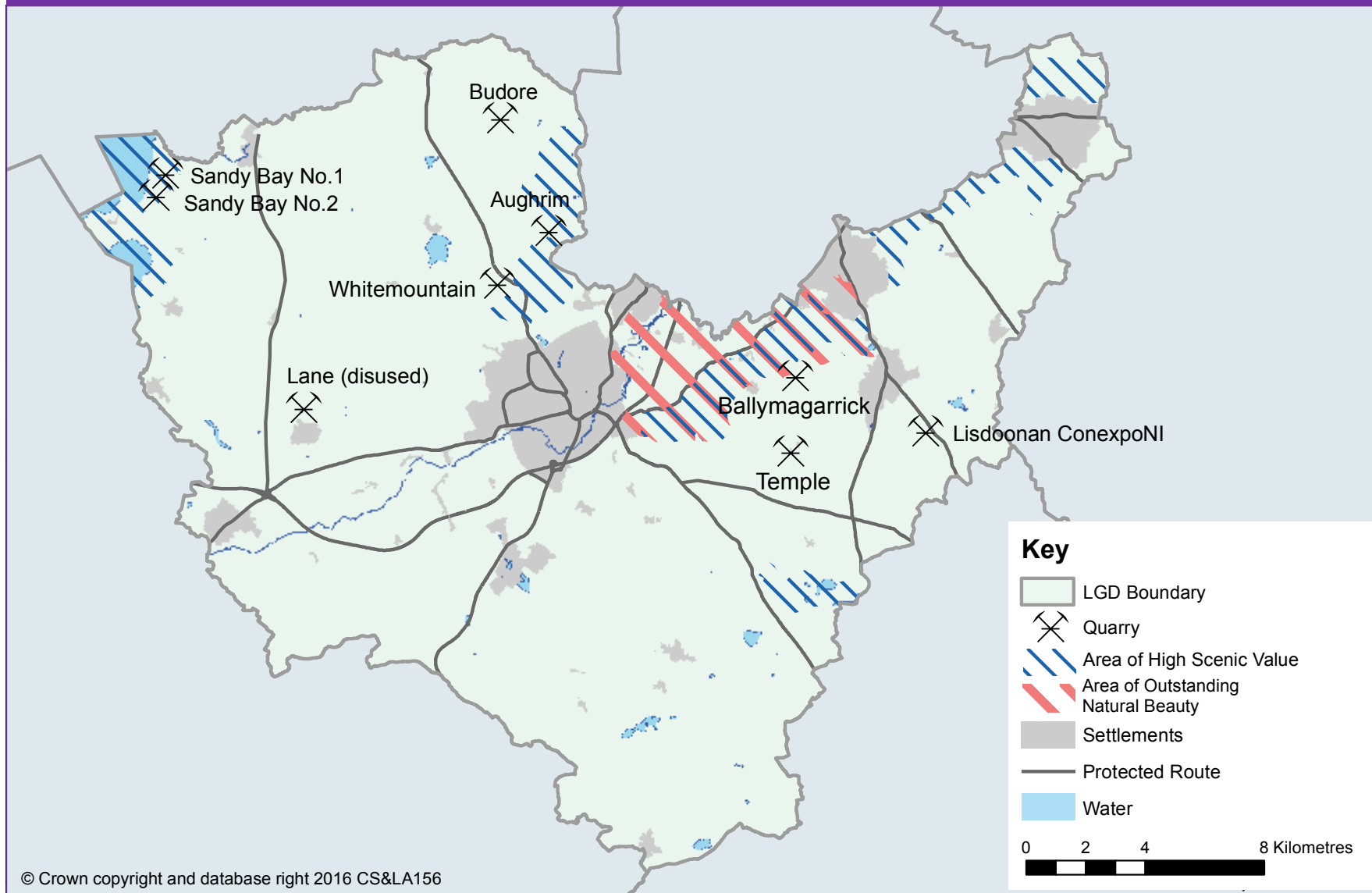


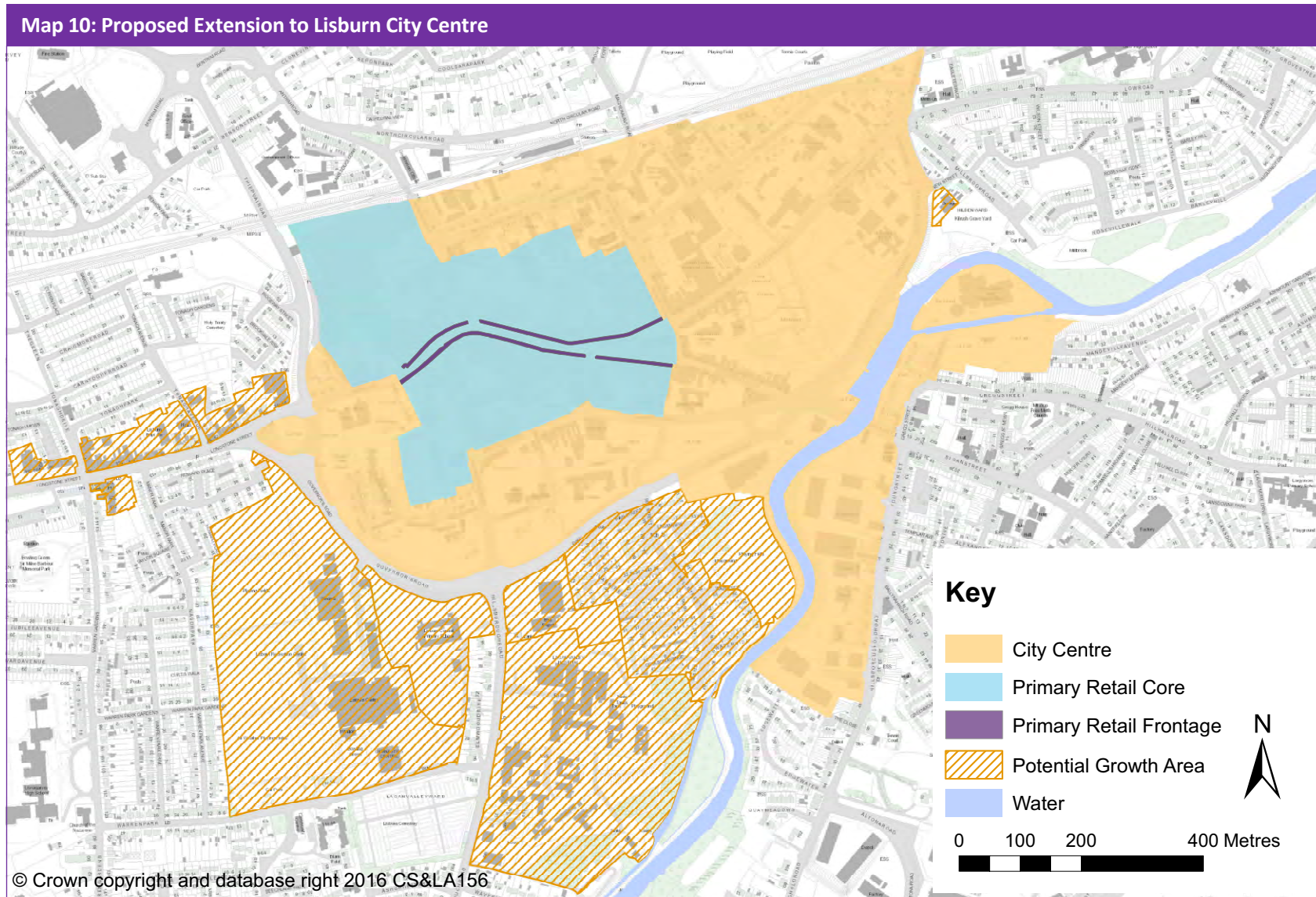






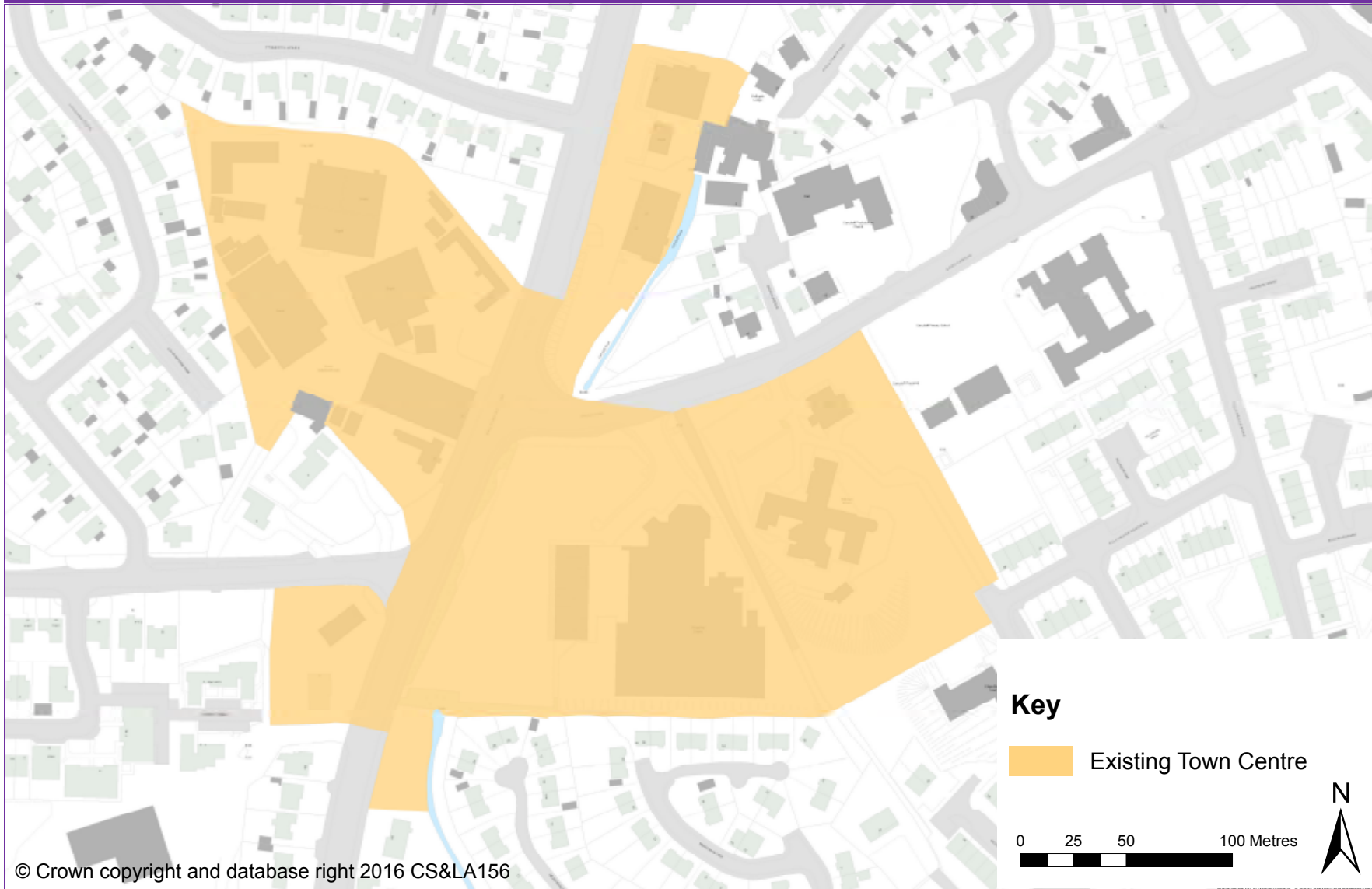
Map 9: Active & Inactive Quarries in the Council Area



