



Local Development Plan 2032

Rural Needs Impact Assessment
Second Addendum
September 2023

LCCC

Lisburn &
Castlereagh
City Council

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Executive Summary

This document comprises a further Addendum to the Draft Plan Strategy Rural Need Impact Assessment (RNIA) dated October 2019 and the Addendum to the RNIA Screening Report dated January 2021 published as part of the consultation on focused and minor changes. Both of these documents were prepared as part of the suite of plan documents for Lisburn & Castlereagh City Council's Local Development Plan (LDP) 2032.

The Department for Infrastructure (DfI) appointed the Planning Appeals Commission (PAC) to conduct an Independent Examination (IE) of the Lisburn & Castlereagh City Council's Local Development Plan Strategy. The draft Plan Strategy was subject to IE from 28th March to 6th April 2022, and 16th May to 26th May 2022 inclusive. During the course of the IE sessions a number of additional proposed changes were required to be put forward by the Council. The PAC concluded that, subject to modifications, the draft Plan Strategy met the tests of soundness as required.

In June 2023, the Department for Infrastructure issued a Direction to the Council to adopt the Plan Strategy with modifications. The Department's Direction included two schedules. The first Schedule 1A of the Direction identifies the recommendations from the PAC which are focused and minor changes that the Council consulted upon in January 2021 with no further amendments. Schedule 1B of the Direction identifies the recommendations which are focused and minor changes which the Commissioner said were not required for soundness, however DfI commends their inclusion. The Council has already screened these proposed changes in the RNIA Addendum dated January 2021 and referred to as SUBDOC-016(d) during the IE.

The second Schedule (2 and 2A) in the Direction included for screening purposes below as Table 1 are those modifications which DfI have directed as being necessary for the adoption of the Plan Strategy. It should be noted of the 59 proposed modifications directed by DfI, many of these consist of minor edits or alterations to the focused and minor changes previously suggested by Lisburn & Castlereagh City Council. Therefore, this additional RNIA addendum should be read in conjunction with the documents referred to at IE as RNIA SUBDOC-030 and the RNIA Addendum SUBDOC-016(d).

This report assesses the modifications in Schedule 2 and 2A as presented in the Direction from the Department for Infrastructure.

This report assesses the modifications through the RNIA process comprising:

- Screening all the modifications to policies to identify whether there are any changes to the original screening processes; and
- if necessary, to undertake an assessment of the changes that have not been screened out.

The findings are set out in this document in Table 1.

1. Introduction

- 1.1 The modifications to policies and related clarification set out in Schedule 2 and 2A require consideration in order to check if they alter the outcome of the screening process in the published Rural Needs Impact Assessment (RNIA) Report and RNIA Addendum. In particular, the screening process is to identify if any of the changes to policies are likely to have a negative impact on rural needs.
- 1.2 This document forms a further Addendum to the original RNIA Report and subsequent Addendum and identifies whether the outcomes of that report should be varied from those originally reported as a result of the Direction. As such, this Addendum should be read in conjunction with the RNIA and RNIA Addendum which accompanied the published Draft Plan Strategy.
- 1.3 This Addendum includes the following:
 - Screening of all the Proposed Changes and modifications as set out in the Planning Appeals Commission Independent Examination report to see if they ‘materially’ change the conclusions of the RNIA; and
 - Conclusions to clarify why an updated RNIA is not required.

2. Statutory Requirements

- 2.1 The Rural Needs Act 2016 came into operation on 1 June 2017 and requires district councils and other public authorities to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans, and when designing and delivering public services. The principles of rural proofing are incorporated in the RNIA process.
- 2.2 The purpose of the Act is to ensure that public authorities have due regard to the social and economic needs (i.e. rural needs) of people in rural areas when carrying out certain activities and to provide a mechanism for ensuring transparency in relation to how public authorities consider rural needs when undertaking these activities.
- 2.3 Most strategies and policies developed and implemented across government have a rural dimension and it is recognised that they can have a different impact in rural areas than urban areas due to issues relating to, for example, geographical isolation and lower population densities. It is recognised that as a result of rural circumstances people in rural areas may have different needs and therefore a policy or public service that works well in urban areas may not be as effective in rural areas.

