



Belfast Local Development Plan

Sustainability Appraisal of the Draft Plan Strategy 2035
Incorporating Strategic Environmental Assessment

Sustainability Appraisal Report August 2018 – **APPENDICES 7 to 9**

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APPENDIX 7

PREFERRED OPTIONS: SA APPRAISAL

- 1.1 This appendix presents the results of the appraisal of options for the Preferred Options Paper.
- 1.2 Each option was identified by closely considering the key sustainability issues, together with consideration of the PPP review and baseline data for Belfast, and was assigned a specific reference to reflect the different themes.
- 1.3 The tables and matrices are arranged as below, and show how each option was appraised against the SA Framework to identify the likely social, economic and environmental effect. This included short, medium and long-term implications for each; and any proposed mitigation or enhancement measures. It also sets out the reasons why the preferred options were chosen, and why others were considered but rejected.

Theme	Table	Strategy
How will we grow Belfast?	A1	GR1
Shaping a liveable place	A.2 – A.18	LP1 – LP17
Creating a vibrant economy	A.19 – A.31	VE1 – VE13
A smart, connected, resilient place	A.32 – A.44	SCR1 – SCR13
A green & active place	A.45 – A.48	GA1 – GA4

- 1.4 Each table identifies the preferred options in green, whilst the following key has been applied to the matrices.

-- Significant Negative	- Minor Negative	? Unknown Effect	+/- Mixed Effects	0 No Effect or Relationship	+ Minor Positive	++ Significant Positive
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- 1.5 The SA Framework is shown below for reference. This is the framework that was used to appraise the Preferred Options Paper, and thus reflects the original ordering of SA Objectives, prior to the receipt of consultation comments.

Theme	SA Framework – Sustainability Objectives (Preferred Options Paper)
SOCIAL	<ol style="list-style-type: none"> 1. Reduce deprivation and encourage an inclusive and equal society 2. Improve health and wellbeing for an improved quality of life 3. To provide opportunity for good quality housing and enable people to meet their housing needs 4. Increase community safety by supporting the reduction of crime and antisocial behaviour 5. To improve skills and education of residents through providing high quality, accessible lifelong learning opportunities 6. Retain and enhance access to local services and facilities
ECONOMIC	<ol style="list-style-type: none"> 7. To ensure local residents have access to employment opportunities 8. Support the economic development of Belfast as a competitive place and contribute to Belfast's role as a regional economic driver 9. Promote an integrated transport system and encourage sustainable travel 10. Support the transition to a Low Carbon Economy
ENVIRONMENTAL	<ol style="list-style-type: none"> 11. Maintain and enhance biodiversity assets and protect habitats and species 12. Protect and enhance soil quality 13. Protect, conserve and enhance the historic environment, heritage assets and their settings 14. Protect, maintain and enhance the quality of Belfast's distinctive landscape and geodiversity 15. Protect and enhance open space and natural green space including Belfast's countryside asset 16. Promote the sustainable management of waste 17. Promote the quality, efficient use of water resources 18. Reduce air pollution and ensure continued improvements to air quality 19. Support the adaptation to Climate Change and effectively manage flood risk

HOW WILL WE GROW BELFAST?

Table A.1			
GR1 – Supporting Economic Growth Aspirations			
Reasons for Alternatives Considered	<p>Selecting an appropriate growth scenario is the key decision underpinning many of the policies to be contained within the LDP. Given its importance to the LDP, the Council engaged consultants to develop a range of economic forecast scenarios, which included a 'baseline' scenario; an estimation of the most likely economic outcomes for Belfast during the plan period; alongside a more aspirational 'upper' scenario. To identify the population growth and required additional housing associated with the various economic growth scenarios, the Council also commissioned a Population and Housing Growth Study. This took the official population projections as a baseline scenario, which represented the closest option to the regional Housing Growth Indicators (HGIs) published by the Department for Infrastructure (DFI). It then also modelled the population and housing growth associated with the baseline and upper employment growth scenarios, resulting in 3 reasonable alternatives.</p>		
Options	Option 1 Baseline Demographic Growth	Option 2 Supporting Baseline Employment Growth	Option 3 Supporting Higher Employment Growth
Summary	Reflects baseline level of population growth: 17,000 new homes 19,000 additional residents	Most likely economic growth scenario: 46,000 additional jobs 37,000 additional homes 66,000 additional residents	A best case economic scenario: 69,000 additional jobs, 47,800 additional homes 89,000 additional residents
Social Effects	No significant effects	Significant positive effect: Reducing deprivation due to job creation	Significant positive effect: Good quality homes supply
Economic Effects	Significant negative effects: Very limited economic growth	No significant effects	Significant positive effects: Supporting Belfast as regional economic driver and employment opportunities.
Environmental Effects	Significant negative effects: Unsustainable pattern of commuting	Significant positive effect: Protection and enhancement of the built environment Minor negative effects: Biodiversity, open space and countryside	Significant negative effects: Open space, natural green space, bio-diversity, Belfast's countryside asset, as a result of increased pressure for land for development. Pressure likely to increase.
Reasons for Selecting Preferred Option	<p>Option 2 represents the minimum level of growth required to support the economic growth aspiration of the city, supporting the creation of new jobs and resulting in a net inflow of migrants to Belfast, delivering a more balanced age profile of the population.</p> <p>Whilst Option 3 may deliver even greater positive effects, particularly in relation to the economy, Option 2 is more realistic in terms of its reflection of recent demographic trends. It will also minimise any potential environmental harm that could arise from a higher level of growth.</p>		
Timescale of impact	No timescales noted.		
	SA Objective 2: Ensure development densities would not give rise to town cramming. When allocating land, prioritise sites that will minimise distances between resident population and their places of work.		

HOW WILL WE GROW BELFAST?

Table A.1	GR1 – Supporting Economic Growth Aspirations
Mitigation or enhancement	<p>SA Objective 6: Ensure the LDP provides sufficient local services to match the planned level of growth (see LP6).</p> <p>SA Objective 10: Ensure that all new economic development can make a positive contribution to the transition to a low carbon economy, e.g. development of the circular economy, incorporation of renewable technologies, embracing the digital economy, flexible working practices etc.</p> <p>SA Objective 11: At site selection stage, prioritise sites to minimise impact on biodiversity.</p> <p>SA Objective 14: Targeting the city centre and brownfield sites within the existing settlement will help to mitigate against likely effects on landscapes and geo-diversity (refer LP1).</p> <p>SA Objective 17: However, the effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained.</p> <p>SA Objective 19: Incorporate requirement for SUDS technology (where appropriate) – refer SCR12. Also, prioritise sites for development which are not at flood risk. Also, ensure that all new development is 'future-proofed' where possible, to take account of the likely impacts of future climate change.</p>

HOW WILL WE GROW BELFAST?				GR1 – SUPPORTING ECONOMIC GROWTH ASPIRATIONS	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	0	++	+	<p>Option 1 is considered to have a neutral effect as it would effectively maintain the status quo.</p> <p>Option 2 is considered to have a significant positive effect as it would deliver increased employment options, assisting more people into work, and thereby helping to reduce deprivation and promote a more inclusive and equal society. This option is also less likely to require peripheral areas for new growth, enabling people living in deprived inner city communities to have better access to jobs.</p> <p>Option 3 is considered to have a minor positive effect. It would deliver increased employment options, assisting more people into work, although it is likely to lead to pressures for additional lands in more outlying, peripheral areas which may result in jobs being less accessible to those residing in these areas.</p>
	2	-	+	+/-	<p>Increased employment opportunities in the city will have a direct positive impact on the health, wellbeing and quality of life of the population.</p> <p>Option 1 is considered to have a minor negative effect as it would not result in increased employment opportunities.</p> <p>Option 2 is considered to have a minor positive effect.</p> <p>Option 3 is considered to have mixed effects as the added pressures for extra land for economic development (and for new housing to facilitate same) may also result in greater distances between resident population and places of work.</p>
	3	-	+	++	<p>Option 1 is considered to have a minor negative effect as it would not provide the flexibility should economic growth increase whereby additional homes are then required, and, not having planned for these, there would be an issue with the provision of good quality housing to meet people's needs.</p> <p>Option 2 is considered to have a minor positive effect. It is likely to lead to more choice to meet housing need as job creation generally leads to more housing.</p> <p>Option 3 is considered to have a significant positive effect as more economic growth is proposed than with option 2.</p>
	4	0	0	0	The options would not be considered to have any effect on or relationship with this SA objective.
	5	0	0	0	The options would not be considered to have any effect on or relationship with this SA objective.
	6	+/-	+	-	<p>Adopting a balanced and plan-led approach to delivering new residential development land to sustain an increased population ensures access to local infrastructure services and facilities can be effectively planned.</p> <p>Option 1 is considered to have mixed effects as it retains the status quo and is not likely to enhance access for residents to the same degree as option 2 may.</p>

HOW WILL WE GROW BELFAST?				GR1 – SUPPORTING ECONOMIC GROWTH ASPIRATIONS	
SA Objectives	Options			Comments	
	1	2	3		
				<p>Option 2 is considered to have a minor positive effect for the reason set out above.</p> <p>Option 3 is considered to have a minor negative effect and is likely to create difficulties in sourcing enough suitable land to facilitate a very large population increase.</p>	
Economic	7	--	+	++	<p>Option 1 is considered to have a significant negative effect as it would only accommodate very limited economic growth.</p> <p>Option 2 is considered to have a minor positive effect as it would result in job creation for residents of the city.</p> <p>Option 3 is considered to have a significant positive effect as it would see enhanced economic growth in excess of that under option 2.</p>
	8	--	+	++	<p>Option 1 is considered to have significant negative effects as it would maintain the status quo and not see enhanced economic growth.</p> <p>Option 2 is considered to have minor positive effects; given the objective of enabling the city to compete with similar sized cities elsewhere in the UK in terms of attracting investment, creating jobs and driving the regional economy.</p> <p>Option 3 is considered to have a significant positive effect as it proposes higher economic growth.</p>
	9	--	+	+/-	<p>Locating new homes closer to the accessible employment opportunities – thereby seeking a higher rate of population growth and residential development than Belfast has traditionally seen – represents a more sustainable pattern of development for the City.</p> <p>Option 1 is considered to have a significant negative effect. The existing demographic scenario would see existing unsustainable travel patterns continue.</p> <p>Option 2 is considered to have a minor positive effect. The lower level of population and economic development growth proposed is more likely to facilitate a well-integrated transport system with a larger percentage of the population living closer to their place of work and to key local services and facilities, thereby having minor positive effects.</p> <p>Option 3 is considered to have mixed effects and whilst there would be a sequential approach to new growth, in the medium to longer term, the upper growth scenario could result in pressures for new peripheral developments that may not be well connected and will continue to encourage private car travel.</p>
	10	--	+	+/-	<p>Option 1 is considered to have a significant negative effect as current economic patterns are unsustainable. Assuming the status quo continues there would only be limited economic growth; not supporting the transition to a low carbon economy as the current mass commuting in and out of Belfast on a daily basis would be likely to continue.</p> <p>Option 2 is considered to have a minor positive effect as it aims to deliver a realistic population increase for the city with a focus on city centre living, ensuring residents are located close to places of work. A vibrant city centre with convenient access to services and facilities would also encourage more sustainable travel modes than the private car. This would make a positive contribution to the aim of a low carbon economy.</p>

HOW WILL WE GROW BELFAST?				GR1 – SUPPORTING ECONOMIC GROWTH ASPIRATIONS
SA Objectives	Options			Comments
	1	2	3	
				Option 3 is considered to have mixed effects. It may create difficulties as the level of economic growth is likely to give rise to pressures for economic development in less sustainable areas, which may reinforce existing unsustainable travel patterns.
Environmental	11	+	-	<p>Option 1, which reflects the continuation of existing trends, would see little or no growth in the economy. Therefore, the absence of new economic development sites, together with requirements for a lower level of new housing development, would serve to protect existing biodiversity assets in the Plan area, and therefore ranks as having minor positive effects.</p> <p>Option 2 is likely to have a minor negative effect as there would be pressure to deliver new sites for employment and housing, which could impact on biodiversity and habitat, even on urban brownfield sites.</p> <p>Option 3 could have significant negative effects, as higher growth would likely also necessitate bringing forward peripheral greenfield sites outside the established urban footprint.</p>
	12	?	+	<p>Option 1 would be considered to have unknown effect on soil quality – development would be prioritised within the urban footprint however the location of development would be unknown. Development outside of the urban area could result on negative effect on soil quality, however this remains uncertain.</p> <p>Option 2 may have minor positive effects as economic growth could see existing contaminated brownfield sites brought back into active use, which is a positive for soil quality.</p> <p>Option 3 could have mixed effects. Whilst it would see brownfield sites redeveloped, it would also likely require the bringing forward of additional greenfield sites outside the established urban footprint, that could have detrimental effects on soil quality.</p>
	13	?	++	<p>Option 1 is considered to have a neutral effect on the historic environment because it effectively continues the status quo, where the SPPS advocates a sequential approach to development, with priority given to previously developed land/sites within the urban footprint. In the absence of knowing where development would occur, the effect on the built and historic environment is unknown/ uncertain.</p> <p>Option 2 could deliver new developments that bring disused, brownfield and heritage assets back into use thereby enhancing streetscapes and revitalising long standing areas of dereliction. The anticipated population increase of this option also aligns more closely to the available land for residential development as opposed to the upper economic growth scenario (option 3). Option 2 is therefore considered to have a significant positive effect.</p> <p>Option 3, the higher growth scenario, could result in adverse impacts on the built and historic environment through lower quality schemes overall and pressures for town cramming. It is likely to have both positive and negative effects and is therefore scored as having mixed effects.</p>
	14	+	+	<p>Option 1, which reflects the continuation of existing trends, would see little or no growth in the economy. Thereby, serving to protect existing landscape and geodiversity. This is considered a minor positive effect.</p> <p>Option 2 proposes a lower level of growth and is more readily accommodated within the existing urban footprint, therefore with minor positive effect on landscape and geodiversity. This is also considered a minor positive effect.</p>