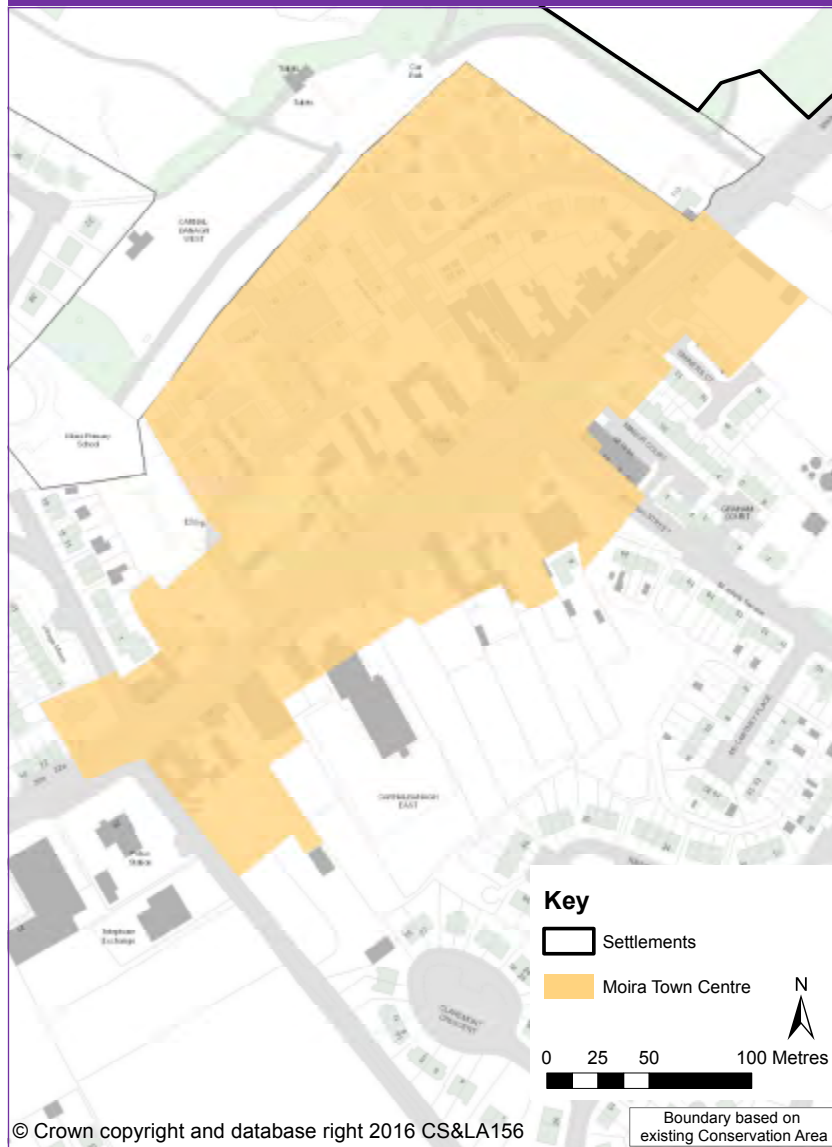




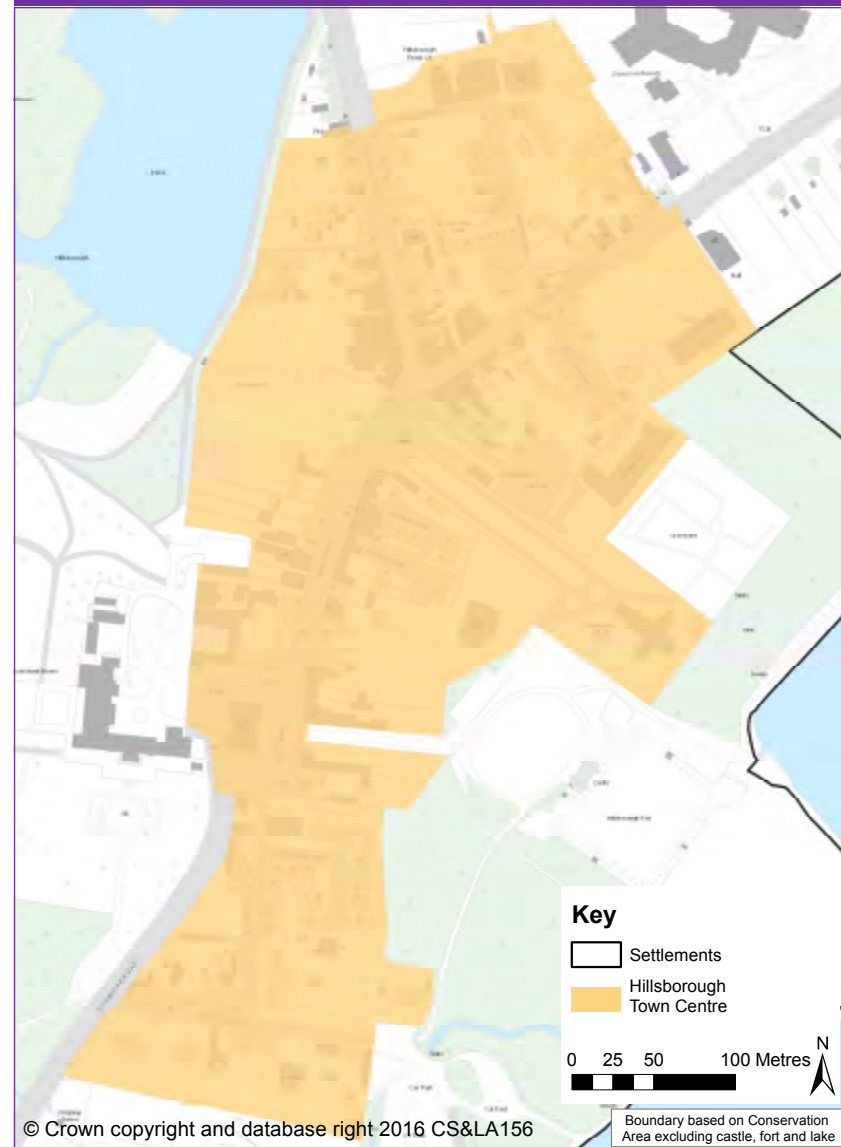
Map 11: Town Centre Boundary - Carryduff