3. Screening of the Modifications

- 3.1 The Modifications have been screened to identify whether there were any changes to the assumptions made regarding rural impact and the assessment of how individual policies have been influenced by rural needs which would change the final outcome of the RNIA. Each of the Modifications to the policies were compared against the original RNIA in terms of the aim of the policy, the rural impact and influence of rural needs on the policy.

Table 1

The following are modifications made by the Department (DfI) following the Department's consideration of the recommended amendments under Section 12 of the 2011 Act.

DfI Modification No.	FC, MC, typo or Matters arising No.	Policy, section or Para number of dPS or document	Page no of the dPS	Summary of Modification/Justification	Has the aim of the policy changed? Yes/No	Reconsideration of Rural Impact
MOD01	Typos	Various	Various Parts 1 & 2	Incorporate "Typographical Errors Local Development Plan 2032, draft plan Strategy" (SUBDOC-032) into the plan where appropriate. As consulted upon in January 2021.	No	Unchanged
MOD02	TY25	Policy HE9	Part 2 Page 79	First sentence of policy the word "proposal" is missing the letter "s". Amended to fix minor typographical error. As consulted upon in January 2021.	No	Unchanged
MOD03	MA001	Draft Sustainability appraisal SUBDOC-005	Page 47	Relates to proposed change arising from IE. 2nd last line replace 6B by 6A to. Amended to fix referencing error.	No	Unchanged
MOD04	MA001	Draft Sustainability appraisal SUBDOC-005	Page 235	Relates to proposed change arising from IE. Top left hand corner of first row replace 6B by 6A. Amended to fix referencing error.	No	Unchanged
MOD05		Strategic Policy 07	Part 1 Page 46	Footnote 17 deleted. Not required.	No	Unchanged
MOD06	MC3A	Strategic Policy 08	Part 1 Page 57	DfI directs to modify SP08 with an additional paragraph to be added to the J&A to read "For the purposes of this Plan Strategy, the current definition of affordable housing accords with the SPPS definition provided in its Glossary (page 114).	No	Unchanged

				Variation of MC3A which was consulted upon in January 2021. See also MOD58 definition of Affordable Housing in the Glossary of the Plan Strategy.		
MOD07	MA011	Chapter 5 Monitoring and Review	Part 1 Page 158	Relates to proposed change arising from IE. 2 nd bullet point to read, "The number of net additional housing units built in the period since the LPP was first adopted". Amended to provide clarity for monitoring purposes.	No	Unchanged
MOD08		Appendix E- Monitoring Framework	Part 1 Page 175	Dfl directs to modify Appendix E – Monitoring Framework - the 1 st row under the heading "Monitoring Target ", to read: "(HGI) figure of (10,700 housing units 2016-2030) and projection in Plan Strategy for 12,375 housing units 2017-2032 (Strategic Housing Allocation)." This also corrects a typo in the PAC report.	No	Unchanged
MOD09	MA012	Appendix E- Monitoring Framework	Part 1 Page 175	Relates to proposed change arising from IE. Dfl directs to modify Appendix E – Monitoring Framework - the first row under trigger point to read "building more than 750 housing units per year or less than 700 housing units per year in the Council Area". This is to reflect the revised figures agreed at IE. In addition Dfl directed that the forth row under the trigger point is amended to read "Planning approvals above the density bands which are not located in the city centre, town centres or other highly accessible locations" as a result of direction at MOD012 which amends Policy HOU4.	No	Unchanged
MOD10	FC5A	Policy HOU2	Part 2 Page 12	Dfl directs to modify Policy HOU2 second Para of J&A to read: "In all cases proposed alternative uses must comply with criteria a), b), g), h), i), j) and l) of Policy HOU4 to ensure...".	No	Unchanged
MOD11	MA013	Policy HOU3	Part 2 Page 13	Relates to proposed change arising from IE. Final paragraph of Policy HOU3 to read: "For new residential development in areas of distinctive townscape character, including Conservation Areas and Areas of Townscape or Village Character, an increased residential density will only be allowed in exceptional circumstances. All development should be in accordance with available published space standards."	No	Unchanged