HOW WILL WE GROW BELFAST?				GR1 – SUPPORTING ECONOMIC GROWTH ASPIRATIONS
SA Objectives	Options			Comments
	1	2	3	
				Option 3 could have minor negative effects, as higher growth would likely increase pressure for development on peripheral greenfield sites outside the established urban footprint.
15	+	-	--	<p>Option 1 would be considered to have a minor positive effect on this SA objective as the lack of economic growth (and baseline levels of population growth) would minimise the requirement for new sites that could put pressure on existing green spaces.</p> <p>Option 2 could see some brownfield sites that have re-colonised and become valued green spaces, being redeveloped, with consequent minor negative effects.</p> <p>Option 3, however, with a much higher level of growth proposed, could see pressures for the development of greenfield areas in the countryside, thereby having potentially significant negative effects.</p>
16	0	+	+/-	<p>The sequential approach to new residential development in growing the city is compatible with the objective to sustainably manage waste and support existing infrastructure.</p> <p>Option 1 effectively maintains the status quo, so would have a neutral effect.</p> <p>Option 2 would be considered to have minor positive effects.</p> <p>Option 3 may increase pressure for development in outlying areas to facilitate growth and is therefore considered to have mixed effects.</p>
17	+/-	+/-	+/-	<p>Belfast has a healthy supply of water, so this is not considered to be an issue for the above options.</p> <p>The economic growth options do not envisage any heavy industry that would require significant volumes of water usage. However, as has been documented in the 'Living with Water Programme', there are capacity issues with the existing WWT facilities in Belfast, which could prove to be a risk in the short term. However, the effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained. All options are considered to have mixed effects.</p>
18	-	+	+/-	<p>Option 1 is likely to have minor negative effects as it does not propose any increase in economic growth and so will not have planned for the population growth in the event that the economy does perform well. This could result in people having to live outside the city further away from their place of work.</p> <p>Option 2 is likely to have a minor positive effect by planning to accommodate people and jobs within the city; reducing travel distances and having a positive effect on air quality. In addition, new economic development continues to embrace clean green technologies and is compatible with an increasingly digital economy.</p> <p>Option 3 is predicted to have mixed effects as it may be necessary to look to greenfield sites to accommodate new development – leading to unsustainable travel patterns and potentially increasing levels of air pollution.</p>
19	0	+	+/-	Option 1 , with no economic growth proposed, is deemed to have neutral effect and effectively maintains the status quo. The existing SPSS and RDS include general policies in relation to flood risk and adaptation to climate change.

HOW WILL WE GROW BELFAST?				GR1 – SUPPORTING ECONOMIC GROWTH ASPIRATIONS	
SA Objectives	Options			Comments	
	1	2	3		
					<p>Option 2 is considered to have a minor positive effect as it aims to deliver a realistic population increase for the city ensuring residents are located close to place of work with convenient access to services and facilities and more sustainable travel opportunities. This would make a positive contribution to climate change goals including greenhouse gas emissions and is also well placed to enable more sustainable use of resources, thereby assisting with ‘future-proofing’ developments against the likely effects of climate change.</p> <p>Option 3 seeks a significant population increase and upper economic growth scenario resulting in more people living closer to their place of work in Belfast (as opposed to the existing scenario where more than 50% of workers commute from outside the city). However, option 3 may also create difficulties, requiring land outside the urban footprint in order to meet population and growth targets. Option 3 would therefore be considered to have mixed effects.</p>

SHAPING A LIVEABLE PLACE

Table A.2	LP1 – ACCOMMODATING NEW HOMES			
Reasons for Alternatives Considered	The LDP is the main vehicle for managing housing growth to deliver sustainable forms of residential development. This preferred option sets out the general approach to be used when considering where the level of housing proposed under Preferred Option GR1 – Supporting Economic Growth Aspiration should be located. As such it will help to address the regional strategic aspiration contained within the RDS and SPPS to deliver increased housing density without town cramming and the RDS target for 60% of new housing to be delivered on 'brownfield' land. It also addresses the SPPS requirements to set out the overall housing provision required for each settlement, set development limits for all settlements, zone sites for housing and set density levels for housing sites.			
Options	Option 1 Sequential Approach to Land Allocation	Option 2 Sequential Approach with Brownfield Land Target	Option 3 Sequential Approach with Increased Densities	Option 4 Sequential Approach, with Brownfield Land Target & Increased Densities
Summary	Follows SPPS requirement that housing land is allocated on a sequential basis	As with option 1, but with addition of specific target for development on brownfield land to maximise contribution to urban regeneration	As with option 2, but with addition of increased housing densities in appropriate locations	Combines Options 1, 2 and 3, with the sequential approach supported locally through appropriate, increased density & brownfield land targets
Social Effects	No significant effects	No significant effects	No significant effects	Significant positive effect: Reducing deprivation, crime, ASB. Enhancing inclusivity, health & wellbeing, good quality housing
Economic Effects	No significant effects	No significant effects	No significant effects	Significant positive effects: Supporting Belfast as regional economic drive; access to local services, facilities & employment
Environmental Effects	No significant effects	No significant effects	No significant effects	Significant positive effect: Integrated, sustainable travel, low carbon transition, landscape, waste, water, air quality, climate change & flood risk.
Reasons for Selecting Preferred Option	Option 4 brings the cumulative benefits of alternatives 1-3. It accords with SPPS, striking a careful balance between meeting housing needs whilst ensuring well-designed developments appropriate to their locations, continuing the approach currently set out in PPS12 which seeks to promote higher densities in town and city centres and other locations that benefit from high accessibility to public transport facilities, whilst respecting local character, maintaining environmental quality and safeguarding the amenity of residents within established residential areas.			
Timescale of Impact	<u>Economic:</u> The effects would increase over the medium and long term as more new housing schemes are completed and occupied. <u>Environmental:</u> The effects would be likely to occur over the medium to long term and increase over time.			

SHAPING A LIVEABLE PLACE

Table A.2	LP1 – ACCOMMODATING NEW HOMES
Mitigation or enhancement	<p>SA Objective 2: When allocating land, prioritise sites that will minimise distances between resident population and their places of work.</p> <p>SA Objective 6: Ensure the LDP provides sufficient local services to match the planned level of new housing development (see LP9).</p> <p>SA Objective 11: At site selection stage, prioritise sites to minimise impact on biodiversity. The use of key site requirements should also help direct development on allocated sites to reduce impact on biodiversity.</p> <p>SA Objective 19: Incorporate requirement for SUDS technology (where appropriate) – refer SCR12. Also, prioritise sites for development which are not at flood risk.</p>

SHAPING A LIVEABLE PLACE					LP1 – ACCOMMODATING NEW HOMES	
SA Objective	Options				Comments	
	1	2	3	4		
Social	1	o	+	+	++	<p>Option 1 effectively maintains the status quo as it is already a policy requirement. Consequently, the effect is considered neutral.</p> <p>Option 2, by also adopting a target for the development of brownfield land, increases the likelihood of developing city centre and inner city sites that could act as a catalyst for the regeneration of deprived neighbourhoods and the potential for new shared spaces. Option 2 is considered to have a minor positive effect.</p> <p>Option 3 proposes increased densities rather than a brownfield land target. Increased densities on sites within the urban footprint will provide higher concentrations of people and attract increased investment opportunities that may provide more opportunities to bring people back into work. Option 3 is considered to have a minor positive effect.</p> <p>For options 2 and 3, many of these disconnected and deprived areas could benefit from careful site selection and well designed and integrated new developments. Given the City Centre's shared sense of ownership by all communities and the access it offers to employment and other services, new housing there would support inclusivity and equality.</p> <p>Option 4 combines options 1, 2 and 3 and is therefore likely to have significant positive effects.</p>
	2	+/-	+	+	++	<p>Option 1 is likely to have mixed effects. The sequential approach to new residential development would enable new housing to be located closer to existing services and facilities and with good accessibility to the road and public transport network. Quality of life benefits will be enhanced as a result. However, it is likely that lower density development could occur in city centre / edge of centre sites, failing to maximise the capacity of land, leading to a lower number of people benefitting from convenient access to services, facilities and places of employment.</p> <p>Option 2, targeting brownfield sites (many of which are located in central areas) is considered to have a minor positive effect by actively seeking to develop land within the urban footprint.</p> <p>Option 3 is also likely to have a minor positive effect by increasing densities, ensuring people are accommodated closer to their place of work and to key services and facilities; thereby promoting sustainable travel modes and improved health and wellbeing.</p> <p>Option 4 combines options 1, 2 and 3 and is therefore likely to have significant positive effects.</p>

SHAPING A LIVEABLE PLACE					LP1 – ACCOMMODATING NEW HOMES
SA Objective	Options				Comments
	1	2	3	4	
3	?	+/-	+	++	<p>Option 1 is considered to have an uncertain/ unknown effect as there would be no density control or target for brownfield development and pressures could increase to expand the settlement to include greenfield sites. Environmental constraints may make such sites more difficult to deliver, leading to problems in ensuring the provision of good quality housing to meet the needs of all who require it.</p> <p>Option 2 would be considered to have mixed effects. Targeting brownfield sites using the sequential approach has already been employed in Belfast for many years, with a large percentage of sites being developed this way. This option is likely to provide good quality housing for many and on strategically located brownfield sites close to key services and employment. However, a lack of robust density policy may result in shortages of land over the plan period.</p> <p>Option 3 would have minor positive effects by helping to ensure that all housing need is accommodated.</p> <p>Option 4, which combines options 1, 2 and 3 is best placed to ensure that an appropriate mix of housing is provided. This will enable the variety of housing needs to be met, including those of an ageing population and smaller households, whilst also offering high quality spacious family accommodation. Option 4 is therefore considered to have a significant positive effect.</p>
	o	+	+	++	<p>Option 1 effectively maintains the status quo as a sequential approach is already a planning policy requirement. It would be considered to have a neutral effective on this objective.</p> <p>Option 2 is considered to have a minor positive effect by encouraging brownfield development. Many of these vacant sites are located in city centre and inner city areas. Bringing these sites back into use is likely to increase footfall and activity, which in turn leads to passive surveillance and reduced risk of crime and anti-social behaviour.</p> <p>Option 3 is considered to have a minor positive effect. By increasing density and activity at key locations within the urban footprint it is likely that occurrences of crime and anti-social behaviour will reduce.</p> <p>Option 4 is considered to have significant positive effects as it combines options 1, 2 and 3 and will assist with significantly increasing community safety and reducing instances of crime and anti-social behaviour.</p>
	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE					LP1 – ACCOMMODATING NEW HOMES
SA Objective	Options				Comments
	1	2	3	4	
6	-	+/-	+	++	<p>Option 1 is considered to have a minor negative effect as relying on the sequential approach may result in a shortage of land during the plan period; increasing pressure to bring forward periphery sites that are not as accessible to local services and facilities.</p> <p>Option 2 is considered to have mixed effects by targeting brownfield sites, often in city centre locations, to provide new residential development accessible to local services and facilities. However, in order to meet population targets, additional land may be required at more peripheral locations which would not be as accessible to residents. This option would therefore be likely to have mixed effects.</p> <p>Option 3 is considered to have minor positive effects by promoting the highest densities within the city centre and at other locations benefitting from high accessibility to public transport facilities; ensuring that the majority of residents in the city continue to have easy access and, in many cases, enhanced access to local services and facilities.</p> <p>Option 4 is considered to have significant positive effects as it combines the benefits of all options - increased densities, targeting brownfield lands and the sequential approach.</p>
Economic	7	?	+	++	<p>Option 1 is considered to have an uncertain effect as it does not clarify where within the urban footprint new economic development could or should locate.</p> <p>Option 2 is considered to have a minor positive effect by focusing on brownfield sites and maximising the contribution to urban regeneration. The brownfield sites will often act as a catalyst to stimulate development in the immediate surroundings. Many of these brownfield sites are located in central areas which are also an attractive location for new employment growth.</p> <p>Option 3 is considered to have a minor positive effect as it aligns with employment opportunities, many of which also favour city centre and other accessible locations.</p> <p>Option 4 is considered to have a significant positive effect by combining the benefits of all the options.</p>
	8	+	+	++	<p>All options, in accommodating new homes, will help to grow the population of Belfast, supporting jobs and thereby contribute to the development of Belfast as a competitive place and its role as a regional economic driver, to some degree.</p> <p>Option 1 is considered to have a minor positive effect. It is the least likely of the four options to have a minor positive effect on this SA objective. However, it would enable flexibility to respond to proposed new economic investment opportunities as they arise.</p> <p>Option 2 is considered to have a minor positive effect as it would promote a concentration of people living in accessible locations.</p> <p>Option 3 is considered to have a minor positive effect as it would seek to build up a concentration of the resident population at key locations, creating an accessible workforce; attractive to business and investment.</p> <p>Option 4 is considered to have a significant positive effect by proposing a multi-faceted approach (sequential development, higher density and targeting brownfield). This is best placed to assist the delivery of this SA objective.</p>