Map 12: Potential Town Centre Boundary - Moira

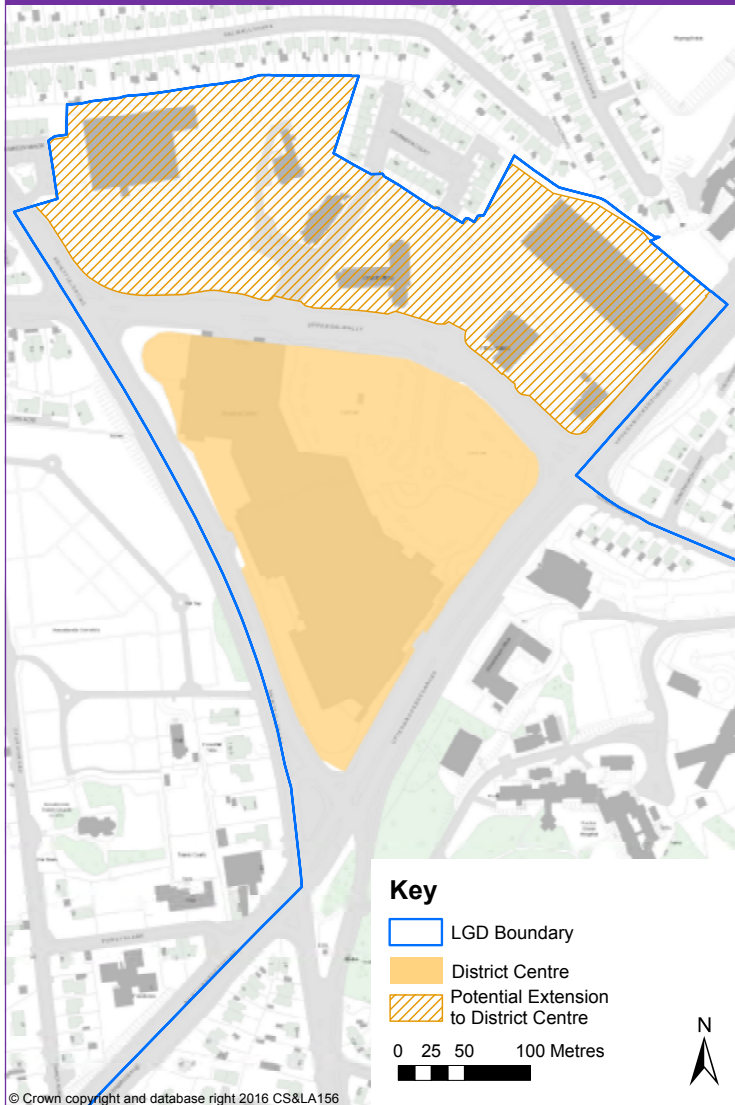


Map 13: Potential Town Centre Boundary - Hillsborough

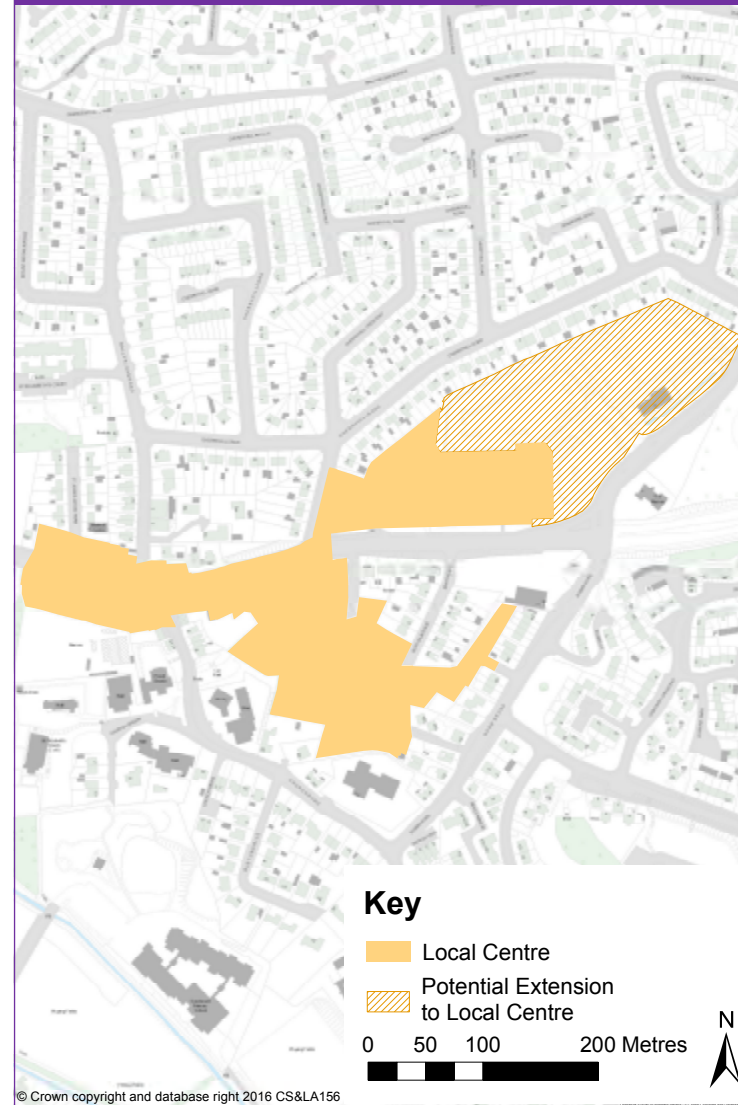




**Map 14: Potential Extension to District Centre Boundary - Forestside**



**Map 15: Potential Extension to Local Centre Boundary - Dundonald**



## || Tourism, Open Space & Recreation Maps and Facilities

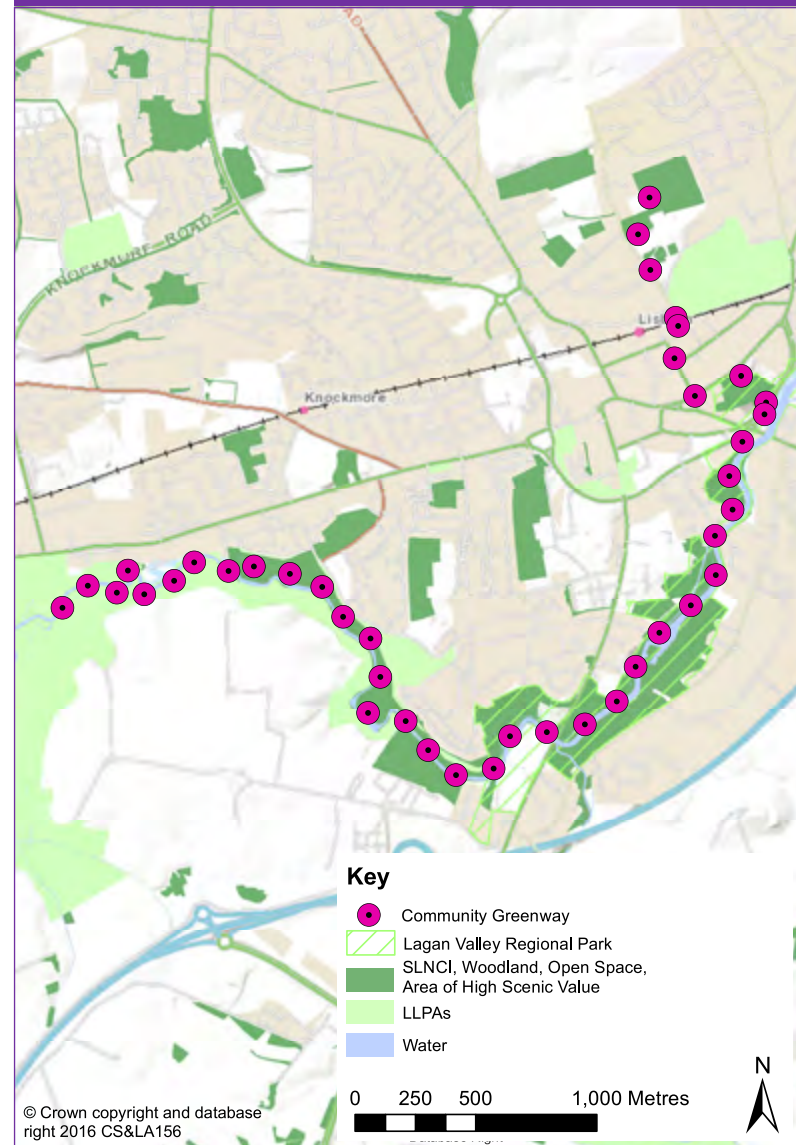
Map 16: Discover Lisburn Waterways Project - Lagan Canals Trust Navigation House, Hillsborough Road, Lisburn