MOD12		Policy HOU4	Part 2 Page 15	<p>Dfl directs to modify Policy HOU4 for clarity, by adding an additional bullet point to criterion d) to read:</p> <p>“d) residential development should be brought forward in line with the following density bands:</p> <ul style="list-style-type: none"> • City Centre Boundary: 120-160 dwellings per hectare • Settlement Development Limit of City, Towns and Greater Urban Areas: 25-35 dwellings per hectare • Settlement Development Limits of Villages and small settlements 20-25 dwellings per hectare. • Within the above designated areas, increased housing density above the indicated bands will be considered in town centres and those locations that benefit from high accessibility to public transport facilities” <p>Additionally Dfl directs the council to update the J&A of Policy HOU4 adding an additional paragraph following the first paragraph, regarding Supplementary Planning Guidance. For clarity, this 2nd paragraph should read: “Please note the Supplementary Planning Guidance on design of residential development that will support the implementation of this policy”.</p> <p>Dfl further directs the council to amend SUBDOC-003 to take account of the additional paragraph inserted into the J&A above.</p>	No	Unchanged
MOD13	MC13	Policy HOU4	Part 2 Page 15	<p>Dfl directs to modify HOU4, criterion e), to read: criterion e) a range of dwellings should be proposed that are accessible in their design to provide an appropriate standard of access for all. The design of dwellings should ensure they are capable of providing accommodation that is wheelchair accessible for those in society who are mobility impaired. A range of dwelling types and designs should be provided to prevent members of society from becoming socially excluded.</p> <p>Furthermore, Dfl directs the Council to modify the J&A of Policy</p>	No	Unchanged

				<p>HOU 4, paragraph subtitled 'Adaptable Accommodation' to read:</p> <p>Accessible Accommodation Design standards are encouraged to meet the varying needs of occupiers and be easily capable of accommodating adaptations. Developers should ensure that a range of dwelling sizes (including internal layout and the number of bedrooms) is provided to meet a range of housing needs that facilitate integration and the development of mixed communities.</p>		
MOD14		Policy HOU5	Part 2 Page 19	<p>DfI directs to modify the first sentence of Policy HOU5 to read: "Adequate provision must be made for green and blue infrastructure in public open space and for open space that links with green and blue infrastructure where possible...."</p> <p>DfI note the accompanying J&A is amended by MC14.</p>	No	Unchanged
MOD15		Policy HOU10	Part 2 Page 26	<p>DfI directs to modify the J&A of Policy HOU10 to read: "The policy requires a minimum provision of 20% of units as affordable housing. Where up to date evidence indicates a requirement for a higher proportion of affordable housing, the council will expect developments to provide this. Where appropriate this may be indicated through key site requirements within the Local Policies Plan. It may also be secured through discussions with applicants on a case-by-case basis as part of the development management process."</p> <p>Modification to explain when a developer might be required to provide more than 20% affordable housing within a development proposal.</p>	No	Unchanged
MOD16	MC21A & FC6	Policy COU5	Part 2 Page 34	<p>DfI directs to modify the 1st paragraph of Policy COU5 to read: "...provide affordable housing which meets a need identified by the North Ireland Housing Executive." It also corrects a typo in RA033.</p> <p>DfI further directs to amend the last paragraph of Policy COU5</p>	No	Unchanged

				<p>to read: "Generally, only one group will be permitted in close proximity to any particular rural settlement which cannot readily be met within an existing settlement in the locality."</p> <p>For clarity Policy COU5 should also include: "Planning permission will only be granted where the application is made by a registered Housing Association or the Northern Ireland Housing Executive."</p> <p>MOD16 brings forward MC21a as consulted upon in January 2021.</p>		
MOD17	MC21B	Policy COU5	Part 2 Page 34	DfI directs to modify Policy COU5 to include reference to Northern Ireland Housing Executive. MOD17 brings forward MC21B as consulted upon in January 2021.	No	Unchanged
MOD18		Strategic Policy 11 & Table 5 Strategic Employment Allocation over the Plan Period	Part 1 Pages 76 & 85	DfI directs to modify Policy SP11 renaming the title to "Strategic Policy 11 Economic Development". J&A is also amended and title of Table 5 to indicate that SP11 applies to all Employment sites.	No	Unchanged
MOD19		SMU01 West Lisburn/ Blaris	Part 1 Page 78	DfI directs to modify the wording of SMU01 West Lisburn/Blaris in accordance with the revised policy wording set out in Schedule 2A (included at end of this table). To reflect the consideration of the Commissioner in the IE report.	No	Unchanged
MOD20		Policy ED4	Part 2 Page 47	DfI directs to modify the final para of Policy ED4 to read "Exceptionally, proposals for social and affordable housing may be permitted on former industrial sites that cannot realistically be redeveloped for industry, provided they meet the policy provisions of Policy COU5 Affordable Housing". To ensure the exception applies in such cases.	No	Unchanged