SHAPING A LIVEABLE PLACE					LP1 – ACCOMMODATING NEW HOMES
SA Objective	Options				Comments
	1	2	3	4	
9	?	+/-	+	++	<p>Option 1 is considered to have an uncertain effect in the absence of a more targeted approach to new housing.</p> <p>Option 2 is considered to have mixed effects. It would contribute towards an integrated transport system, encouraging people to use more sustainable modes of transport to travel the shorter distances between home and work, or to recreational activities, services and facilities. However, not applying higher densities may result in additional more outlying sites being required to accommodate new homes. This could work against the objective of an integrated transport system.</p> <p>Option 3 is considered to have a minor positive effect by promoting an integrated transport system and encouraging sustainable travel; given its focus on higher densities at accessible locations.</p> <p>Option 4 is considered to have significant positive effects. Combining higher densities in central areas, the use of brownfield lands (many of which are also at central locations), together with the general sequential approach, means that option 4 is best placed to deliver on integrated transport and sustainable travel.</p>
10	?	+/-	+	++	<p>The principle of having concentrations of population in central areas of the city and at key accessible locations is beneficial in terms of encouraging sustainable travel patterns, reducing the need to travel and attracting investment which has convenient access to a large workforce. A targeted approach to accommodating new homes can also enable improved digital connectivity as telecommunications infrastructure can be provided more efficiently at less cost, to support home working and enhanced access to broadband. The rationale for and the scoring of the options is therefore the same as for SA9 above.</p> <p>Option 1 is considered to have an uncertain effect in the absence of a more targeted approach to new housing.</p> <p>Option 2 is considered to have mixed effects. It would contribute towards the transition to a low carbon economy; however, not applying higher densities may result in additional more outlying sites being required to accommodate new homes. This could work against the objective of transitioning to a low carbon economy.</p> <p>Option 3 is considered to have a minor positive effect by promoting an integrated transport system and encouraging sustainable travel; given its focus on higher densities at accessible locations.</p> <p>Option 4 is considered to have significant positive effects. Combining higher densities in central areas, the use of brownfield lands (many of which are also at central locations), together with the general sequential approach, means that option 4 is best placed to deliver on the transition to a low carbon economy.</p>
Environmental	11	-	+/-	+	<p>Option 1 is considered to have a minor negative effect. Whilst it would prioritise new residential development within the existing urban footprint, by not targeting higher densities in the city centre and areas where there is high accessibility to public transport, it is likely to result in more development pressures on open spaces and Greenfield areas outside the urban footprint, to accommodate the additional population required, which has implications for existing biodiversity assets.</p> <p>Options 2 and 3 would ensure that new development is focused within the urban footprint, reducing the chance of requiring sites in the countryside. However, within the urban footprint, there are green spaces and some brownfield sites that have re-colonised and may have ecological merit and which could come under pressure for development. Therefore options 2 and 3 may have mixed effects.</p> <p>Option 4, in combining options 1, 2 and 3, would be best placed to protect open spaces and Belfast's countryside asset, including the habitats and species that they support, and so would have minor positive effects on this SA objective.</p>

SHAPING A LIVEABLE PLACE					LP1 – ACCOMMODATING NEW HOMES
SA Objective	Options				Comments
	1	2	3	4	
12	-	+	+	++	<p>Option 1 is considered to have minor negative effects as it would be likely to result in increased pressures for development in the countryside, which would have possible implications on soil quality.</p> <p>Options 2 is considered to have a minor positive effect as redevelopment and remediation will improve/ enhance soil quality on existing contaminated brown field sites.</p> <p>Option 3 is considered to have a minor positive effect. By targeting higher densities within the urban footprint, with a focus on the city centre, would reduce the likelihood of pressures developing on the countryside asset, thereby helping to protect soil quality.</p> <p>Option 4 is considered to have a significant positive effect by combining the benefits of brown-field redevelopment and higher densities.</p>
13	o	+/-	+/-	+/-	<p>Option 1 is considered to have a neutral effect as it effectively continues the status quo.</p> <p>Options 2, 3 and 4 are considered to have mixed effects. A higher density of city centre / inner city development, which would be advocated in option 2, 3 and 4, would offer the opportunity to reuse historic buildings, or to enhance streetscapes by redeveloping old buildings or filling in brownfield lands. This would have minor positive effects on the SA objective to Protect, conserve and enhance the historic environment, heritage assets and their settings However, there is also a risk that as pressure for land increases over time, the historic environment could come under more pressure for demolition.</p>
14	-	+	+	++	<p>Option 1 is considered to have a minor negative effect. Whilst it would prioritise new residential development within the existing urban footprint, by not targeting higher densities in the city centre and areas where there is high accessibility to public transport, it is likely to result in more development pressures on areas outside the urban footprint, which has implications for landscape quality and geo-diversity in these outlying areas.</p> <p>Options 2 and 3 are considered to have minor positive effects by ensuring that new development is focused within the urban footprint, reducing the chance of requiring sites in the countryside.</p> <p>Option 4 is considered to have a significant positive effect by combining options 1, 2 and 3, and is therefore best placed to protect Belfast's distinctive landscape and geo-diversity.</p>
15	-	+/-	+/-	+	<p>Option 1 is considered to have a minor negative effect on this SA objective. Whilst it would prioritise new residential development within the existing urban footprint, by not targeting higher densities in the city centre and areas where there is high accessibility to public transport, it is likely to result in more development pressures on open spaces and natural green space outside the urban footprint.</p> <p>Options 2 and 3 are considered to have mixed effects by ensuring that new development is focused within the urban footprint, reducing the chance of requiring sites in the countryside. However, within the urban footprint, there are green spaces and some brownfield sites that are now grassed over, which may come under pressure for development.</p> <p>Option 4 is considered to have minor positive effects by combining options 1, 2 and 3, and is considered best placed to protect open spaces and natural green spaces, including Belfast's countryside asset.</p>

SHAPING A LIVEABLE PLACE					LP1 – ACCOMMODATING NEW HOMES
SA Objective	Options				Comments
	1	2	3	4	
16	+/-	+	+	++	<p>Option 1 is considered to have mixed effects. It effectively maintains the status quo, (as the sequential approach is already a policy requirement in the SPPS) so it would look to accommodate new housing within the urban footprint, which is compatible with the sustainable waste management objective. However, applying the sequential approach on its own may increase development pressures outside the urban footprint which would work against this objective.</p> <p>Options 2 and 3 are considered to have minor positive effects as they are compatible with the objective to sustainably manage waste and support existing infrastructure.</p> <p>Option 4 is considered to have significant positive effects by combining the benefits of all options.</p>
17	-	+/-	+/-	+/-	<p>Option 1 is considered to have a minor negative effect. It is less likely to generate economies of scale, particularly in the shorter term.</p> <p>Options 2, 3 and 4 are considered to have mixed effects. These options are considered more cost effective, with less new infrastructure required and concentration of population providing economies of scale. However, as has been documented in the 'Living with Water Programme', there are capacity issues with the existing WWT facilities in Belfast, which could prove to be a risk in the short term. The effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained.</p>
18	-	+/-	+	++	<p>Option 1 is considered to have a minor negative effect. Planning to have new homes within the urban footprint would be beneficial in terms of air quality. However, option 1, in not seeking increased densities or targeting brownfield sites, could have a minor negative effect through the necessity to look to more outlying, greenfield sites for new development that may compound unsustainable travel patterns and give rise to air pollution.</p> <p>Option 2 is considered to have mixed effects. It should provide some positive benefits to air quality as many of the brownfield sites are in city centre / inner city areas which will locate new homes closer to places of work, services and facilities. Not applying any density control however could still create demand for more outlying sites to meet population targets over the plan period.</p> <p>Option 3 is considered to have minor positive effects and will endeavour to ensure that the majority of people are housed closer to their place of work.</p> <p>Option 4 is considered to have significant positive effects by combining all three options and would be most likely to assist in reducing pollution / improving air quality.</p>

SHAPING A LIVEABLE PLACE		LP1 – ACCOMMODATING NEW HOMES				Comments
SA Objective	Options					
	1	2	3	4		
	19	+/-	+/-	+	++	<p>Option 1 is considered to have mixed effects, it would focus development within the existing urban footprint – a more compact population closer to places of work would have positive effects in terms of sustainable travel, more efficient use of infrastructure and services etc. thereby preparing the plan area for the future impacts of climate change. However, in the absence of higher densities or targeted use of brownfield sites, pressures could develop on Greenfield sites outside the urban footprint.</p> <p>Option 2 is considered to have mixed effects. It means that residents are located closer to places of work, and to a vibrant city centre with convenient access to services and facilities. They would therefore be encouraged to use more sustainable travel modes than the private car. This would make a positive contribution to climate change goals. However, a higher proportion of development land would be required, in the absence of applying higher densities, increasing the flood risk.</p> <p>Option 3 is considered to have minor positive effects by applying higher densities with a city centre focus, would resulted in a concentration of population nearer places of work, services and facilities, reducing the need to travel and encouraging use of more sustainable modes of transport and also enabling more efficient energy use and infrastructure requirement.</p> <p>Option 4 is considered to have significant positive effects by increasing densities and targeting brownfield sites together, in a sequential approach.</p>

SHAPING A LIVEABLE PLACE

Table A.3	LP2 – AFFORDABLE HOUSING REQUIREMENT		
Reasons for Alternatives Considered	The SPPS states that the LDP will be the primary vehicle to facilitate any identified need for social/affordable housing, based on an up to date Housing Needs Assessment (HNA), either by zoning land or by indicating, through key site requirements, where a proportion of a site may be required for social/affordable housing.		
Options	Option 1 Social Housing Zoning	Option 2 Affordable Housing Addressed Through Key Site Requirements	Option 3 Specific Affordable Housing Target for all Larger Developments
Summary	Continues the existing BMAP policy approach whereby land is zoned specifically to accommodate social housing	Ensure the full affordable housing need is met through identification of specific social housing provision within key site requirements when allocating suitable land for housing.	Draws together options 1 & 2 by requiring all housing developments to help meet housing need by contributing towards gross affordable housing targets.
Social Effects	No significant effects	No significant effects	Significant positive effect: Good quality housing provision & enabling people to meet housing needs
Economic Effects	No significant effects	No significant effects	No significant effects
Environmental Effects	No significant effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 3 will require all housing developments to contribute towards gross affordable housing targets. To address viability concerns, this should be limited to larger housing and mixed use developments through the use of appropriate thresholds in terms of unit numbers or site size. An appropriate percentage will need to be set taking into account up-to-date housing need.		
Timescale of Impact	<u>Social</u> : This effect would increase in the medium term and beyond as new larger residential schemes are delivered across the Plan area.		
Mitigation or enhancement	All SA Objectives: Ensure that the LDP facilitates the provision of new affordable housing provision at locations which are accessible to key local services and facilities, and that new services and facilities are provided to match the planned level of growth (see LP9).		