Map 17: BMAP Designation LC 39/01

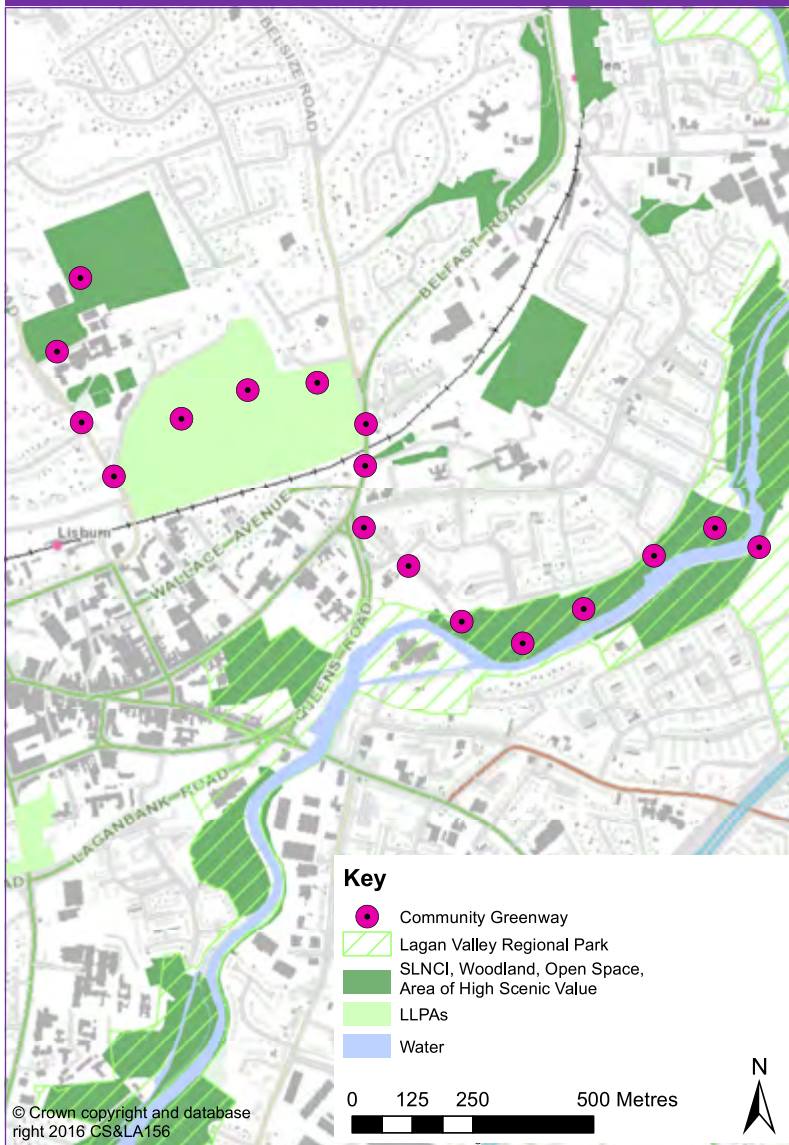


Map 18: BMAP Designation LC 39/02

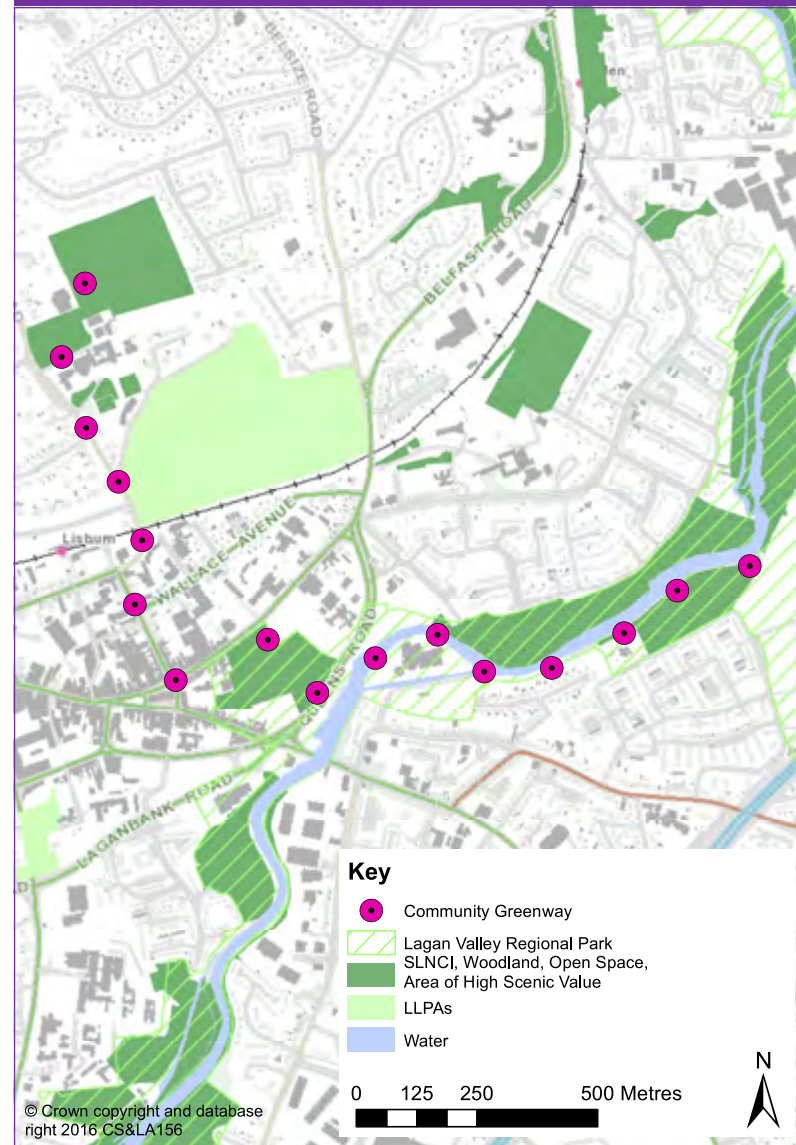




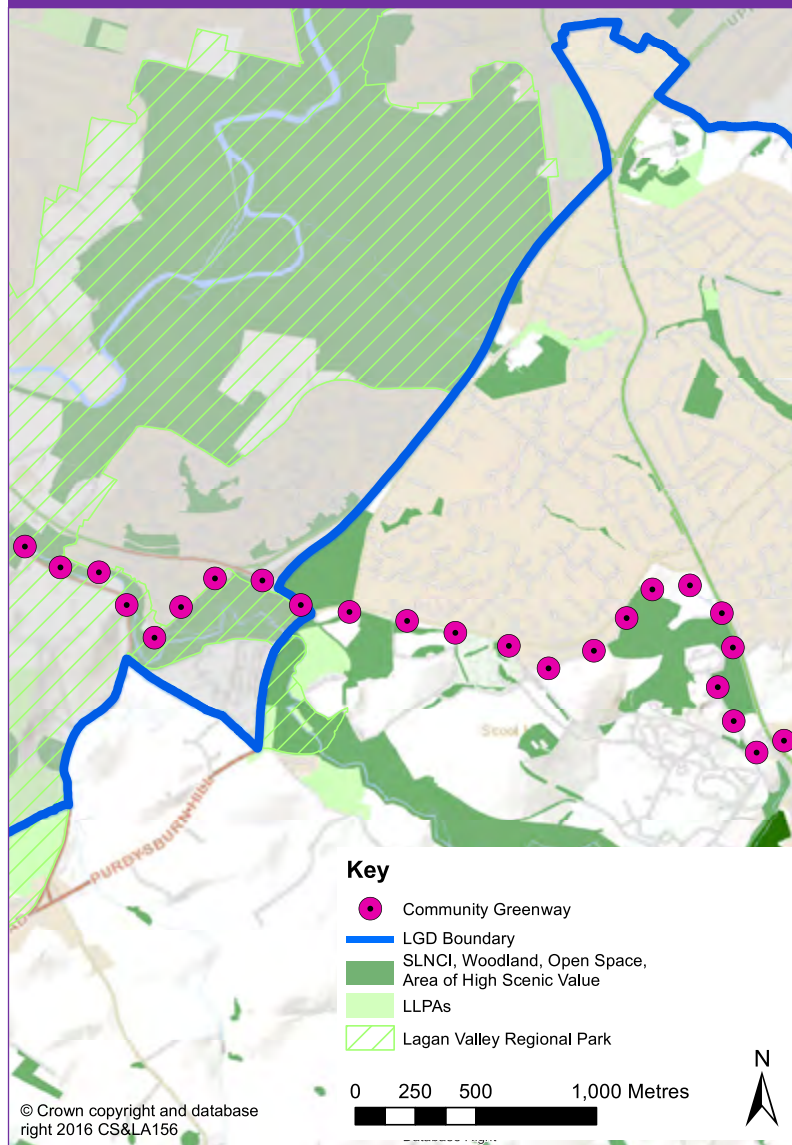
Map 19: BMAP Designation LC 39/03



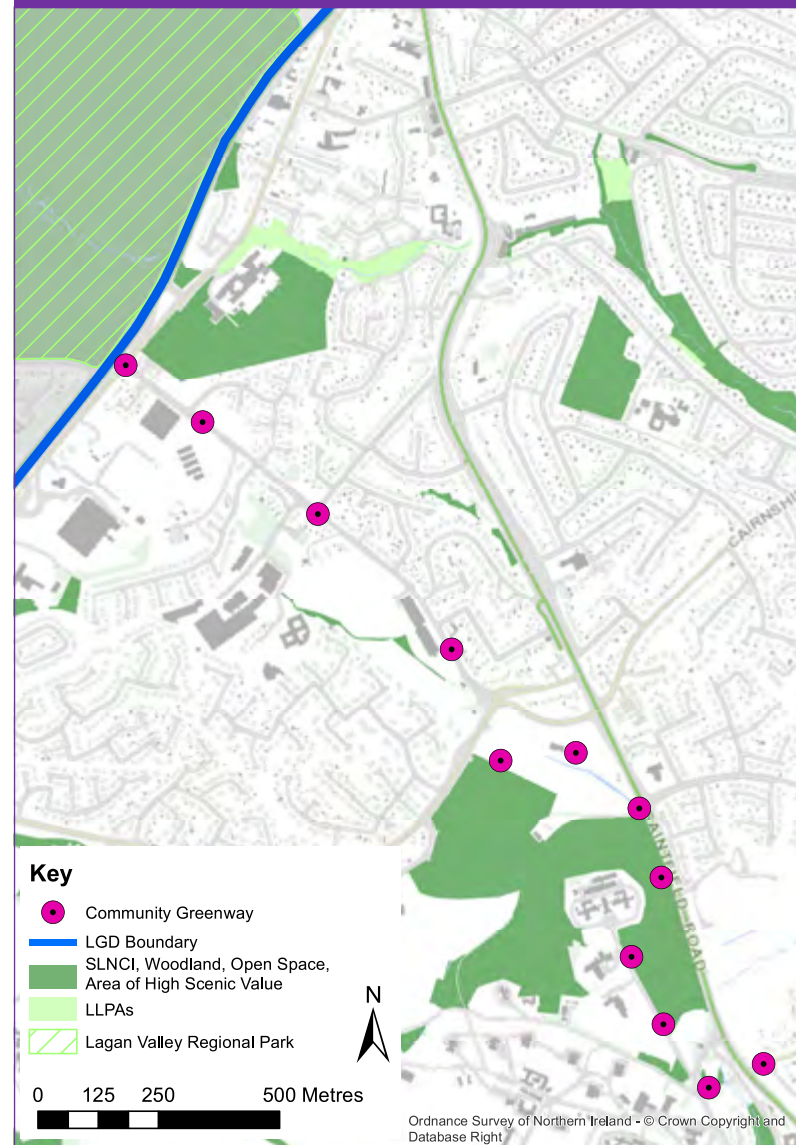
Map 20: BMAP Designation LC 39/04



Map 21: BMAP Designation MCH 41/03

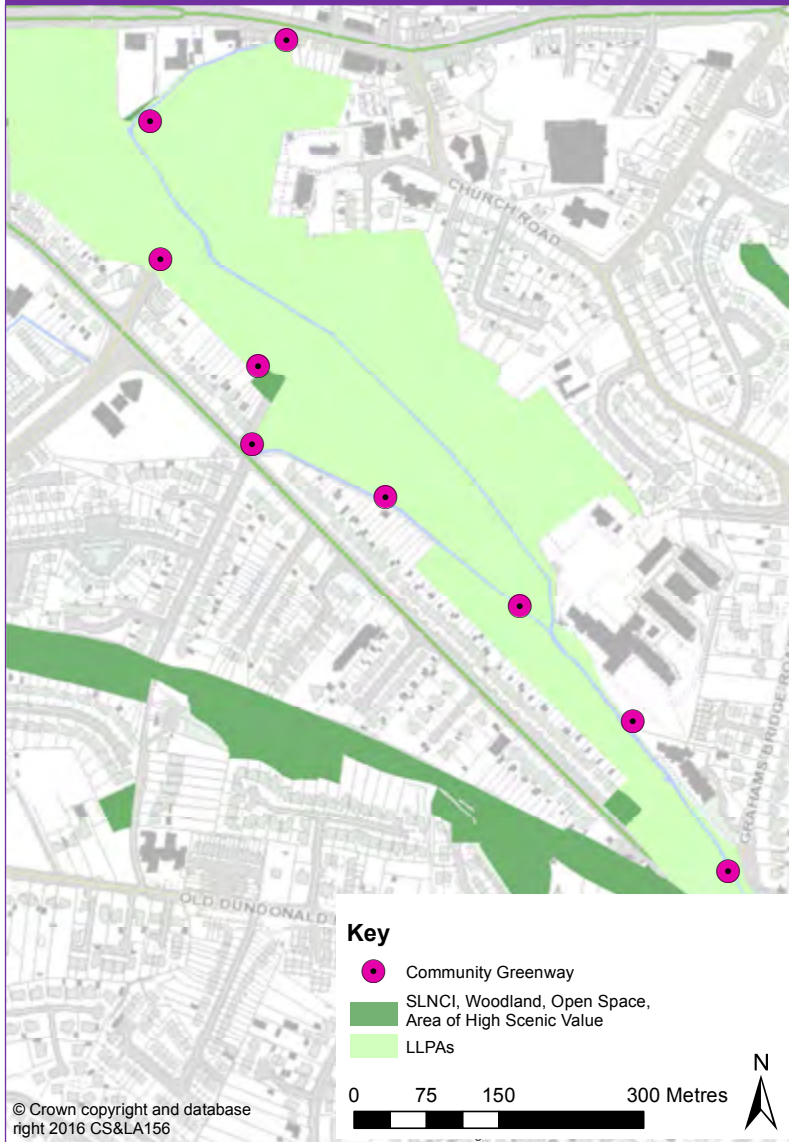


Map 22: BMAP Designation MHC 41/04

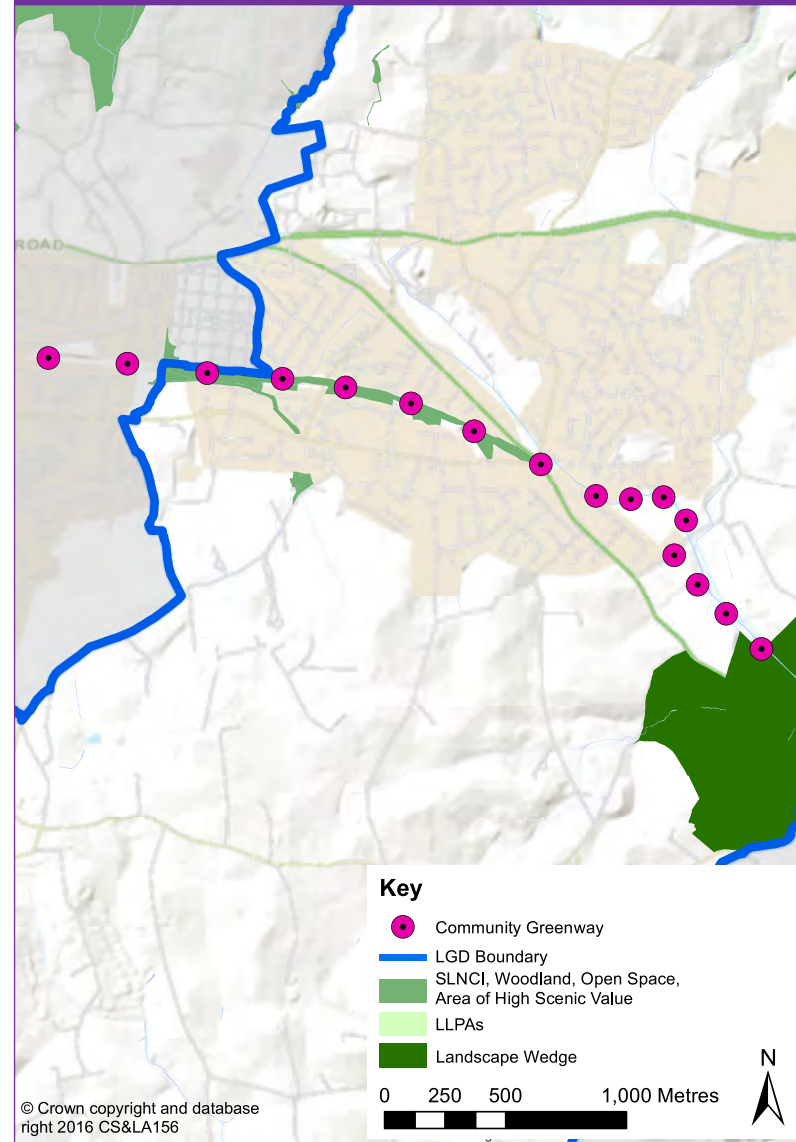




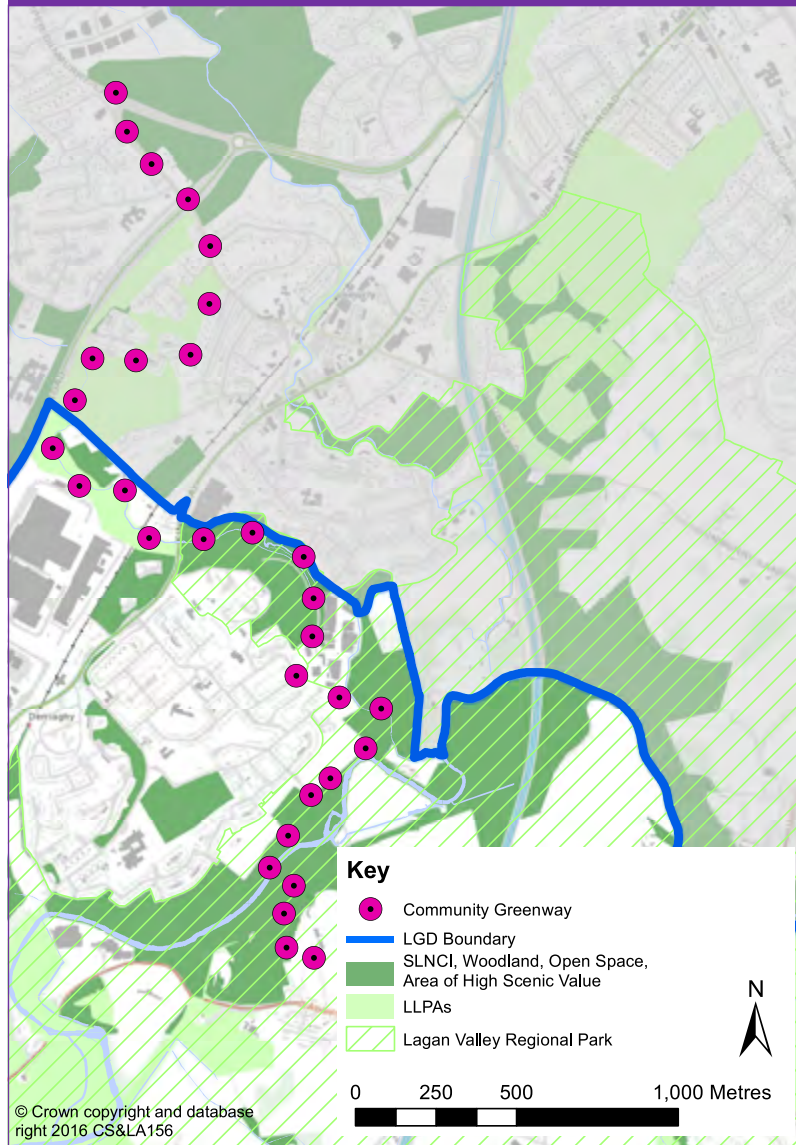
Map 23: BMAP Designation MCH 41/05



Map 24: BMAP Designation MHC 41/06



Map 25: BMAP Designation ML 23/02





### **Council Owned Pitches, Play Parks and Facilities**

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Barbour Memorial	Laurelhill Sports Zone
Brooklands, Dundonald	Limetree Avenue
Cairnshill	Loughmoss, Carryduff
Carryduff Park	Lurgan Road, Aghalee
Dromara Community Centre	Maghaberry Community Centre
Front Road, Drumbo	Moat Park
Glenmore, Lisburn	Moira Demesne, Moira
Grove Recreation Centre	Moneyreagh
Hillsborough Village Centre, Hillsborough	Nettlehill, Lisburn
Hydebank	Rushmore Drive
Kirkwoods, Lisburn	Seycon Park, Dunmurry
Lagan Valley LeisurePlex	Wallace Park