MOD21	MC63	Policy MD1	Part 2 Page 51	Dfl directs to modify Policy MD1 to read: "Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough" Variation of MC63 which was consulted upon in January 2021.	No	Unchanged
MOD22		Strategic Policy 14	Part 1 Page 96	Dfl directs to modify SP14 for clarity to delete the penultimate paragraph of J&A. Result of amendment to SP14 FC2 as consulted upon in January 2021.	No	Unchanged
MOD23		Policy TC4	Part 2 Page 57	<p>Dfl directs to modify Policy TC4 District and Local centres to read:</p> <p>Following Criteria (d) of TC4 add the following: Outside of these Centres, planning permission for local neighbourhood shop proposals will be granted where: a) it is demonstrated that it meets a local need that cannot be met by locating within a District or Local Centre b) it would not adversely affect the vitality and viability of existing centres in the catchment area of the proposal Proposals for local neighbourhood shops must be of an appropriate scale to ensure that their retail function, providing for everyday local convenience shopping needs does not undermine the vitality and viability of Town, District and Local Centres.</p> <p>Dfl further directs the J&A of TC4 to include the following: Applicants must clearly demonstrate a need for local neighbourhood shops. Local Neighbourhood Shops can play a significant role in the provision of everyday convenience shopping to existing or new residential areas (in accordance with Operational Policy HOU2 b) of the Plan Strategy), that are deficient in such provision and which other defined centres cannot readily serve. They should be small in scale appropriate to the local need only. The development of new buildings will not be permitted where there are existing vacant and suitable premises in the locality to accommodate the proposal.</p> <p>All proposals must comply with the other relevant operational</p>	No	Unchanged

				<p>policies contained within the Plan Strategy. The amount of retail floorspace permitted will be controlled by planning condition. Amendment to reflect views of the Commissioner for policy provision to be made for local neighbourhood shops within settlement boundary but outwith retail designations, villages and small settlements.</p>		
MOD24		Plan Objective C	Part 1 Pages 36 & 92	Dfl directs to modify Plan Objective C to remove the reference to Sprucefield Regional Shopping Centre. Required as a result of SMU03 being removed.	No	Unchanged
MOD25		Plan Objective C: A Vibrant Place	Part 1 Page 92 & Part 1 Page 94	<p>Dfl directs to modify the deletion of the 3rd bullet point under sub-heading "<i>Lisburn & Castlereagh Community Plan 2017 – 2032</i>" of "C: A Vibrant Place" in accordance with the PAC Recommended Amendment.</p> <p>In addition, Dfl directs the deletion of the first paragraph of page 94.</p> <p>Both are required as a result of SMU03 being removed</p>	No	Unchanged
MOD26	MC5 & MA003	SMU03	Part 1 Pages 103 & 104	Relates to proposed change arising from IE. Dfl directs to modify the deletion of Policy and Justification and amplification.	No	Unchanged
MOD27	MA003	SMU03	Part 1 Page 105	Relates to proposed change arising from IE. Dfl directs to modify the deletion of Map 10 as result of SMU03 being removed.	No	Unchanged
MOD28		The Retail Hierarchy	Part 1 Page 97	Dfl directs to modify the Retail Hierarchy - Footnote 37 for clarity to read: "Excludes the Regional Shopping Centre at Sprucefield."	No	Unchanged
MOD29		Sprucefield Regional Shopping Centre	Part 1 Page 94 & 102	<p>Dfl directs to modify the last sentence of paragraph subtitled 'Laganside Quarter Comprehensive Development Scheme 2015' from page 102 and add it to the same subheading on page 94, after the first sentence.</p> <p>Furthermore, Dfl directs the deletion of page 102 in its entirety. Both required as a result of SMU03 being removed.</p>	No	Unchanged