SHAPING A LIVEABLE PLACE				LP2 – AFFORDABLE HOUSING REQUIREMENT	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	-	+/-	+	<p>Option 1 is considered to have minor negative effects. It has previously seen the unintended consequence of creating single tenure housing developments. This would not assist in the objective for an inclusive society, and could compound problems of deprived neighbourhoods within Belfast.</p> <p>Option 2 is considered to have mixed effects. Whilst helping to integrate affordable housing within new developments using key site requirements, which would have positive effect, it would fail to capture opportunities to provide affordable housing within any unanticipated, or windfall, housing developments.</p> <p>Option 3 is considered to have minor positive effects by requiring a % of all new residential developments to accommodate affordable housing as an integrated part of the scheme, would contribute towards inclusivity and equality in neighbourhoods. The avoidance of single tenure developments, which have given rise to many of the existing deprived neighbourhoods.</p>
	2	-	+/-	+	<p>Option 1 is considered to have a minor negative effect as it risks creating single tenure neighbourhoods which have historically seen increased incidences of poor physical and mental health, lower opportunities and consequent effects on quality of life.</p> <p>Option 2 is considered to have mixed effects. Whilst helping to integrate affordable housing within new developments using key site requirements, it would not allow opportunity to provide affordable housing within any unanticipated housing developments.</p> <p>Option 3 is considered to have minor positive effects and considered best placed to maximise the benefit of new affordable housing provision, through the 'pepper-potting' of new affordable homes within new housing developments throughout the city, as part of well integrated new housing developments on appropriately zoned land and providing the flexibility to benefit from windfall developments.</p>
	3	+/-	+	++	<p>All three options would enable more people to access housing through the provision of quality, affordable homes in Belfast. However, they have differing levels of impact.</p> <p>Option 1 is considered to have mixed effects and would continue to see the problems associated with single tenure developments such as higher rates of crime, ASB, poorer educational and employment opportunities etc. These issues are likely to affect the popularity of any new single tenure developments in the medium to long term with consequent impact on ensuring people can meet their housing needs.</p> <p>Option 2 is considered to have minor positive effects by requiring new residential developments to incorporate affordable housing.</p> <p>Option 3 is considered to have significant positive effects by ensuring that affordable housing is also integrated into any unanticipated or windfall sites.</p>
	4	-	+	+	<p>Option 1 is considered to have a minor negative effect as it could compound the problems associated with single tenure neighbourhoods, including higher crime rates and incidences of anti-social behaviour.</p>

SHAPING A LIVEABLE PLACE				LP2 – AFFORDABLE HOUSING REQUIREMENT	
SA Objectives	Options			Comments	
	1	2	3		
				Options 2 and 3 are both considered to have minor positive effects and would avoid the issues commonly associated with single tenure neighbourhoods and thereby increasing community safety by supporting the reduction of crime and antisocial behaviour.	
	5	?	?	?	As the locations of new housing development are as yet unknown, it is not possible to determine if new affordable housing locations will retain/enhance access to local services and facilities. Options 1, 2 and 3 are therefore all considered to have uncertain effects.
	6	?	?	?	As the locations of new housing development are as yet unknown, it is not possible to determine if new affordable housing locations will retain/enhance access to local services and facilities. Options 1, 2 and 3 are therefore all considered to have uncertain effects.
Economic	7	?	?	?	Options 1, 2 and 3 are all considered to have uncertain effects. Option 1 is likely to continue to create single tenure neighbourhoods which are more prone to experiencing higher levels of deprivation and unemployed and a lower standard of educational attainment. However, this does not mean that they will not have access to employment opportunities – in the absence of knowing where these sites would be located, the effects are therefore uncertain. Options 2 and 3 , which propose better integration of new affordable homes within housing developments are more likely to see affordable housing residents have the same employment opportunities, and this is also important in the context of SA1. However, as for option 1, as the locations of new housing development are as yet unknown, it is not possible to determine if new affordable housing locations will retain/enhance access to local services and facilities.
	8	-	+	+	Option 1 is considered to have a minor negative effect by compounding the issues often facing single tenure neighbourhoods. Options 2 and 3 are considered to have minor positive effects. Both options offer an opportunity for better integration of affordable housing with housing developments and are more likely to result in more balanced communities and more equal opportunities in terms of education and jobs; all of which are positive in terms of helping to support the economic development of Belfast as a competitive place and contribute to Belfast's role as a regional economic driver.
	9	?	?	?	In the absence of knowing where new housing is proposed to be located, it is not possible to assess whether this would promote an integrated transport system and encourage sustainable travel. Options 1, 2 and 3 are therefore all considered to have uncertain effects.
	10	?	?	?	As for SA9 above, in the absence of knowing where new housing is proposed to be located, it is not possible to assess whether this option would support the transition to a low carbon economy. Options 1, 2 and 3 are therefore all considered to have uncertain effects.

SHAPING A LIVEABLE PLACE				LP2 – AFFORDABLE HOUSING REQUIREMENT
SA Objectives	Options			Comments
	1	2	3	

Environmental	11	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	14	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	15	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	16	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	17	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	18	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	19	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE

Table A.4			
LP3 – ENSURING AN APPROPRIATE MIX OF HOUSING			
Reasons for Alternatives Considered	SPPS requires the LDP to deliver balanced communities through provision of good quality housing; offering a variety of house types, sizes and tenures to meet different needs of communities – influenced by Housing Needs Assessments.		
Options	Option 1 High Level Targets for Housing Mix	Option 2 No Policy on Housing Mix	Option 3 Balanced Approach to Housing Mix
Summary	Specific targets set for size, type & tenure of units in specific developments which align with identified requirements.	No specific policy requirements in relation to the mix of housing, with housing type determined by the market.	Continue PPS12 Policy HS4 approach, with a general requirement for residential developments to deliver an appropriate mix of housing, with exact mix to be negotiated on a site-by-site basis. Specific housing mix requirements for key residential zonings to supplement.
Social Effects	No significant effects	No significant effects	No significant effects
Economic Effects	Minor positive effects	Minor negative effects	Significant positive effect: Retaining & enhancing access to local services & facilities through continued living in established communities
Environmental Effects	No significant effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 3 would continue the existing PPS12 Policy HS4 approach with residential developments delivering an appropriate mix of housing type and size, promoting choice and helping meet community needs – with the flexibility to negotiate on a case by case basis, taking account of latest housing market analysis, specific characteristics of the site and its context. Supplemented by specific housing mix requirements for key residential zonings, this could include a differentiated need to apply to social and affordable housing to take account of smaller household sizes and enable down-sizing from existing stock.		
Timescale of Impact	<u>Economic:</u> The effects would likely be realised over the medium to long term as the cycles of housing need within family networks can be over many years.		
Mitigation or enhancement	SA Objective 19: Ensure that all sites with the Plan area which are potentially at risk of flooding are kept free from non-compatible land uses, and to continually review flood risk data over the Plan period.		

SHAPING A LIVEABLE PLACE				LP3 – ENSURING AN APPROPRIATE MIX OF HOUSING	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	+/-	-	+	<p>Option 1 is considered to have mixed effects. Whilst it seeks to achieve an appropriate housing mix it lacks the flexibility to react to any changing population requirements and market conditions over the plan period, which would work against the objectives of equality and inclusivity.</p> <p>Option 2 is considered to have a minor negative effect. Whilst giving more flexibility to providers to deliver housing schemes that developers are confident they can sell, it is known that market conditions and demand for different types of property can change rapidly and this approach could risk a proliferation of housing of a particular type failing to meet future needs of certain groups of people, thereby risking social exclusion. This would not be compatible with the objective to reduce deprivation and encourage an inclusive, equal society.</p> <p>Option 3 is considered to have a minor positive effect as it seeks to achieve an appropriate housing mix whilst also allowing flexibility to react to any changing population requirements and market conditions over the plan period.</p>
	2	+	-	+	<p>Option 1 is considered to have a minor positive effect as balanced communities are more likely to be stable and healthy communities.</p> <p>Option 2 is considered to have a minor negative effect as it does not propose a housing mix and is reliant on market forces. It is not guaranteed to produce balanced communities.</p> <p>Option 3 is considered to have a minor positive effect as balanced communities are more likely to be stable and healthy communities.</p>
	3	+/-	-	+	<p>Option 1 is considered to have mixed effects as it lacks the flexibility to react to changing demands and market conditions.</p> <p>Option 2 is considered to have minor negative effects as it could lead to the exclusion of certain types / tenures of housing and would also be vulnerable to changing demands and market forces.</p> <p>Option 3 is considered to have a minor positive effect as it would seek an appropriate housing mix in all new developments, but also allow for agreement on a case by case basis.</p>
	4	?	-	?	<p>Option 1 is considered to have an uncertain effect as without knowledge of what policy approach would be adopted or what types of housing mix would be delivered, there is an element of uncertainty as to the effect of this objective.</p> <p>Option 2 is considered to have a minor negative effect as the failure to adopt any policy on housing mix allowing the market to determine the type of housing to be provided, could run the risk of single tenure developments being created, which could then lead to increased instances of crime and anti-social behaviour.</p> <p>Option 3 is considered to have an uncertain effect as without knowledge of what policy approach would be adopted or what types of housing mix would be delivered, there is an element of uncertainty as to the effect of this objective.</p>

SHAPING A LIVEABLE PLACE				LP3 – ENSURING AN APPROPRIATE MIX OF HOUSING	
SA Objectives	Options			Comments	
	1	2	3		
	5	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	6	+	-	++	<p>Option 1 is considered to have a minor positive effect. It is less flexible than option 3 but it does support local services and facilities by ensuring that an appropriate housing mix is provided in new residential developments.</p> <p>Option 2 is considered to have a minor negative effect as there would be no policy on housing mix to ensure a considered approach to local services and facilities.</p> <p>Option 3 is considered to have a significant positive effect as it adopts a balanced approach with flexibility to adapt to various conditions.</p>
Economic	7	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	8	+	-	+	<p>Option 1 is considered to have a minor positive effect by adopting a housing mix policy that is likely to result in more balanced communities, more equal opportunities in terms of education and jobs - all of which are positive in terms of helping to support the economic development of Belfast as a competitive place and contribute to Belfast's role as a regional economic driver.</p> <p>Option 2 is considered to have a minor negative effect as it fails to adopt a housing mix policy for new residential developments that could support the economic growth aspirations of Belfast.</p> <p>Option 3 is considered to have a minor positive effect by adopting a housing mix policy that is likely to result in more balanced communities, more equal opportunities in terms of education and jobs - all of which are positive in terms of helping to support the economic development of Belfast as a competitive place and contribute to Belfast's role as a regional economic driver.</p>
	9	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective (this SA objective would be more influenced by the location of new housing development rather than the mix of house types).

SHAPING A LIVEABLE PLACE				LP3 – ENSURING AN APPROPRIATE MIX OF HOUSING	
SA Objectives	Options			Comments	
	1	2	3		
	10	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
Environmental	11	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	12	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	13	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	14	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	15	+/-	?	+	<p>Option 1 is considered to have a mixed effect. Specific targets, in terms of the size of units in a development, would ensure that the right mix is delivered in line with predicted demand, which should help to ensure that all zoned housing sites are developed sustainably. However, there is a risk that pre-defined targets lack the flexibility to respond to changing population requirements and market conditions. Consequently, additional sites that were not anticipated originally may be required in order to meet the need of a growing population and this could potentially put existing open space and/or greenfield land at risk.</p> <p>Option 2 is considered to have an uncertain effect. Allowing the market to dictate mix provides the flexibility for providers to deliver housing schemes that they are confident they can sell, but market conditions and demand for different types of property can change rapidly and this approach could risk a proliferation of housing of a particular type failing to meet future needs and again, could result in additional outlying lands being required.</p> <p>Option 3 is considered to have a minor positive effect. This provides the optimum balance between policy direction for housing mix (as per PPS12) but retaining the element of flexibility to enable mix to be assessed as sites come forward for development, on a case-by-case basis.</p>

SHAPING A LIVEABLE PLACE				LP3 – ENSURING AN APPROPRIATE MIX OF HOUSING	
SA Objectives	Options			Comments	
	1	2	3		
	16	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	17	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	18	○	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	19	?	?	+	<p>Option 1 is considered to have an uncertain effect. Specific targets, in terms of the size of units in a development, would ensure that the right mix is delivered in line with predicted demand, which should help to ensure that all zoned housing sites are developed sustainably. However, there is a risk that pre-defined targets lack the flexibility to respond to changing population requirements and market conditions. Consequently, additional sites that were not anticipated originally may be required in order to meet the need of a growing population and this could potentially necessitate unanticipated sites to be considered that may be located outside the urban footprint on Greenfield sites. This may raise issues with flood risk, but would also be less sustainable by having population more dispersed across a wider area, in terms of energy use and requirements, infrastructure development, modes of travel used and pollution. However, in the absence of knowing what the market conditions may be like in the future, or where any new sites might be located, it is not possible at this stage to determine effects.</p> <p>Option 2 is considered to have an uncertain effect. Allowing the market to dictate mix provides the flexibility for providers to deliver housing schemes that they are confident they can sell, but market conditions and demand for different types of property can change rapidly and this approach could risk a proliferation of housing of a particular type failing to meet future needs. Thereby, creating a requirement for further sites to meet need over the Plan period. However, the specific sites that might be required are not known so the effect is considered uncertain.</p> <p>Option 3 is considered to have a minor positive effect. This provides the optimum balance between policy direction for housing mix (as per PPS12) but retaining an important element of flexibility to enable mix to be assessed as sites come forward for development, on a case-by-case basis over the Plan period and beyond. Would be considered to have minor positive effects. This option is best placed to deliver sustainable development and is therefore best placed to deal with the likely future impacts of climate change.</p>

SHAPING A LIVEABLE PLACE

SHAPING A LIVEABLE PLACE				
Table A.5	LP4 – SPECIALIST ACCOMMODATION FOR OLDER PEOPLE			
Reasons for Alternatives Considered	The LDP must ensure the right mix of housing in new development to meet the diverse needs of the population. The need for specialist housing for older people is expected to be particularly acute in Belfast given an ageing population and relatively high levels of poor health.			
Options	Option 1 General Policy Support for Specialist Homes for Older People	Option 2 Allocation of Land to Provide Specialist Homes for Older People	Option 3 Lifetime Homes Standards	Option 4 Location Criteria & Lifetime Homes
Summary	General policy support for specialist housing for older people in accordance with identified need, allowing flexibility in terms of the number of specialist developments required over the plan period, balancing locational requirements with the need to protect established residential character	Allocating specific sites to provide specialist accommodation for older people, based on up-to-date HNA.	Requiring an appropriate proportion of new homes on strategic sites to meet 'Lifetime Homes' standards, informed by an up-to-date HNA.	Combines options 1 & 3, providing general policy support for specialist housing and also requiring Lifetime Home standards on strategic sites.
Social Effects	No significant effects	No significant effects	No significant effects	Significant positive effect: Reducing deprivation, encouraging equality; improved health & quality of life
Economic Effects	No significant effects	No significant effects	No significant effects	No significant effects
Environmental Effects	No significant effects	No significant effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 4 combines the benefits of Options 1 & 3, seeking to balance locational requirements with the need to protect established residential character. Requirement for appropriate proportions of new housing to meet Lifetime Homes Standards, based on latest evidence of need, will ensure a readily available supply of housing suitable to enable independent living in the older population.			
Timescale of Impact	<u>Social:</u> The reduction of deprivation and increased feelings of inclusivity and wellbeing are factors which are most likely to be realised over the medium to longer term.			
Mitigation or enhancement	SA Objective 9: Ensure that all new specialist housing / lifetime homes are provided at strategic sites which assist in delivering an integrated transport system that can meet the needs of the residents who occupy them (more often than not, sustainable transport modes are a necessity rather than a choice for elderly persons and those who may have restricted mobility).			