### **Council Owned Indoor Sports Facilities**

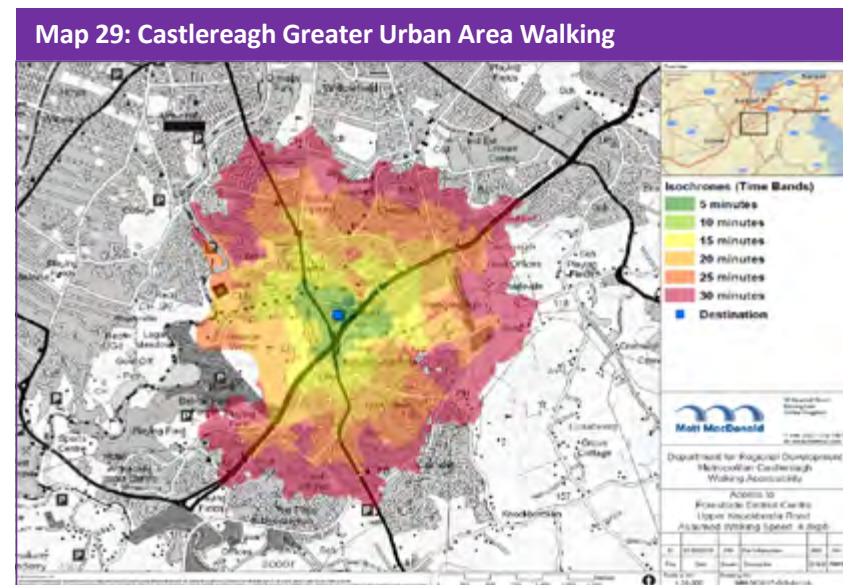
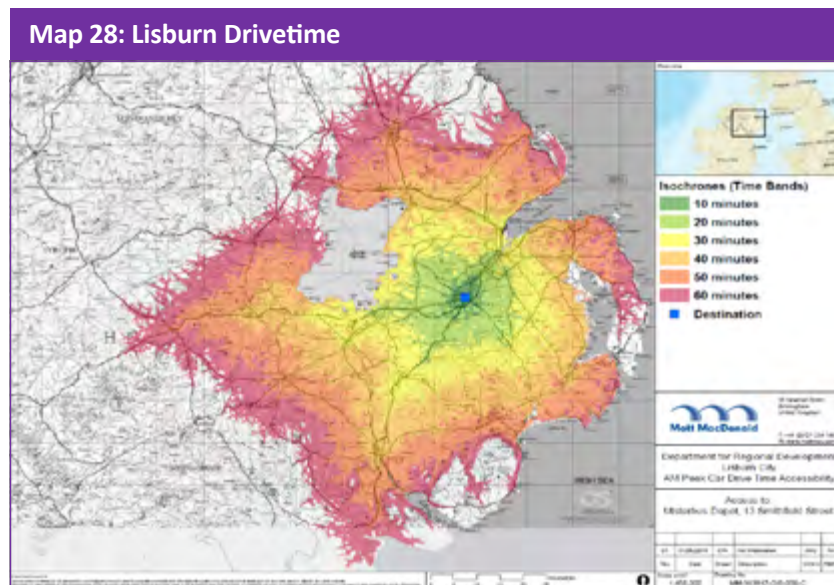
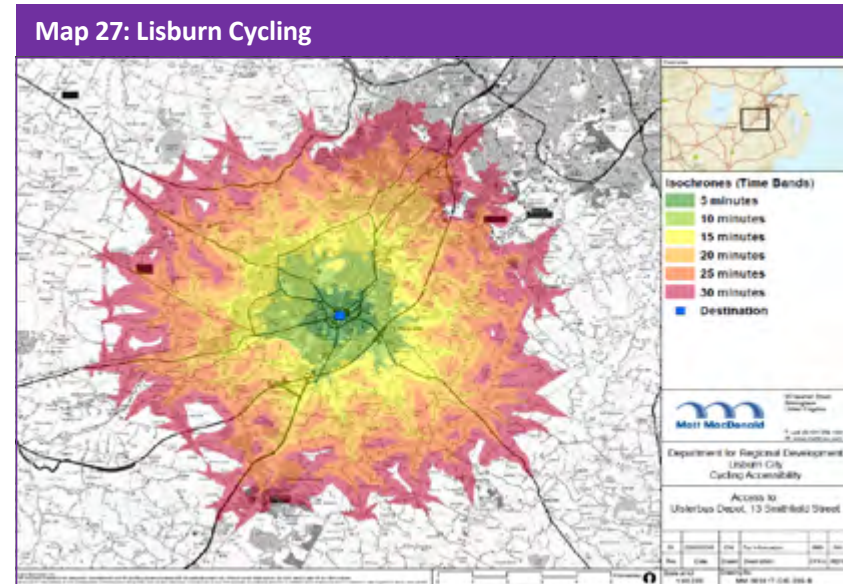
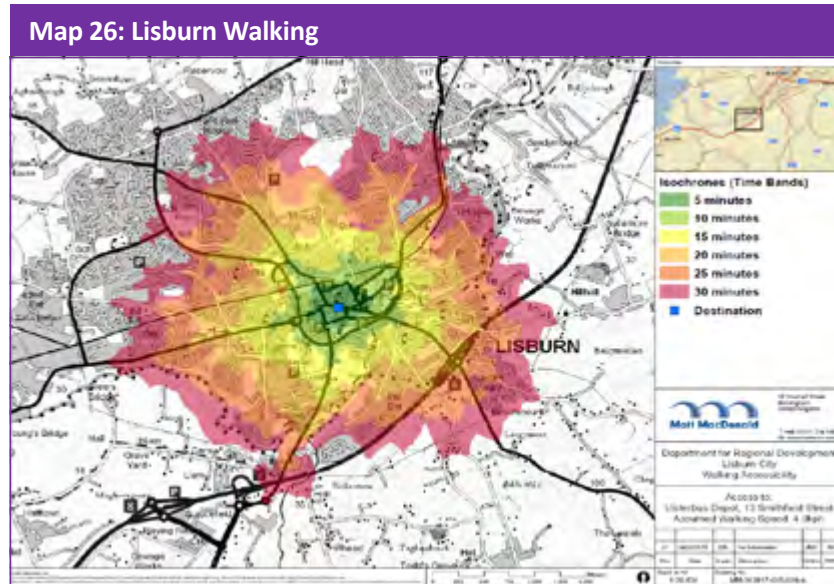
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Dundonlad International Ice Bowl	Kilmakee Activity Centre, Dunmurry
Glenmore Activity Centre, Lisburn	Lagan Valley LeisurePlex
Grove Activity Centre, Lisburn	Lough Moss Centre, Carryduff

### **Equipped Play Parks**

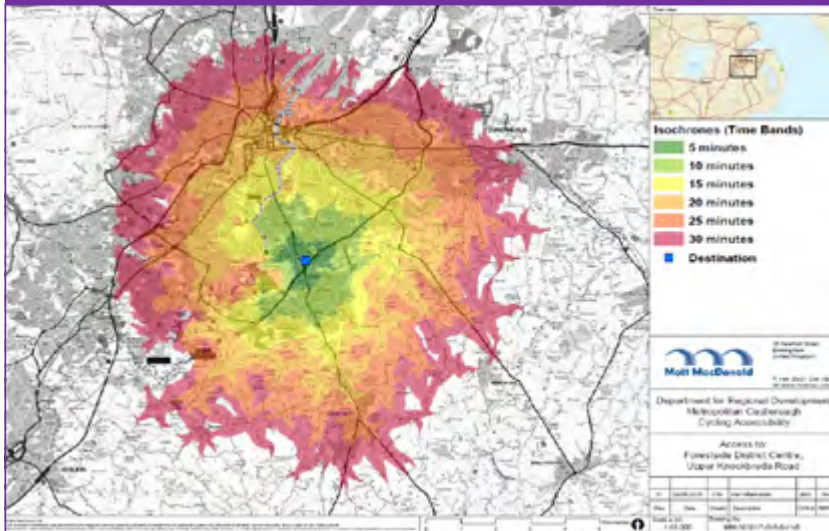
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Avonmore Play Park	Johnston Park, Glenavy
Ballymacoss, Lisburn	Killultagh, Glenavy
Ballyoran Centre, Ballybeen	Kilmakee, Dunmurry
Barbour Memorial, Lisburn	Lough Moss, Carryduff
Boyd Memorial, Hillsborough	Lurgan Road, Aghalee
Church Road, Moneyreagh	Lyngrove Hill, Glenavy
Colby Park, Four Winds	Maghaberry
Dromara Road, Drumlough	Milltown Avenue, Derriaghy
Duncan's Park, Lisburn	Moat Park, Dundonald
Dungoyne Park, Ballybeen	Moira Demesne
Front Road, Drumbo	Nettlehill Road, Lisburn
Glebe Road, Annahilt	Rathfriland Road, Dromara
Glenmore, Lisburn	Ravernet Gardens, Ravernet
Grove Activity Centre, Lisburn	River Bank, Dunmurry
Hill Street, Lisburn	Stoneyford
Hillhall Play Park	Tom Robinson, Lisburn
Hillside Terrace, Hillsborough	Wallace Park, Lisburn
Huguenot Drive, Lisburn	

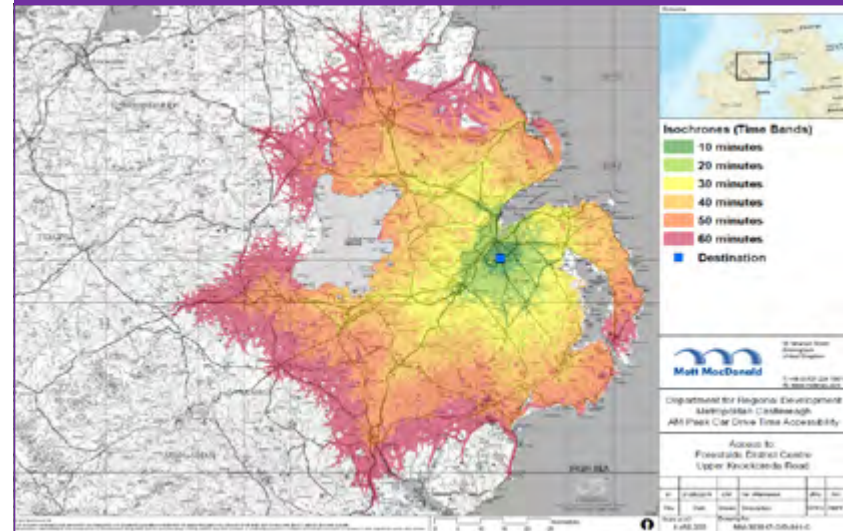




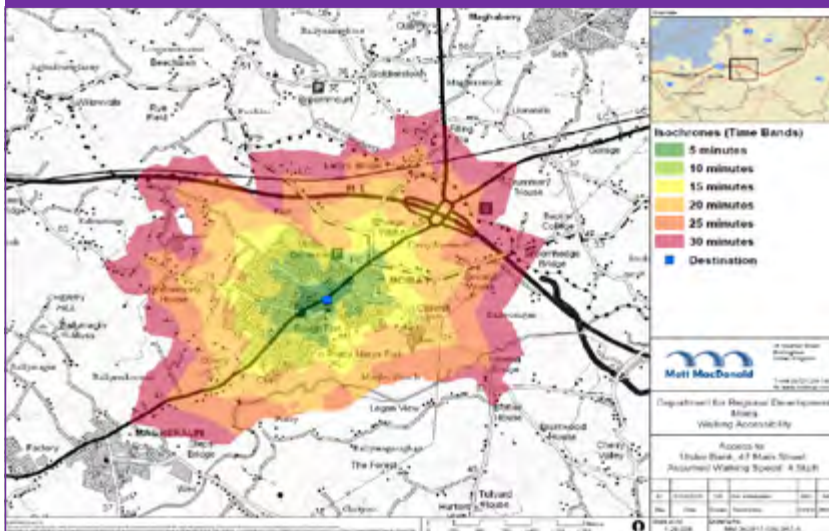
Map 30: Castlereagh Greater Urban Area Cycling