MOD30	MA003	Policy TC1	Part 2 Page 56	Relates to proposed change arising from IE. Footnote deleted, required as a result of SMU03 being removed.	No	Unchanged
MOD31		Policy TC2	Part 2 Page 56	Dfl directs to modify Policy TC2 1 st sentence of 2 nd paragraph of policy to read: "Non-retail development will be restricted within the primary retail frontage so that no more than 25% of the frontage of the street to which it relates is in non-retail uses... Dfl also directs as a result of MOD31 that the following sentence is included in SUBDOC-003 (page 25) for clarity "no more than 25% of the frontage of the street is in non-retail use; and..."	No	Unchanged
MOD32	MC28 and MA005	Policy TC4	Part 2 Page 57	Dfl directs to modify the J&A of Policy TC4 to read: "The role and function of a District Centre is to perform a complementary role in providing consumers with convenience and choice in locations outside of, and coexisting with, city and town centres: the role and function of a Local Centre, comprising small groups of shops and offices, is to provide commerce and community services to a local population". Variation of MC28 which was consulted upon in January 2021.	No	Unchanged
MOD33	MA006	Policy TC6	Part 2 Page 58	Relates to proposed change arising from IE. Delete criterion a) of Policy TC6.	No	Unchanged
MOD34	MA006	Policy TC6	Part 2 Page 58	Relates to proposed change arising from IE. To include words "on the trunk road network" in the penultimate paragraph of the Policy TC6.	No	Unchanged
MOD35	MA006	Policy TC6	Part 2 Page 58	Relates to proposed change arising from IE. Associated footnote needs to be inserted due to MOD34 for clarity.	No	Unchanged
MOD36	MA007	Supplementary Planning guidance SUBDOC-003	Part 3 Page 33	Relates to proposed change arising from IE. Under the heading "Tourism Benefit Statement" second sentence to read: "Where such proposals are of regional significance, or significant in terms of a new build or the scale of engineering operations, a planning application must be	No	Unchanged

				<p>accompanied by a tourism benefit statement and a sustainable benefit statement to demonstrate the benefits of the proposal to the locality.”</p> <p>A new heading “<u>Sustainable Benefit Statement</u>” is then inserted together with associated text – “A sustainable benefit statement should detail the following:”</p>		
MOD37	MC32B	Policy TOU3	Part 2 Page 64	Dfl directs to modify Policy TOU3 to remove the word ‘evidence’ in the J&A 4 th paragraph. Variation of MC32B which was consulted upon in January 2021	No	Unchanged
MOD38		Policy HE11	Part 2 Page 82	Dfl directs to modify Policy HE11 the second paragraph of policy will end: “.where the overall character and appearance of the area will be maintained”.	No	Unchanged
MOD39	MC40	Policy HE11	Part 2 Page 82	Dfl directs to modify Policy HE11 a new third para of the policy to read: ‘All proposals must also meet the requirements of operational policy AD1 Amenity and Public safety’. Correcting a policy reference. Variation of MC40 which was consulted upon in January 2021.	No	Unchanged
MOD40		Strategic Policy 19	Part 1 Page 127	Dfl directs to modify Policy SP19 for clarity criterion b) to read: “Maintain and, where possible, enhance landscape quality....”	No	Unchanged
MOD41	MC7B	Strategic Policy 19	Part 1 Page 127	Dfl directs to modify Policy SP19 that the final sentence of first paragraph of J&A text to read: “Within the Council area there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh including the water body of Portmore Lough.” Variation of MC7B which was consulted upon in January 2021.	No	Unchanged
MOD42	MC43	Policy NH1	Part 2 Page 85	Dfl directs to modify Policy NH1 third paragraph to include “and” after criteria a) and b); the final paragraph of policy, criteria a) should read “...of primary importance to the environment; or...”Variation of MC43 which was consulted upon in January 2021.	No	Unchanged
MOD43	MC45	Policy NH3	Part 2 Page 86	Dfl directs to modify Policy NH3 to include reference to marine conservation zone. Brings forward MC45 as consulted upon in	No	Unchanged