SHAPING A LIVEABLE PLACE					LP4 – SPECIALIST ACCOMMODATION FOR OLDER PEOPLE	
SA Objectives	Options				Comments	
	1	2	3	4		
Social	1	?	+/-	+	++	<p>Option 1 is considered to have an uncertain effect. It would ensure that this growing section of the community is taken into account in the planning and delivery of new housing developments. However, a more targeted approach may be necessary to ensure that new developments at appropriate locations adequately plan for this requirement. The effects of this option, in the absence of any specific policy other than location criteria, are difficult to qualify and are deemed uncertain.</p> <p>Option 2 is considered to have mixed effects. Whilst allocating land for specialist homes is a positive effect, it would not provide the flexibility to react to changing circumstances or needs as they arise.</p> <p>Option 3 is considered to have minor positive effects on this objective by ensuring new housing would meet the needs of older people.</p> <p>Option 4 is considered to have significant positive effects as it combines the benefits of options 1 and 3, thereby providing general policy support to ensure consideration of this issue in all new housing, but specifically targeting provision of lifetime homes on strategic sites to ensure a balanced approach is taken.</p>
	2	+/-	+/-	+	++	<p>Option 1 is considered to have mixed effects. By having location criteria for such provision, e.g. close to local services, shops, healthcare facilities etc. there would be a potential minor positive effect on health and wellbeing. However, in the absence of a more proactive approach to ensure that the needs of an ageing population are met in new developments, the effects could be detrimental.</p> <p>Option 2 is considered to have mixed effects. The allocation of specific sites would ensure that specialist provision is made. However, it would not allow for flexibility to bring forward such provision on windfall sites, for example.</p> <p>Option 3 is considered to have minor positive effects as it would ensure that all new developments integrate lifetime homes whereby older persons and/or those disabled can live in their own homes for longer – this would have important quality of life and wellbeing benefits.</p> <p>Option 4 is considered to have significant positive effects as the balanced approach maximises the opportunity to improve the health and wellbeing of this vulnerable section of the population.</p>
	3	+	+	+	+	<p>Options 1, 2, 3 and 4 are all considered to have minor positive effects as they would enable the provision of good quality housing. In terms of meeting people’s needs, all options would provide specialist housing / lifetime homes at appropriate locations, whether that is through having location criteria, the specific identification of sites, or the requirement for a proportion of all residential</p>

SHAPING A LIVEABLE PLACE					LP4 – SPECIALIST ACCOMMODATION FOR OLDER PEOPLE	
SA Objectives	Options				Comments	
	1	2	3	4		
					development sites to incorporate a proportion of dwellings constructed to Lifetime Homes standard.	
	4	?	-	+	+	<p>Option 1 is considered to have uncertain effects. Using location criteria to guide new specialist housing provision but not targeting specific sites, would have uncertain effects in terms of crime and anti-social behaviour.</p> <p>Option 2 is considered to have minor negative effects. By selecting specific sites solely for specialist housing provision it could lead to clusters of vulnerable residents being more susceptible to crime and anti-social behaviour.</p> <p>Options 3 and 4 are both considered to have minor positive effects by ensuring that new specialist housing provision is well integrated into new housing developments, would avoid the problems associated with single tenure neighbourhoods, which would attract higher levels of crime and anti-social behaviour.</p>
	5	?	?	+	+	<p>Options 1 and 2 are both considered to have uncertain effects as they could lack integration with local services as a result of separate developments to accommodate older persons. This may restrict access to educational facilities that offer lifelong learning opportunities. However, without knowing where developments would be located.</p> <p>Options 3 and 4 are both considered to have minor positive effects and would facilitate a more integrated approach, which is more likely to result in better access to local services, including educational institutions.</p>
	6	+	+	+	+	<p>Options 1, 2, 3 and 4 are all considered to have minor positive effects. They would aim to ensure that specialist housing / lifetime homes are appropriately located to enable convenient access to local services and facilities. This is of paramount importance given that this type of housing is for persons who are elderly, immobile, disabled or vulnerable adults where proximity to local services is critical.</p>
Economic	7	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	8	o	o	o	o	A well skilled population encourages entrepreneurship and innovative business ideas, which can also attract investment. By properly integrating accommodation for older persons into new developments, this can facilitate enhanced access to services including learning opportunities.

SHAPING A LIVEABLE PLACE					LP4 – SPECIALIST ACCOMMODATION FOR OLDER PEOPLE	
SA Objectives	Options				Comments	
	1	2	3	4		
	9	?	+/-	+	+	<p>Accessibility to public transport and convenient access to services is crucial for elderly / vulnerable / disabled persons.</p> <p>Option 1 is considered to have an uncertain effect as It is based solely on employing location criteria to assist the planning of such accommodation within Belfast.</p> <p>Option 2 is considered to have mixed effects as it may be inflexible to specific needs as they arise over the plan period where there may have been an opportunity to make provision for this housing at a suitable location that was not anticipated during plan preparation.</p> <p>Options 3 and 4 are both considered to have minor positive effects and are best placed to ensure that new specialist housing / lifetime homes are provided at strategic sites which assist in delivering an integrated transport system that can meet their needs. More often than not, sustainable transport modes are a necessity rather than a choice for elderly persons and those who may have restricted mobility.</p>
	10	?	+/-	+	+	<p>This SA objective is linked to SA9 above and the same principle applies. The promotion of an integrated transport system and encouragement of sustainable travel directly correlates with the transition to a low carbon economy. The ranking of the options is therefore the same as for SA9.</p>
Environmental	11	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	14	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE					LP4 – SPECIALIST ACCOMMODATION FOR OLDER PEOPLE
SA Objectives	Options				Comments
	1	2	3	4	
15	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
16	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
17	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
18	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
19	o	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE

Table A.6	LP5 – TRAVELLER ACCOMMODATION	
Reasons for Alternatives Considered	SPPS requires the LDP to address the distinctive needs of Travellers through allocation of suitable sites where a need is identified. Additionally, whilst not currently identified locally, there is likely to be a need to protect and enhance Traveller Accommodation within the City.	
Options	Option 1 No Traveller Accommodation Policy Provision	Option 2 Locally Specific Traveller Accommodation Policies
Summary	Continues the current approach of PPS12 Policy HS3 on Traveller Accommodation (as amended)	Provide specific policies, including protection for existing Traveller facilities; allocation of specific sites if a need is identified through up-to-date HNA during the plan's preparation; and criteria-based policy for assessing future proposals in terms of suitable facility provision
Social Effects	Minor negative effects: Lack of formal planning for traveller accommodation needs could increase deprivation and impact equality, health and community safety.	Significant positive effect: Opportunity for good quality housing and enabling people to meet their housing needs
Economic Effects	No significant effects	No significant effects
Environmental Effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 2 enables active planning for local traveller accommodation to avoid negative, primarily social, effects. Existing traveller sites in Belfast require protection, whilst any need identified through up-to-date assessments can be suitably accommodated. Distinction between permanent and temporary use should be recognised, and in addition to SPPS, future local policy should seek to address a broad range of local issues, including access, infrastructure and utilities.	
Timescale of Impact	<u>Social:</u> Subject to need, this effect could be realised quite quickly into the Plan period, i.e. the short to medium term.	
Mitigation or enhancement	<p>All SA objectives: Subject to demonstrable need, any proposed new traveller accommodation sites identified in the LDP should ensure early and proactive engagement with both traveller representative groups and the local public.</p> <p>All SA objectives: Ensure that any traveller sites identified take account of their accessibility to employment opportunities and their contribution towards community safety.</p> <p>All SA objectives: Ensure that any site(s) selected minimise impact on the natural environment, biodiversity and landscape etc.</p>	

SHAPING A LIVEABLE PLACE			LP5 – TRAVELLER ACCOMMODATION	
SA Objectives	Options		Comments	
	1	2		
Social	1	-	+	<p>Option 1 is considered to have a minor effect as it may carry an increased risk of isolating new traveller accommodation from key services and facilities, which would not encourage equality and inclusivity and could compound problems of deprivation.</p> <p>Option 2 is considered to have a minor positive effect. The adoption of locally specific policies to traveller accommodation, in addition to the general criteria based approach (in line with the SPPS) would enable the required provision to be met at appropriate locations, whilst also ensuring that there is convenient access to key services, such as health facilities, schools and public transport. It would also protect existing traveller sites within the plan area.</p>
	2	-	+	<p>Option 1 is considered to have a minor negative effect. In not providing any local policy approach in the LDP, option 1 is likely to have minor negative effects on the objective to improve health and wellbeing and quality of life. By planning for new traveller accommodation to have convenient access to local services, such as schools and health facilities, this will contribute towards improved health and wellbeing, and can enable an improved quality of life. Thus option 2 would have minor positive effects.</p> <p>Option 2 is considered to have minor positive effects.</p>
	3	+	++	<p>Option 1 is considered to have a minor positive effect. The option allows planning permission for a suitable facility if a demonstrable need for traveller accommodation is identified. It provides an opportunity for housing and to meet the needs of the travelling community.</p> <p>Option 2 is considered to have significant positive effects as it also has regard to key local services (schools, health care, public transport, shops etc.) and local circumstances, to best meet the needs of the community.</p>
	4	-	?	<p>Option 1 is considered to have minor negative effects as having no policy to ensure integration of traveller accommodation could lead to instances of anti-social behaviour. It is documented that there is a potential link between deprived, disconnected communities and higher incidences of crime and anti-social behaviour.</p> <p>Option 2 is considered to have uncertain effects. Ensuring that new homes for travellers are well located to afford them the same opportunities and access to housing, jobs, health care, schools etc. as general needs housing, is likely to improve wellbeing and quality of life, which has the potential for minor positive effects on the objective to reduce crime and anti-social behaviour. However, this cannot be claimed with any measure of certainty.</p>
	5	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	6	-	+	Option 1 is considered to have a minor negative effect. Although the general criteria of the SPPS would still apply, this general policy does not make any reference to the issue of access to local services. It would also not protect existing traveller sites within the Plan area.

SHAPING A LIVEABLE PLACE			LP5 – TRAVELLER ACCOMMODATION
SA Objectives	Options		Comments
	1	2	
			Option 2 is considered to have a minor positive effect. The option proposes policies to retain existing traveller sites and to provide suitable sites for the provision of new accommodation, subject to need. This option is therefore best placed to retain and enhance access for the travelling community to local services and facilities.
Economic	7	-	? Option 1 is considered to have a minor negative effect as there would be no locally specific policy. Option 2 is considered to have an uncertain effect without demonstrating need and selecting a site, should the need arise.
	8	o	o The options would not be considered to have any effect on or relationship with this SA objective.
	9	-	+ Option 1 is considered to have a minor negative effect as there would be no policy to ensure accommodation is planned to integrate with the transport system. Option 2 is considered to have a minor positive effect as it takes account of local circumstances in relation to the location of new traveller accommodation, including access to public transport and having convenient access to services (thereby reducing the need to travel by car).
	10	-	+ Option 1 is considered to have a minor negative effect as no policy will make it difficult to plan for more sustainable travel modes and therefore support the transition to a low carbon economy. Option 2 is considered to have a minor positive effect as a locally specific approach to traveller accommodation needs would support the transition to a low carbon economy.
Environmental	11	o	o The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o The options would not be considered to have any effect on or relationship with this SA objective.
	13	o	o The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE			LP5 – TRAVELLER ACCOMMODATION
SA Objectives	Options		Comments
	1	2	
14	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
15	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
16	-	+	A locally specific policy approach to traveller accommodation is best placed to ensure that any selected site for such a use is located closer to services, including recycle facilities, which may encourage the more sustainable management of waste. Option 1 is therefore considered to have a minor negative effect and Option 2 is considered to have a minor positive effect.
17	-	+	Belfast has a healthy supply of water, so it is not considered to be an issue for the above options. However, effectively planning sites and locally specific policy would enable key services, such as water supply, to be better planned and provided. Option 1 is therefore considered to have a minor negative effect and Option 2 is considered to have a minor positive effect.
18	-	+	Enhancing access to local services and facilities would help to contribute, however small, to improved air quality, as a result of encouraging more sustainable transport modes, including cycling and walking. Option 1, in contrast, would be considered to have minor negative effects. Option 1 is therefore considered to have a minor negative effect and Option 2 is considered to have a minor positive effect.
19	-	+	Option 1 is considered to have a minor negative effect. As there would be no specific traveller accommodation policy, it is less likely to ensure that new sites are located where they have convenient access to public transport, services and facilities – it would be reactive rather than proactive, so is less well positioned to ensure sustainable development that is properly planned and takes account of the likely future implications of climate change. Option 2 is considered to have a minor positive effect. A policy which seeks to take account of local circumstances in relation to the location of new traveller accommodation, including access to public transport, having convenient access to services and careful consideration of construction, energy use, connectivity etc. would be better placed to deliver positive effects, however small. A more proactive approach is also considered to reduce the likelihood of encountering flood risk issues at planning application stage.