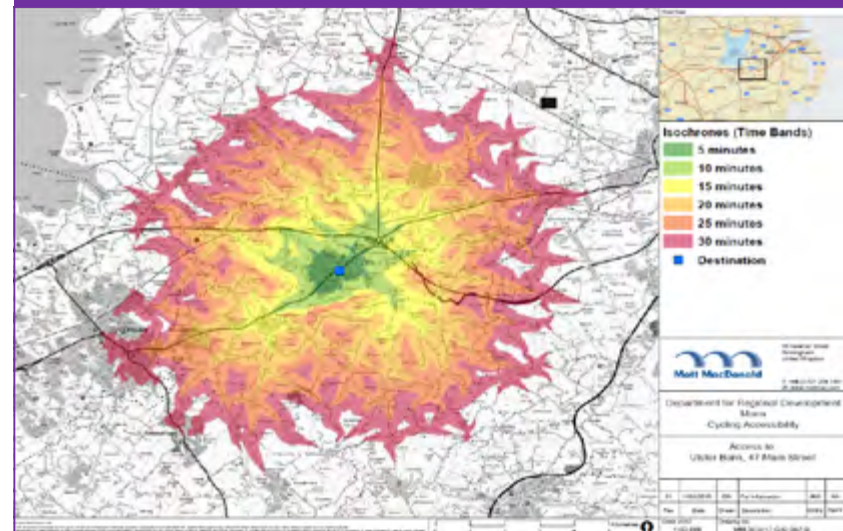
Map 31: Castlereagh Greater Urban Area Drivetime