				January 2021 (with the insertion of an associated footnote).		
MOD44		Policy NH5	Part 2 Page 88	Dfl directs to modify Policy NH5 to amend criterion i) to read: other natural heritage features worthy of protection including trees and woodland.	No	Unchanged
MOD45	MA014	Strategic Policy 20	Part 1 Page 136	Relates to proposed change arising from IE. Sub-heading M1 to A1 Link to be amended to refer to M1/A1 Bypass and Widening of the M1 between Blacks Road and Sprucefield (Lisburn) – These schemes involve the widening of the M1 between Blacks Road and the Sprucefield Regional Shopping Centre; and the provision of a new road scheme between the M1 and A1 at Sprucefield (Lisburn) to improve connectivity. The M1/A1 (A101) Link Road is now constructed.	No	Unchanged
MOD46	FC12 & MA015	Policy TRA3	Part 2 Page 94	Dfl directs to modify Policy TRA3 for clarity under the sub-heading “Other Protected Routes” to read: Planning permission will only be granted for a development proposal in the following circumstances: i. For a replacement dwelling in accordance with Policy COU3 where the dwelling to be replaces is served by an existing vehicular access onto the Protected Route; ii. For a farm dwelling or a dwelling serving an established commercial or industrial enterprise where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route; and iii. For other developments which would meet the criteria for development in the countryside where access cannot be reasonably achieved from an adjacent minor road. Where this cannot be achieved, proposals will be required to make use of an existing vehicular access onto the Protected Route. In all cases the proposed access must be in compliance with the	No	Unchanged

				requirements of Policy TRA2.		
MOD47		Policy TRA9	Part 2 Page 98	Dfl directs to modify Policy TRA9 to delete footnote 36	No	Unchanged
MOD48	MC52A and MC52D	Policy RE1	Part 2 Page 100	Dfl directs to modify Policy RE1 the third paragraph of the J&A text for clarity to read: "All renewable energy proposals, including proposals to reutilise established sites, will be assessed against this planning policy having regard to the Departmental publications: Best Practice Guide to Renewable Energy (published by the former Department of Environment 2009), Draft Supplementary Planning Guidance Anaerobic Digestion (published 2013); and..." MOD48 brings forward MC52A and variation of MC52D as consulted upon in January 2021	No	Unchanged
MOD49	FC14A Part of FC14B and MA009	Policy UT1	Part 1 Page 104	Dfl directs to modify Policy UT1 to read: "To ensure that the visual and environmental impact of utility development is kept to a minimum, the provision of utility services such as water, wastewater, electricity and gas to new development proposals should be laid underground where considered feasible and viable. Proposals for all overhead electricity lines and associated infrastructure, either regional transmission or local distribution networks, will be subject to the following: a) pylons, poles and overhead lines should follow natural features of the environment, having regard to designated areas of landscape or townscape sensitivity, to minimise visual intrusion b) avoidance of areas of nature conservation, the historic environment or archaeological interest, where possible in particular where there is the potential for significant effects upon any international site either alone or in combination	No	Unchanged

				<p>with other plans and projects</p> <p>c) wirescape should be kept to a minimum associated infrastructure works should be visually integrated, making use of existing and proposed landscaping</p> <p>Proposed power lines should comply with the 1998 International Commission on Non-Ionizing Radiation Protection (ICNIRP).</p> <p>Regional transmission network pylons and overhead lines will be considered against this policy.</p> <p>Additionally Dfl directs that SUBDOC-003 be updated to reflect the amendment to policy. MOD49 brings forward FC14A and part of FC14B as consulted upon in January 2021. (See also MOD50 and MOD51).</p>		
MOD50	Part of FC14B	Policy UT1	Part 2 Page 104	<p>Dfl directs to modify Policy UT1 the wording of Criterion b) to read: “Avoidance of areas of nature conservation, historic environment or archaeological interest, where possible, in particular where there is the potential for significant effects upon any International Site either alone or in combination with other plans and projects” MOD50 brings forward FC14B as consulted upon in January 2021.</p>	No	Unchanged
MOD51	Part of FC14B	Policy UT1	Part 2 Page 104	<p>Dfl directs to modify Policy UT1 re formatting change. MOD51 brings forward part of FC14B as consulted upon in January 2021.</p>	No	Unchanged
MOD52	MA010 & MA016	Policy WM1	Part 2 Page 105	<p>Relates to proposed change arising from IE. Add final sentence to 1st paragraph of J&A text for clarity to read: “A need for the facility is established through the WMS and the relevant WMP.”</p>	No	Unchanged