SHAPING A LIVEABLE PLACE

SHAPING A LIVEABLE PLACE			
Table A.7	LP6 – SHARED HOUSING PROVISION		
Reasons for Alternatives Considered	Houses in Multiple Occupation (HMOs) are an important component of meeting shared housing demand. They play an important role in meeting housing needs of single or temporarily employed people, students, low income households, and more recently, migrant workers. HMOs and sub-divisions of larger housing units into flats are prevalent in parts of Belfast and both have a detrimental impact on local communities. Shared housing provision needs to be well planned and appropriately managed.		
Options	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; background-color: #ffe0b2;">Option 1 Continue the Existing HMO Subject Plan Policy Approach</td> <td style="width: 50%; background-color: #c8e6c9;">Option 2 Manage Mix of Housing in Specific Areas of the City</td> </tr> </table>	Option 1 Continue the Existing HMO Subject Plan Policy Approach	Option 2 Manage Mix of Housing in Specific Areas of the City
Option 1 Continue the Existing HMO Subject Plan Policy Approach	Option 2 Manage Mix of Housing in Specific Areas of the City		
Summary	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; background-color: #ffe0b2;">Limits further HMO development in locations with high concentrations, promotes suitable HMO locations, prevents further concentrations occurring, improves quality, and promotes Purpose Built Managed Student Accommodation (PBMSA) as an alternative.</td> <td style="width: 50%; background-color: #c8e6c9;">Widen the HMO Subject Plan approach to include sub-division of larger units into flats, and adapt the PBMSA approach to provide a criteria-based policy in line with Supplementary Planning Guidance recently produced by the Council.</td> </tr> </table>	Limits further HMO development in locations with high concentrations, promotes suitable HMO locations, prevents further concentrations occurring, improves quality, and promotes Purpose Built Managed Student Accommodation (PBMSA) as an alternative.	Widen the HMO Subject Plan approach to include sub-division of larger units into flats, and adapt the PBMSA approach to provide a criteria-based policy in line with Supplementary Planning Guidance recently produced by the Council.
Limits further HMO development in locations with high concentrations, promotes suitable HMO locations, prevents further concentrations occurring, improves quality, and promotes Purpose Built Managed Student Accommodation (PBMSA) as an alternative.	Widen the HMO Subject Plan approach to include sub-division of larger units into flats, and adapt the PBMSA approach to provide a criteria-based policy in line with Supplementary Planning Guidance recently produced by the Council.		
Social Effects	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; background-color: #ffe0b2;">No significant effects</td> <td style="width: 50%; background-color: #c8e6c9;">Significant positive effects: Provision of lifelong learning opportunities, through shared accommodation solution that benefits both resident and university.</td> </tr> </table>	No significant effects	Significant positive effects: Provision of lifelong learning opportunities, through shared accommodation solution that benefits both resident and university.
No significant effects	Significant positive effects: Provision of lifelong learning opportunities, through shared accommodation solution that benefits both resident and university.		
Economic Effects	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; background-color: #ffe0b2;">No significant effects</td> <td style="width: 50%; background-color: #c8e6c9;">Significant positive effects: Access to employment opportunities and supporting Belfast's role as the regional economic driver.</td> </tr> </table>	No significant effects	Significant positive effects: Access to employment opportunities and supporting Belfast's role as the regional economic driver.
No significant effects	Significant positive effects: Access to employment opportunities and supporting Belfast's role as the regional economic driver.		
Environmental Effects	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; background-color: #ffe0b2;">No significant effects</td> <td style="width: 50%; background-color: #c8e6c9;">No significant effects</td> </tr> </table>	No significant effects	No significant effects
No significant effects	No significant effects		
Reasons for Selecting Preferred Option	Option 2 will achieve the regional policy aims of balanced communities and strengthening community cohesion from the RDS and the key SPPS strategic policies relating to housing in settlements. The HMO Subject Plan targets HMOs specifically, but the baseline evidence suggests that flat conversions also need to be actively managed to minimise the loss of larger housing stock and prevent intensification where local infrastructure is unable to support.		
Timescale of Impact	No timescales noted.		
Mitigation or enhancement	<p>SA Objective 13: Ensure that the sub-division of larger units and their conversion to flats is satisfactorily addressed in the consideration of HMO's across the Plan area.</p> <p>An important mitigation measure would be to ensure that the sub-division of larger units and their conversion to flats is satisfactorily addressed in the consideration of HMO's across the plan area.</p> <p>Policy should protect existing residential character in areas where there are currently low numbers of HMOs or houses converted into flats, whilst also limiting further development in areas already with high concentrations. Pro-active policies should recognise there is a rising demand for shared forms of accommodation, and identify appropriate locations to accommodate such developments to reduce pressure in core areas.</p>		

SHAPING A LIVEABLE PLACE			LP6 – SHARED HOUSING PROVISION
SA Objectives	Options		Comments
	1	2	
Social	1	-	<p>Option 1 is considered to have a minor negative effect as it effectively maintains the status quo. There has been evidence of a fall in HMO numbers within the existing HMO Policy Areas and a corresponding increase in the number of flats in the same area which suggests that both HMO's and conversions to flats need to be more actively managed. Failure to do this could result in an over-proliferation of such properties and an imbalance within neighbourhoods in terms of housing mix and tenure, which could have negative implications for inclusivity and equality.</p> <p>Option 2 is considered to have a minor positive effect as it recognises that, in the Belfast context, it is important to seek tighter control of conversion of dwellings to HMOs <i>and</i> conversions to flats or apartments. This proactive management approach can help in the high level regional objectives to achieve balanced communities and strengthen community cohesion. This in turn will contribute to reducing deprivation in the city and encouraging well balanced neighbourhoods that are more inclusive.</p>
	2	-	<p>It is considered that there is a significant correlation between an inclusive and equal society and a higher standard of health, wellbeing and enhanced quality of life. A more proactive approach to the management of both HMO's and conversions to flats/apartments in the Plan area will assist in the creation of balanced communities and neighbourhoods, thereby helping to retain balanced communities. Accordingly, Option 1, the existing policy approach, is considered to have minor negative effects and Option 2 is considered to minor positive effects,</p>
	3	-	<p>Those who require accommodation within HMO's and/or converted flats (e.g. students, single persons, those in temporary employment, migrant workers and low income households) can be best served by a robust and balanced approach that seeks to create an enabling environment for the provision of such housing at more appropriate locations while adopting stricter controls in designated target areas where the proliferation of such accommodation can work against the objective of good quality housing.</p> <p>Option 1 is considered to have minor negative effects as it would not provide the opportunity for housing to meet the needs of those who require it and it fails to adequately manage the sub-division of larger units into smaller flats, leading to loss of larger homes in some areas.</p> <p>Option 2 is considered to have a minor positive effect.</p>
	4	-	<p>Higher incidences of crime and anti-social behaviour have been documented in areas of the city where there are concentrations of HMO's. Option 1 is considered to have minor negative effects as it does nothing to improve the current situation. Option 2 is considered to have a minor positive effect by enabling HMO's and conversions to flats at more appropriate locations, and adopting stricter controls within problem areas, would assist the retention / establishment of balanced communities and thereby support the reduction of crime and anti-social behaviour.</p>

SHAPING A LIVEABLE PLACE			LP6 – SHARED HOUSING PROVISION	
SA Objectives	Options		Comments	
	1	2		
	5	+	++	<p>Shared housing is often occupied by students.</p> <p>Option 1 is considered to have minor positive effects as it would continue to rely on the HMO Subject Plan, which seeks to accommodate the need and demand for multiple occupation while maintaining a community balance. It also promotes appropriate purpose built student accommodation. These aims serve the universities and contribute to the objective to improve skills and education of residents through providing high quality, accessible lifelong learning opportunities.</p> <p>Option 2 is considered to have a significant positive effect by taking a more active management approach to the mix of shared housing accommodation (and PBMSA) throughout the city. This option is best placed to ensure a solution to shared accommodation that benefits both residents and the universities themselves.</p>
	6	?	+	<p>Option 1 is considered to have an uncertain effect whilst Option 2 is considered to have a minor positive effect as it ensures that shared housing provision is located where convenient access is afforded to local services and facilities; as a result of an active management approach to shared housing / HMO's in specific parts of the city.</p>
Economic	7	+	++	<p>Shared housing provision is often occupied by students, migrant workers and low income households.</p> <p>Option 1 is considered to have a minor positive effect as it relied on the current HMO subject plan and would still aim to accommodate need and demand, and also seek to provide housing at places where it may assist the area in terms of regeneration.</p> <p>Option 2 is considered to have a significant positive effect as it involves a more active management approach.</p>
	8	+	++	<p>HMOs, alongside other accommodation options within the private rented sector, play an important role in meeting the housing needs of people who are single, who have temporary employment, students, low income households and, more recently, migrant workers. To deliver the regional policy aspiration for balanced communities, shared housing provision needs to be well planned and appropriately managed. Therefore option 2 ranks as having significant positive effects, while the absence of a more proactive, managed approach means that option 1 would be likely to have minor positive effects.</p> <p>Both options would also support universities and colleges by providing accommodation, be it HMO's or PBSA, for students, thereby protecting their viability and enabling continued rollout of highly skilled graduates to support Belfast as a competitive place and regional economic driver.</p>
	9	+	+	<p>Options 1 and 2 are both considered to have minor positive effects. Both would target accessible locations for this type of housing provision (to serve low income households, migrant workers, students etc.) therefore both options would have minor positive effects on promoting an integrated transport system and encouraging sustainable travel.</p>

SHAPING A LIVEABLE PLACE			LP6 – SHARED HOUSING PROVISION	
SA Objectives	Options		Comments	
	1	2		
	10	+	+	Options 1 and 2 are both considered to have minor positive effects. Both options would target accessible locations for this type of housing provision (to serve low income households, migrant workers, students etc.) therefore both options would have minor positive effects on promoting an integrated transport system and encouraging sustainable travel.
Environmental	11	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	+/-	+	<p>It is acknowledged that an over-proliferation in the number of HMOs or houses converted into flats within certain localities can change the character of an area, there is a clear justification for seeking to proactively manage the number of these specific accommodation types in order to maintain the amenity of local areas. Buildings and streetscapes which may have architectural merit could be affected by HMO use or the conversion into flats. This could be detrimental to the character and appearance of these areas.</p> <p>Option 1 is considered to have mixed effects. It would continue the HMO Subject Plan approach which itself would seek to prevent further concentrations of HMO's, avoid existing proliferated areas and promote more suitable areas. This is a positive measure in respect of the built environment, however the failure to also target the sub-division of larger units and their conversion to flats, which is becoming an increasing problem, would have a minor negative effect.</p> <p>Option 2 is considered to have minor positive effects as it would actively target the conversion of houses into flats as well as the use of houses as HMOs.</p>
	14	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	15	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	16	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	17	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE		LP6 – SHARED HOUSING PROVISION		
SA Objectives	Options		Comments	
	1	2		
	18	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	19	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE

Table A.8	LP7 – QUALITY DESIGN IN RESIDENTIAL DEVELOPMENT
Reasons for Alternatives Considered	‘Supporting good design and positive place making’ is one of the SPPS’ five core planning principles. The LDP is the main vehicle for achieving sustainable patterns of residential development. SPPS states that ‘good design should be the aim of all those involved in housing development’ and should be ‘encouraged everywhere’. All new housing developments should ‘demonstrate a high quality of design, layout (including road infrastructure considerations) and landscaping.’ It also notes that good design will contribute to the ‘creation of places to live that are safe and attractive.’ Only one realistic option was therefore identified.
Option	Continue with PPS7 & Addendum on Residential Extensions and Alterations
Summary	The LDP shall seek to build on the existing approach to quality residential environments. This will involve an overarching policy approach to good design in residential development, supported by specific policies and guidance tailored to local circumstances. An absence of residential design quality guidance is not compatible with regional policy.
Social Effects	No significant effects
Economic Effects	No significant effects
Environmental Effects	Significant positive effect: Enabling more sustainable and smarter development than is better placed to meet the challenges of future climate change.
Reasons for Selecting Preferred Option	Option 2 will achieve the regional policy aims of balanced communities and strengthening community cohesion from the RDS and the key SPPS strategic policies relating to housing in settlements. The HMO Subject Plan targets HMOs specifically, but the baseline evidence suggests that flat conversions also need to be actively managed to minimise the loss of larger housing stock and prevent intensification where local infrastructure is unable to support.
Timescale of Impact	<u>Environmental</u> : The effects would increase and gather momentum over time, and would be assisted by the cumulative effects of continuing high quality, innovative design across the Plan area.
Mitigation or enhancement	<p>All SA objectives: Enhancement of the minor positive effects of this option by:</p> <p>Including a suite of additional specific criteria to supplement a general approach to good design.</p> <p>A means of policy enhancement would include a suite of additional specific criteria to supplement a general approach to good design. These criteria would apply to housing development and should include:</p> <ul style="list-style-type: none"> • Requirement for all new developments to provide an assessment of how their design has incorporated Secure by Design Principles and will contribute towards objectives to increase community safety, reduce crime and anti-social behaviour, enhance wellbeing and promote equality • Promotion of sustainable travel and provision of accessible local neighbourhood facilities • Detailed requirements relating to dwelling sizes, public and private open space provision • Maximising opportunities for use of public art, creation of local landmarks and contribution to sense of place • The provision of legible well connected new developments.