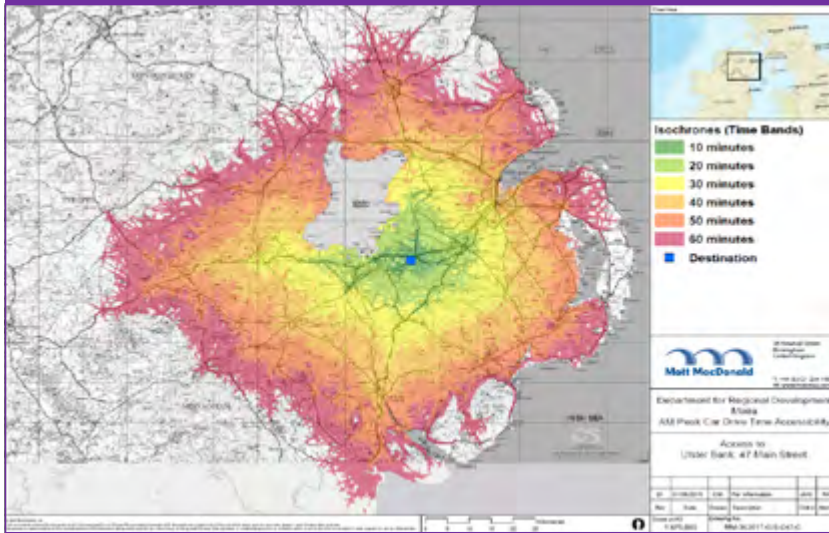
Map 32: Moira Walking



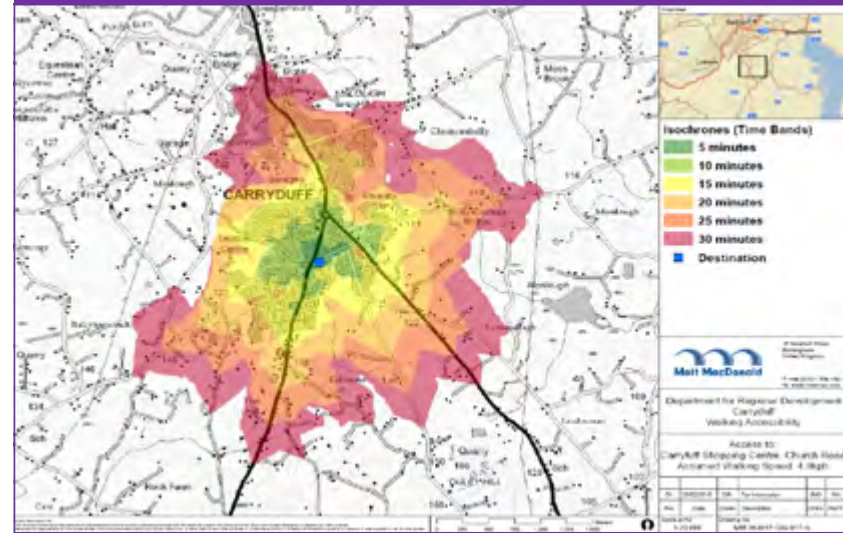
Map 33: Moira Cycling



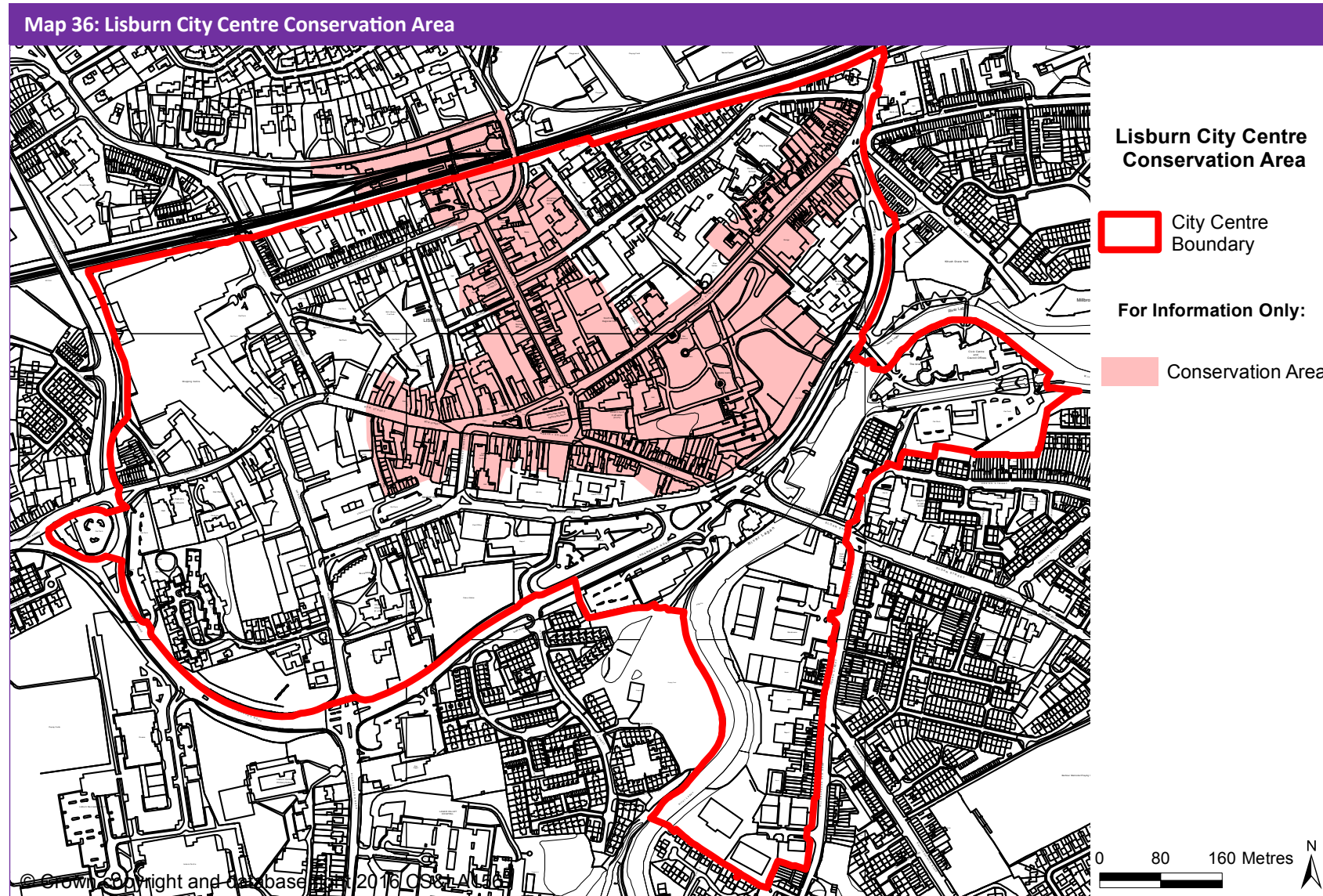
Map 34: Moira Drivetime



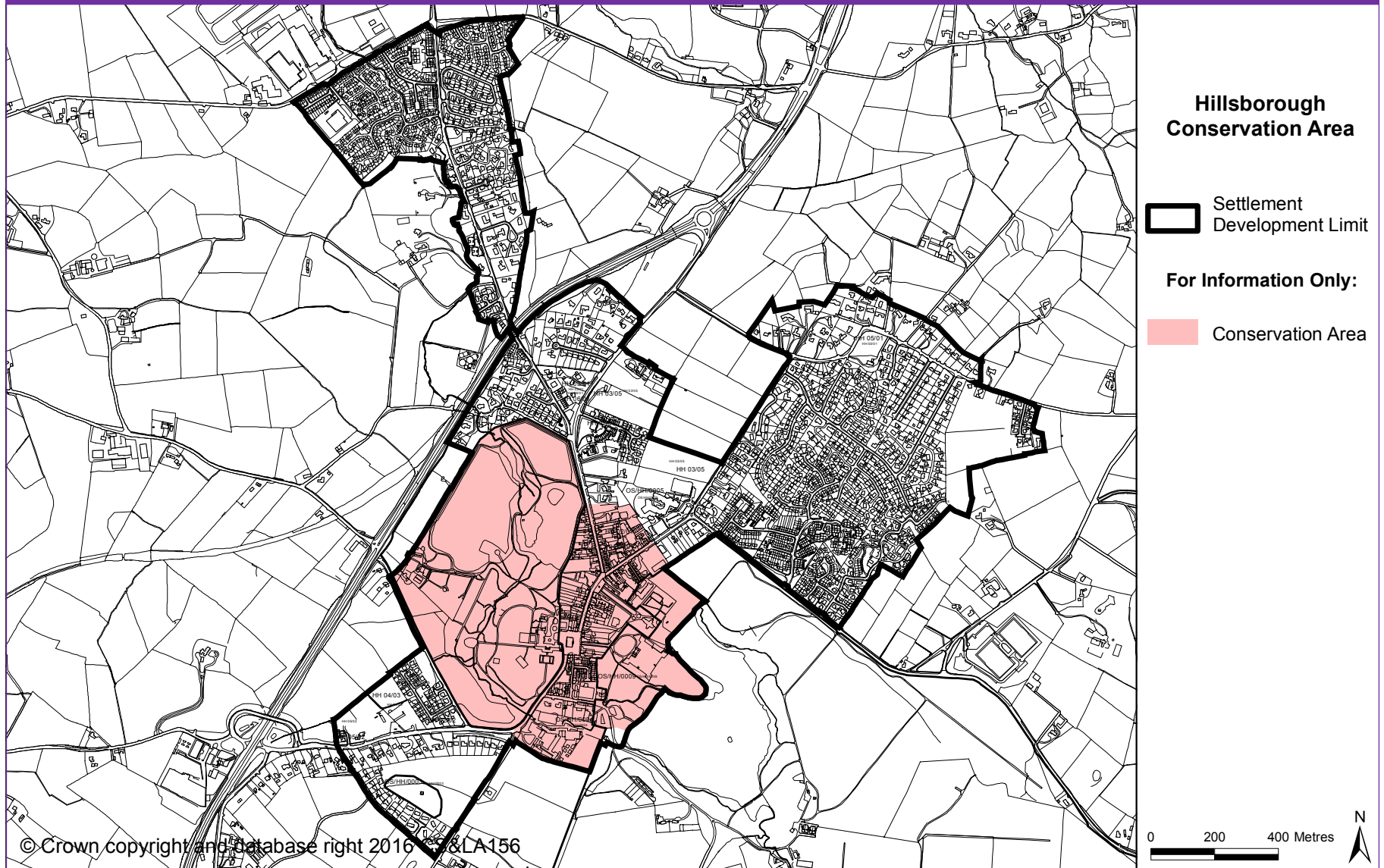
Map 35: Carryduff Walking



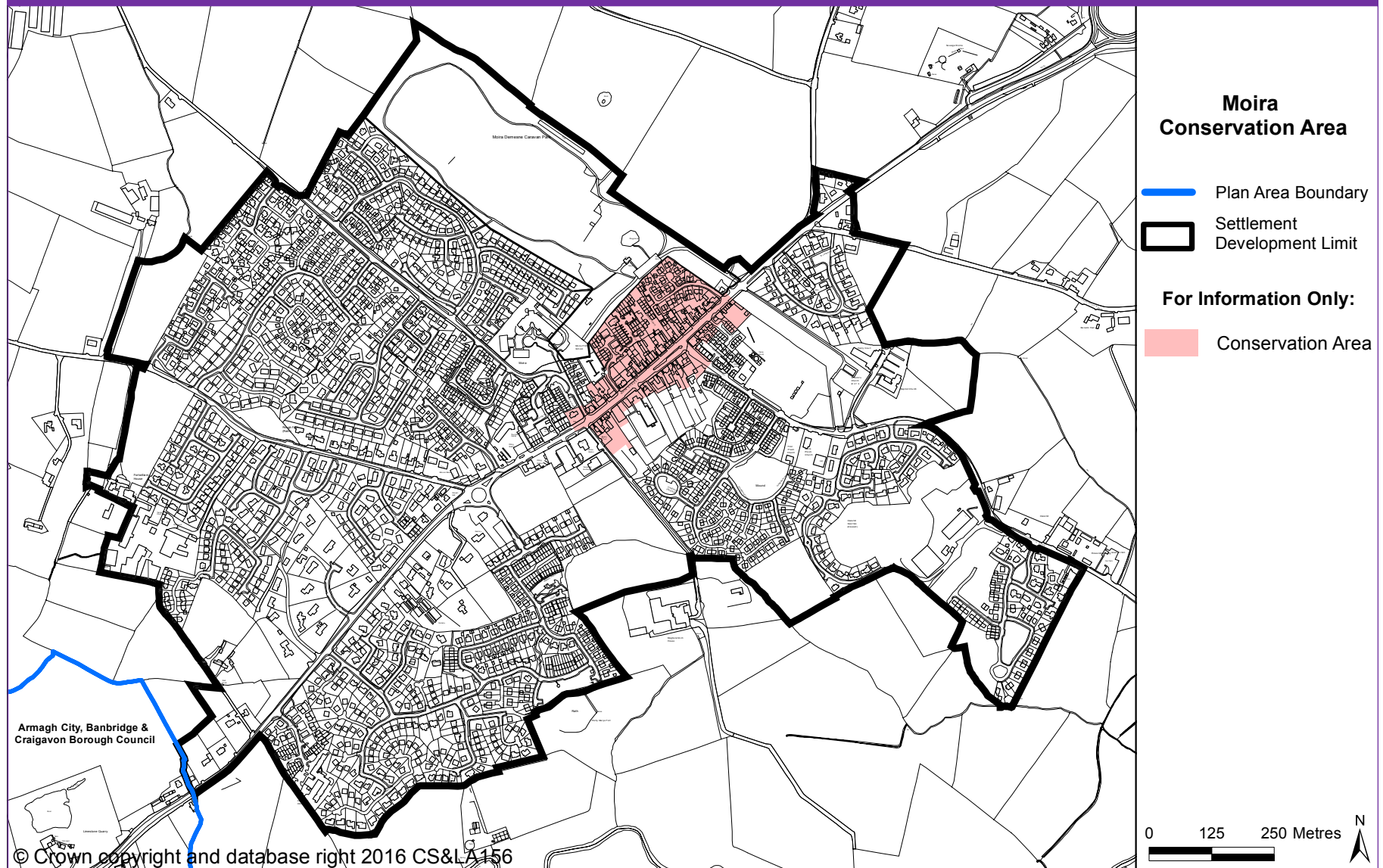




Map 37: Hillsborough Conservation Area

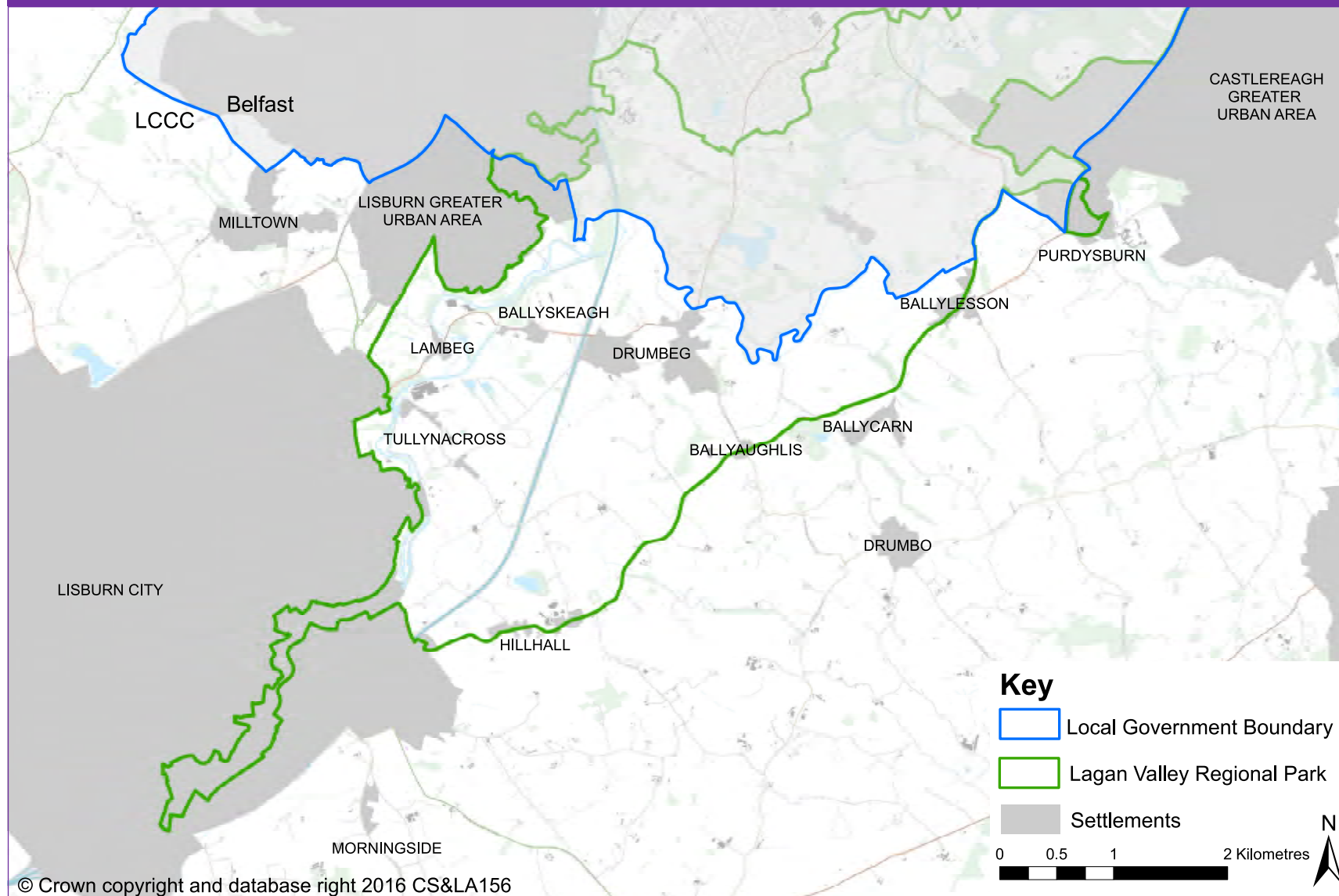


Map 38: Moira Conservation Area





Map 39: Lagan Valley Regional Park







THE BOAT HOUSE, LAGAN VALLEY REGIONAL PARK