MOD53		Policy WM1	Part 2 Page 107	Dfl directs to modify for clarity the wording in the 2 nd sentence of 1 st paragraph of J&A of Policy WM1 to read: “.and gasification, should maximize energy recovery in the form of...”	No	Unchanged
MOD54	MC54A and MC54B	Policy WM2	Part 2 Page 107	Dfl directs to modify Policy WM2 for clarity 2 nd paragraph of policy to read: “.that there is sufficient capacity to discharge treated effluent to a watercourse and that this will not create or add to a pollution problem or create or add to flood risk.” MOD54 brings forward MC54A and a variation of MC54B as consulted upon in January 2021.	No	Unchanged
MOD55	MC56A and MC56B (in part)	Policy FLD1	Part 2 Page 110	Dfl directs to modify Policy FLD1 first sentence of policy to read: “New development will not be permitted within the 1 in 100 year fluvial plain (AEP of 1%) plus the latest mapped climate change allowance, unless the applicant can demonstrate that the proposal constitutes an exception to the policy in the following cases.” MOD55 brings forward a variation of MC56B (in part) as consulted upon in January 2021.	No	Unchanged
MOD56	MC56C	Policy FLD1	Part 2 Page 110	Dfl directs to modify Policy FLD1 first sentence under sub-heading ‘Exceptions in Defence Areas’ to read: “Exceptions in Defended Areas On previously developed land protected by flood defences, (confirmed by Dfl Rivers as structurally adequate) in a 1 in 100 year plus climate change allowance fluvial flood event.” MOD56 brings forward a variation of MC56C as consulted upon in January 2021.	No	Unchanged
MOD57	FC15	Policy FLD5	Part 2 Page 116	Dfl directs to modify Policy FLD5, to read: “New development will only be permitted within the potential flood inundation area of a “controlled reservoir” as shown on Dfl Flood Maps NI if: It can be demonstrated that the condition, management, and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable	No	Unchanged

			<p>the development to proceed; or where assurance on the condition, management and maintenance regime of the relevant reservoir(s) is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed.</p> <p>There will be a presumption against development within the potential flood inundation area for proposals that include:</p> <p>Essential infrastructure: Storage of hazardous substances; and Bespoke accommodation for vulnerable groups.</p> <p>Replacement Building(s): Where assurance on the condition, management and maintenance of the relevant reservoir(s) is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within the potential flood inundation area of a controlled reservoir provided it is demonstrated that there is no material increase in the flood risk to the proposed development or elsewhere.”</p> <p>Dfl direct council to amend the last paragraph of the J&A, to read:</p> <p>“Applications for development proposals affected by policy FLD5 should note the information contained in DFI Rivers Technical Advice Note 25 – The Practical Application of Strategic Planning Policy for ‘Development in Proximity to Reservoirs’, revised June 2020.</p> <p>MOD57 brings forward a variation of FC15 previously consulted upon in January 2021.</p>		
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MOD58		Glossary	Part 1 Page 160 Part 2 Page 119	<p>Dfl directs to modify the Glossary to include a definition on 'Affordable Housing' to read:</p> <p>Affordable Housing is: Social rented housing; or Intermediate housing for sale; or Intermediate housing for rent, that is provided outside of the general market, for those whose needs are not met by the market.</p> <p>Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.</p>	No	Unchanged
MOD59				<p>As a result of the modifications contained within this direction, Dfl directs the Council to ensure that any other presentational or factual amendments, typographical errors and grammatical errors are updated as necessary to the overall Plan Strategy upon adoption. These updates should not amend the nature and intent of the modifications.</p>	No	Unchanged

Schedule 2A - Amended text of SMU01 West Lisburn/Blaris

The Plan will support development of the Strategic Mixed Use Site at West Lisburn/Blaris in accordance with an overall Concept Masterplan for the site incorporating a Transport Assessment to be agreed with the Council.