SHAPING A LIVEABLE PLACE		LP7 – QUALITY DESIGN IN RESIDENTIAL DEVELOPMENT	
SA Objectives	Option	Comments	
Social	1	+	This option is considered to have minor positive effects. Good general design standards that are supported by specific local policies can help to ensure that all residential developments, be it for affordable housing, general needs housing, elderly accommodation / supported housing or traveller accommodation, are designed and delivered to high standard. Ensuring all elements are covered, including space standards, public and private space, sense of place, promotion of walking and cycling etc. would help to ensure that no issues develop relating to lack of inclusivity or equality. As can be seen in many of Belfast's existing deprived neighbourhoods, poor design can contribute to deprivation, lower living standards and feelings of isolation.
	2	+	This option is considered to have minor positive effects. Good quality design that is tailored to local circumstances would be considered to have minor positive effects on objectives relating to health, wellbeing and quality of life.
	3	+	This option is considered to have minor positive effects. A key component of good quality housing is a high standard of design. People's needs will be met by having a quality home in a development that has adequate green / amenity space provision, is safe and accessible, proximate to local services and facilities and where appropriate, provides local neighbourhood facilities.
	4	+	This option is considered to have minor positive effects. Good design, including Secure by Design principles, would help to create safe and accessible places. This can increase community safety by supporting the reduction of crime and antisocial behaviour.
	5	o	The option would not be considered to have any effect on or relationship with this SA objective.
	6	+	This option is considered to have minor positive effects. Good design of residential development would include the provision of local neighbourhood facilities as an integral part of larger developments. In addition, convenient access to public transport would be a requirement which would help to connect new neighbourhoods to local services and facilities.

SHAPING A LIVEABLE PLACE		LP7 – QUALITY DESIGN IN RESIDENTIAL DEVELOPMENT	
SA Objectives	Option	Comments	
Economic	7	+	This option is considered to have minor positive effects. The provision of local neighbourhood facilities for larger schemes, together with ensuring convenient access to public transport is designed into the scheme, will enable better access to employment opportunities.
	8	+	This option is considered to have minor positive effects. The approach would also have a minor positive effect in supporting the economic development of Belfast as a competitive place and contributing to its role as a regional economic driver.
	9	+	This option is considered to have minor positive effects. The requirement to design residential schemes that provide convenient access to public transport, which would support cycling and walking, would have a minor positive effect on this objective.
	10	+	This option is considered to have minor positive effects. Designing new residential developments to provide convenient access to public transport and encouraging walking and cycling (as opposed to less sustainable travel modes) would help to support the transition to a low carbon economy. In terms of building design itself, the materials used, renewable technologies employed, opportunities for solar gain etc. can have a minor positive effect too (see LP17).
Environmental	11	+	This option is considered to have minor positive effects. Good design will include the provision of adequate open space and delivering a quality living environment. This will serve to maintain and enhance biodiversity assets and protect habitats and species.
	12	o	The option would not be considered to have any effect on or relationship with this SA objective.
	13	+	This option is considered to have minor positive effects. Good quality design in all new residential development, together with all extensions and alterations and conversions to residential use, would help to safeguard and in certain cases, enhance the quality of the built and historic environment.
	14	+	This option is considered to have minor positive effects. A good design approach will seek to protect landscape views, respect existing topography etc. Accordingly, it is considered to have minor positive effects on this SA objective.
	15	+	This option is considered to have minor positive effects. The adequate provision of public open space would be required as a key component of good design. This would have minor positive effects on this SA objective. A local design policy approach would also be likely to include maximising the opportunity for the creation of local landmarks and the use of public art, which could enhance public spaces.

SHAPING A LIVEABLE PLACE		LP7 – QUALITY DESIGN IN RESIDENTIAL DEVELOPMENT	
SA Objectives	Option	Comments	
	16	+	This option is considered to have minor positive effects. A high quality and well integrated design for developments can help to enable more efficient servicing. Therefore, in relation to the sustainable management of waste, this approach would be considered to have minor positive effects.
	17	o	The option would not be considered to have any effect on or relationship with this SA objective.
	18	+	This option is considered to have minor positive effects. Using good quality design to encourage walking and cycling, and provide accessibility to public transport facilities, would assist in the reduction of air pollution and continued improvements to air quality.
	19	++	This option is considered to have significant positive effects. Using good quality design to encourage walking and cycling, provide well-designed open space, ensure accessibility to public transport facilities, use innovative construction methods, incorporate renewable / energy efficient technologies, be capable of adaption to meet lifetime needs etc., would all contribute towards more sustainable development and provide a design standard that can be continued well into the future to better prepare the population for the likely effects of climate change over time.

SHAPING A LIVEABLE PLACE

Table A.9	LP8 – PROMOTION OF HEALTH & WELLBEING	
Reasons for Alternatives Considered	Improving Health and Wellbeing is one of the five core planning principles of the planning system and the Belfast Agenda. SPPS states that Councils may bring forward local policies that contribute to improving health and wellbeing.	
Options	Option 1 No Specific Policy on Health and Wellbeing	Option 2 Over-arching Policy on Health & Wellbeing
Summary	No specific policy addressing health and wellbeing. The LDP would seek to address and positively contribute to the key SPPS health & wellbeing principles within relevant policies.	An overarching policy to ensure that healthy and active lifestyles are considered and promoted in all new developments, supported by wider policy measures as outlined in Option 1.
Social Effects	Significant negative effects: The absence of targeted measures to improve the health and wellbeing within designated areas of deprivation	Significant positive effect: Providing improved health and wellbeing and quality of life.
Economic Effects	No significant effects	No significant effects.
Environmental Effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 2 will ensure health and wellbeing are considered and promoted in all new development, recognising the issue as a core principle of the planning system and outcome of the Belfast Agenda.	
Timescale of Impact	<u>Social</u> : These effects would be gradual over time, with improved health and wellbeing increasing over the longer term.	
Mitigation or enhancement	All SA objectives: Ensure that all development plan policies take account, as appropriate, of the need to encourage a more healthy and active lifestyle and to foster increased health and wellbeing.	

SHAPING A LIVEABLE PLACE			LP8 – PROMOTION OF HEALTH & WELLBEING	
SA Objectives	Options		Comments	
	1	2		
Social	1	-	+	<p>Option 1 is considered to have a minor negative effect as it fails to address specific local challenges around the health and wellbeing of its residents, evidenced as a persistent element of local inequalities over the last decade.</p> <p>Option 2 is considered to have a minor positive effect by adopting an over-arching policy on health and wellbeing it would assist in tackling one of the key issues affecting areas of deprivation.</p>
	2	--	++	<p>An over-arching policy on health and wellbeing in the LDP would have obvious significant positive effects on this SA objective. Option 1, with no specific policy approach, would have significant negative effects, particularly with regard to the absence of targeted measures to improve the health and wellbeing of those living within the many areas of deprivation designated in the Plan area. Option 2 is considered to have significant positive effects.</p>
	3	-	+	<p>The provision of good quality housing that includes consideration of healthy lifestyle, will enable people to meet their housing needs.</p> <p>Option 1 would not provide the opportunity to emphasise the link between good quality housing developments and a healthy and active lifestyle. It therefore is considered to have minor negative effects.</p> <p>Option 2 would provide the opportunity for strategic objectives to be included in the LDP, to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. It is therefore likely to have minor positive effects.</p>
	4	-	+	<p>Addressing general health and wellbeing inequalities and facilitating a more active and healthy lifestyle, is likely to make a positive contribution to the reduction of crime and anti-social behaviour.</p> <p>Option 1, with no specific health and wellbeing policy, would be considered to have minor negative effects.</p> <p>Option 2 would be considered to have minor positive effects, as it proposes an over-arching policy specifically focusing on health and wellbeing.</p>
	5	o	o	<p>The options would not be considered to have any effect on or relationship with this SA objective.</p>

SHAPING A LIVEABLE PLACE			LP8 – PROMOTION OF HEALTH & WELLBEING	
SA Objectives	Options		Comments	
	1	2		
	6	-	+	<p>Including an over-arching policy on health and wellbeing in the LDP would enable strategic objectives to be included that would encourage a more healthy and active lifestyle. One of the key objectives would include enhanced accessibility to local service centres (to encourage cycling and walking).</p> <p>Option 1, by having no specific policy on health and wellbeing, would fail to recognise the link between healthy, active communities and proximity to local services and facilities. It is considered therefore to have minor negative effects.</p> <p>Option 2 therefore would be considered to have minor positive effects.</p>
Economic	7	-	+	<p>Including an over-arching policy on health and wellbeing in the LDP would enable strategic objectives to be included that would encourage a more healthy and active lifestyle. One of the key objectives would include enhanced accessibility to centres and places of employment (to encourage cycling and walking).</p> <p>Option 1, by having no specific policy on health and wellbeing, would fail to recognise the link between healthy, active communities and proximity to places of work. It is considered therefore to have minor negative effects.</p> <p>Option 2 therefore would be considered to have minor positive effects.</p>
	8	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	9	-	+	<p>Including an over-arching policy on health and wellbeing in the LDP would enable strategic objectives to be included that would encourage a more healthy and active lifestyle. One of the key objectives would include enhanced accessibility to local service centres (to encourage cycling and walking). This would encourage sustainable travel. Moreover, in ensuring residents are closer to local service centres supports the delivery of a more integrated transport system.</p> <p>Option 1 would mean that the LDP would fall short in terms of promoting healthy and active lifestyles, a n important component in encouraging more sustainable travel. It therefore ranks as having minor negative effects.</p> <p>Option 2, in contrast, by having an overarching policy on health and wellbeing would be considered to have minor positive effects. Promoting health and wellbeing is likely to coincide with conscious choices to use more sustainable travel modes, where these are viable.</p>
	10	-	+	The transition to a low carbon economy can be assisted through objectives for the encouragement of, for example, sustainable travel and improved accessibility to local services and facilities and to jobs. Therefore option 2, would be considered to have minor positive effects. Option 1 would have minor negative effects.

SHAPING A LIVEABLE PLACE			LP8 – PROMOTION OF HEALTH & WELLBEING	
SA Objectives	Options		Comments	
	1	2		
Environmental	11	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	12	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	13	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	14	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	15	○	+	Open space and natural green space are important components in enabling healthy lifestyles. Option 1 is considered to have no effect and Option 2 should encourage more open space and green space, better use and improved accessibility to open space, by having a specific policy approach for improving the general health and wellbeing of the population. Option 2 would therefore be considered to have minor positive effects.
	16	○	○	The options would not be considered to have any effect on or relationship with this SA objective.
	17	○	○	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE		LP8 – PROMOTION OF HEALTH & WELLBEING		
SA Objectives	Options		Comments	
	1	2		
	18	-	+	<p>Option 1 would mean that the LDP would fall short in terms of promoting healthy and active lifestyles, a key component in encouraging sustainable travel. Also, the absence of a policy on health and wellbeing would be less likely to focus on the link between certain types of land use (e.g. industrial) and patterns of development that could result in increased air pollution, with consequent impact on human health. This option therefore ranks as having minor negative effects.</p> <p>Option 2 – including an over-arching policy on health and wellbeing in the LDP would enable strategic objectives to be included that would encourage a more healthy and active lifestyle. One of the key objectives would include enhanced accessibility to local service centres (to encourage cycling and walking and more sustainable travel modes). This would contribute towards the objective of reduced air pollution and increased air quality as a result of people a) being able to and b) actively choosing to use a means of travel other than the private car. Therefore, option 2 would be considered to have minor positive effects.</p>
	19	-	+	<p>The transition to a low carbon economy would have minor positive effects in terms of supporting the adaptation to climate change, particularly as resources are likely to become scarcer over time. Therefore, the options score the same as for SA10 above.</p>

SHAPING A LIVEABLE PLACE

Table A.10	LP9 – COMMUNITY INFRASTRUCTURE
Reasons for Alternatives Considered	The LDP is the mechanism through which healthy social and physical environments can be encouraged. It can protect existing and identify new sites for the leisure, health, education and social care facilities required to serve cross-boundary populations and support Belfast as a 'Healthy City'. Inclusion of a specific policy objective in the LDP was therefore the only realistic option considered.
Option	Specific policy objective in LDP
Summary	Recognises the importance of community infrastructure through inclusion of a specific policy objective.
Social Effects	No significant effects
Economic Effects	Significant positive effects: Retaining and enhancing access to local services and facilities.
Environmental Effects	No significant effects
Reasons for Selecting Preferred Option	Adequate community infrastructure is an essential part of the LDP process when planning for a growing population. This approach would also ensure that new developments should be required to contribute towards any new community infrastructure requirements arising as a result of development and to ensure good accessibility to existing services and facilities intended to serve future residents.
Timescale of Impact	<u>Economic</u> : The effects should begin to be realised quite quickly over the Plan period, particularly where new developments are required to provide additional community infrastructure to serve them.
Mitigation or enhancement	No mitigation measures or enhancements have been identified.