The Masterplan shall outline:

- a) The provision of the M1-Knockmore Link Road
- b) The overall design concept, objectives and priorities for the site, including provision of approximately half of the developable area for employment uses and up to half of the developable area for residential dwellings
- c) A block structure defined by a hierarchy of routes and spaces
- d) Appropriate scale, massing and design variety of building blocks
- e) A linear riverside park and other appropriate open space and public realm works with linkages to Blaris Old Cemetery and the wider Lagan Corridor
- f) Appropriate landscaping including site boundary planting to include along the M1-Knockmore Link Road and around Blaris old cemetery
- g) Appropriate provision for public transport, walking and cycling infrastructure, both within the site and linking to existing or planned networks, including the West Lisburn railway halt
- h) Implementation within the site of a car-free Primary Strategic Greenway linking the National Cycle Network (NCN9) from Union Locks west towards Portadown
- i) The proposed phasing of development
- j) The following uses, as defined in the Planning (Use Classes) Order (Northern Ireland) 2015 (or as amended) will only be acceptable:
 - employment (Use Classes B1, B2, B3 and B4)
 - dwellings (Use Class C1)
 - small scale local needs convenience retailing (Use Class A1)
 - healthcare facilities (Use Class D1(a))
- k) The total amount of floor space for use within Use Class B1(a) within the overall zoning shall not exceed 10,000 square meters
- l) Funding of the M1-Knockmore Link Road shall be the responsibility of the developers either in full or a very substantial part.

Justification and Amplification

This strategic site provides approximately 100 hectares of developable land in a highly-accessible location along a major transport corridor. Approximately half of the site (52 hectares) is designated for the creation of new employment opportunities which are accessible to all sections of the community. The provision of the Knockmore Link Road is central to realising the potential of this zoning. It will also facilitate further growth in Lisburn City and unlock the development potential of West Lisburn in general. While acting as a strong physical and visual boundary to the edge of the city it also has the potential to realise the wider government ambitions for the Maze Lands.

The development of this site will only be permitted subject to a Comprehensive Masterplan in accordance with these key site requirements. The Masterplan shall detail a block structure that demonstrates compatibility between acceptable uses and ensures residential amenity. Uses deemed acceptable are employment (industrial and business/light industrial/general industrial/storage or distribution) and dwellings in addition to healthcare, open space and small-scale retail developments.

Proposals for office development (details of which are provided in Technical Supplement 4 Office

Capacity Study) include the provision of office development in this location up to 10,000 square meters, where it can be demonstrated that the proposal cannot be accommodated within Lisburn City Centre.

The Masterplan must identify a linear riverside park which will form part of the West Lisburn Strategic Greenway (refer to Strategic Policy 20) to include pedestrian and cycle corridors connecting the proposed development with the Blaris Old Cemetery and the wider Lagan corridor. The need for a Section 76 Planning Agreement will be considered through the parallel development of a Section 76 Development Framework.

4 Conclusions

- 4.1 The Modifications do not introduce any new policies, rather they represent logical and rational amendments to ensure clarity and consistency.
- 4.2 The aims and influence of the policies are unaltered either by or due to the modifications; nor is the overall 'Vision' for the District as set out in the PS, affected. In reassessing the Rural Needs Impact of the amended policy, the outcomes are unchanged from that originally identified and considered.
- 4.3 In reassessing the amended policies against the RNIA screening process, the outcomes are unchanged from that originally identified and considered. The conclusions therefore remain unchanged from the original RNIA in that it is anticipated that the Plan Strategy will have no adverse impact with regards to rural needs either directly or indirectly. Consequently, the modifications do not affect the Plan Strategy Rural Impact any differently than previously identified and considered.