SHAPING A LIVEABLE PLACE		LP9 – COMMUNITY INFRASTRUCTURE	
SA Objectives	Option	Comments	
Social	1	+	This option is considered to have minor positive effects. One of the deprivation indicators set out by NISRA is 'Proximity to Services'. The above policy approach could therefore potentially make a contribution towards alleviating deprivation in the Plan area. The delivery of neutral venues such as leisure centres, libraries and shopping centres that are accessible, well connected to their neighbourhoods can promote inclusivity.
	2	+	This option is considered to have minor positive effects. Locating services in one place can promote 'walkability' and accessibility, therefore encouraging healthier lifestyles and sustaining vibrant neighbourhoods.
	3	+	This option is considered to have minor positive effects. The provision of good quality housing to enable people to meet their needs includes a number of factors, including accessibility to local services, active travel options and provision of leisure and recreation facilities etc. In proposing a policy on the provision, protection of and accessibility to community infrastructure, would have minor positive effects.
	4	+	This option is considered to have minor positive effects. The delivery of neutral venues such as leisure centres, libraries and shopping centres that are accessible, well connected to their neighbourhoods can promote inclusivity and provide opportunities to socialise and relax – a lack of such facilities can often precipitate crime and ASB, particularly with younger people, who feel there is <i>'nothing else to do'</i> in the area. The plan can also adapt to changing needs and priorities over the plan period and should be flexible to allow for meanwhile or temporary uses and support the sustainable re-use of redundant facilities and vacant buildings.
	5	+	This option is considered to have minor positive effects as this approach would seek to protect and provide development opportunities for educational facilities as part of community infrastructure based on local need, and to require developer contributions towards new necessary community infrastructure arising as a result of development, it would be considered to have minor positive effects on this SA objective.
	6	++	This option is considered to have significant positive effects. By protecting existing and providing new community infrastructure, together with seeking contributions for developments requiring new community facilities.
Economic	7	+	This option is considered to have minor positive effects. By protecting existing and providing new community infrastructure, together with seeking contributions for developments requiring new community facilities, this would ensure that local residents have access to employment opportunities. The services and facilities that will be protected and created would also provide employment opportunities for those living in the local area.
	8	+	This option is considered to have minor positive effects. The provision of necessary community infrastructure would help to sustain population and encourage people to move into new neighbourhoods. A critical mass of population living within well serviced residential neighbourhoods would provide a settled workforce to support the economic development of Belfast.
	9	+	This option is considered to have minor positive effects. By ensuring that people have convenient access to key services and facilities, this would encourage more sustainable methods of travel such as walking and cycling, as opposed to making longer journeys by private car. In addition, having residential development close to key facilities such as schools, crèches, health centres, leisure centres etc. would also support integrated transport focused around and linking key development nodes.

SHAPING A LIVEABLE PLACE		LP9 – COMMUNITY INFRASTRUCTURE	
SA Objectives	Option	Comments	
	10	+	This option is considered to have minor positive effects. The above approach would be considered to support more sustainable travel, so would also have minor positive effects in supporting the transition to a low carbon economy where people adopt walking and cycling as the preferred mode of travel to access their place of employment and key services and facilities.
Environmental	11	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	o	The options would not be considered to have any effect on or relationship with this SA objective.
	14	o	The options would not be considered to have any effect on or relationship with this SA objective.
	15	o	The options would not be considered to have any effect on or relationship with this SA objective.
	16	o	The options would not be considered to have any effect on or relationship with this SA objective.
	17	o	The options would not be considered to have any effect on or relationship with this SA objective.
	18	+	This option is considered to have minor positive effects as this approach would have minor positive effects in relation to encouraging sustainable travel and supporting a low carbon economy, it would also support the objective to improve air quality.
	19	+	This option is considered to have minor positive effects. In helping to improve air quality and encouraging more sustainable travel modes, this approach would also assist in supporting the adaptation to climate change through reducing greenhouse gas emissions and ozone depleting substances.

SHAPING A LIVEABLE PLACE

Table A.11			
LP10 – COMMUNITY COHESION			
Reasons for Alternatives Considered	RDS sets clear policy aims and objectives to strengthen community cohesion and support urban renaissance. SPPS acknowledges ‘Creating and Enhancing Shared Space’ as an important principle within the planning system and recognises the planning system has an important role in supporting government in addressing the barriers to the creation and maintenance of shared space. It further recognises that the is committed to addressing all the barriers that prevent or interfere with the creation and maintenance of shared space, and ensuring that all individuals can live, learn, work and play wherever they choose. Removal of wall interface barriers by 2023 is a key element of this.		
Options	Option 1 Strategic Policy on Community Cohesion	Option 2 Site Specific Guidance for Key Locations	Option 3 Over-arching Policy with Supplementary Guidance
Summary	An over-arching strategic policy to encourage all new development to promote community cohesion and make a positive contribution to community relations.	Recognising specific issues associated with each interface and/or barrier may vary from location to location, the LDP would provide site-specific guidance for key locations in close proximity to interfaces barriers.	Combining options 1 & 2 an over-arching strategic policy would encourage all new development to promote community cohesion, supported by site-specific guidance for key locations (provided through supplementary planning guidance, site specific masterplans or development briefs).
Social Effects	No significant effects	No significant effects	Significant positive effects: Addressing social exclusion, deprivation and inequality, and in improving health and wellbeing. Opportunity for the provision of good quality housing that meets all housing needs; supporting reduction in crime & anti-social behaviour; contributing to improved educational attainment.
Economic Effects	No significant effects	No significant effects	Significant positive effects: Contributing towards communal stability and helping to reconnect the City.
Environmental Effects	No significant effects	No significant effects	Significant positive effects: Help create conditions of communal stability throughout the City and encourage a more connected urban form to promote sustainable travel patterns and travel choices, with environmental benefits via reduced emissions of key pollutants. Encourage development and redevelopment of brownfield sites throughout the

			city and specifically at interface areas, with potential to address peacewalls
Reasons for Selecting Preferred Option	<p>Option 3 offers an approach which has both a city-wide and local geographic focus that is of benefit to the city and its citizens. It will make a positive contribution to community relations throughout the city by addressing issues around community cohesion at a strategic level, but also at a more localised level which has benefit in offering a targeted approach to such matters in areas of the city that experience high levels of division.</p> <p>Encouraging development that contributes to an enhancement of spatial connectivity and community cohesion is important in reconnecting the city physically and socially.</p> <p>There are a range of measures across a number of LDP policy areas that can contribute to a more coherent urban form and improved community relations. A joined-up approach to these issues, together with early consultation with communities likely to be affected by proposed developments, is also important in this regard. This is of particular importance in relation to the Executive's goal for the removal of all interface barriers by 2023 and the need for the plan to consider the potential for utilisation of all land within the city. The SPPS states that to achieve this target, planning initiatives concerning peace-lines and contested spaces should be considered as part of a more comprehensive regeneration of wider neighbourhood environments. Given that the specific issues associated with each interface and/or barrier are likely to vary from location to location, it is considered appropriate to address such matters through supplementary guidance and site specific masterplans or development briefs to ensure a flexible approach across the city.</p>		
Timescale of Impact	<p><u>Social:</u> Addressing social exclusion, deprivation and inequality, and in improving health and wellbeing, will be medium to long-term in delivery. Opportunity for the provision of good quality housing that meets all housing needs; supporting reduction in crime & anti-social behaviour; contributing to improved educational attainment, will also be medium to long-term in delivery.</p> <p><u>Economic:</u> Contributing towards communal stability and helping to reconnect the City – It is envisaged that the positive impacts of Option 3 would increase over time. In the short term, access to local services and facilities would be improved. Such access would be enhanced in the medium to long-term, and supplemented by economic development and employment opportunities. In interface areas, this would be aided by the removal of peacewalls in the medium to long-term. The overall long-term effect would be an opening-up and reconnection of the City.</p> <p><u>Environmental:</u> Help create conditions of communal stability throughout the City and encourage a more connected urban form to promote sustainable travel patterns and travel choices, with environmental benefits via reduced emissions of key pollutants. Encourage development and redevelopment of brownfield sites throughout the city and specifically at interface areas, with potential to address peacewalls. It is envisaged that the benefits of Option 3 will be medium to long-term in delivery.</p>		
Mitigation or enhancement	No mitigation measures or enhancements have been identified.		

SHAPING A LIVEABLE PLACE				LP10 – COMMUNITY COHESION	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	+/-	+	++	<p>Options 1 and 2 would contribute to a society where diversity is valued and in which communities have a shared sense of belonging. Whilst Option 2 would have a minor positive effect, the effectiveness of Option 1 would be limited by the lack of a targeted approach, meaning it would likely have mixed effects. The more targeted approach of Option 2 would be of increased benefit in addressing issues of deprivation and exclusion in areas of greatest need. Operating at smaller geographic scales would facilitate a better understanding of the issues confronting communities and enable specific guidance towards a reduction in levels of deprivation and inequality, and to greater levels of inclusion.</p> <p>Option 3 would have a significant minor positive effect by combining the two approaches of Options 1 and 3.</p>
	2	+	+	++	<p>Options 1 and 2 would promote community cohesion and make a minor positive contribution to community relations that would have consequential effects in encouraging communities to access public services in all areas of the city, free from fear or similar negative emotions. Option 2 would have added benefit in promoting greater levels of cohesion and strengthening relationships in areas that are most divided. This could potentially encourage the location of essential services in areas of greatest need and help to increase access to existing services and open spaces within the wider locality that are perceived as being under ‘ownership’ of a single-identity community grouping. This would help generate better access to essential health care facilities and open up areas of the city to support healthy lifestyles and recreation opportunities.</p> <p>Option 3 would have a significant positive effect by combining Options 1 and 2.</p>
	3	+	+	++	<p>Options 1 and 2 would have a minor positive effect by encouraging neighbourhoods in which everyone in the community is valued and respected, and where diversity is celebrated. However, Option 2 has greater potential to confront the contentions and issues preventing housing needs from being met in specific areas of the City and to promote equality of opportunity in terms of local demand and supply.</p> <p>Option 3 would have a significant minor positive effect in combining the approaches of Options 1 and 2, and in seeking to overcome issues such as the territorialisation of space. This option would help promote greater cohesion, improve relationships and provide opportunities for mixed-tenure housing in shared neighbourhoods that are capable of meeting the differential needs of all the City’s communities.</p>

SHAPING A LIVEABLE PLACE				LP10 – COMMUNITY COHESION	
SA Objectives	Options			Comments	
	1	2	3		
Economic	4	+	+	++	<p>Option 1 would have a minor positive effect in contributing to an increase in community safety across the City by encouraging greater social integration that would facilitate a reduction in crime and antisocial behaviour.</p> <p>Option 2 would also have a minor positive effect through a targeted approach to areas most impacted by the physical and psychological aspects of crime. Site specific guidance facilitating community cohesion, specifically at interface areas which attract anti-social disturbance, would foster respect and understanding amongst the communities of Belfast. This would help reduce the fear of crime and actual instances of crime, with consequential benefits in terms of increased community safety.</p> <p>Option 3 would promote community cohesion, foster improved community relations and target areas experiencing the greatest levels of social exclusion. This would have a significant positive effect in increasing community safety throughout the City by supporting a reduction in crime and anti-social behaviour.</p>
	5	+	+	++	<p>Options 1 and 2 would have a minor positive effect by helping to open up the City's learning environments to communities historically perceived or actually excluded from educational facilities.</p> <p>Option 2 would supplement this by promoting stability within traditionally divided areas of the city, with consequential benefits in terms of opportunities for access to shared learning facilities or the location of new learning and development establishments within areas suffering lowest levels of educational attainment.</p> <p>Option 3 provides the greatest benefit by helping to enhance social relations that will improve the skills and education of residents by providing access to new or existing learning opportunities throughout the City.</p>
	6	+	+	++	<p>Options 1 and 2 would have a minor positive effect by facilitating the development of social relations and creating stability in all areas of the City in order to attract investment in key community services and enhance the mutual access of communities to services in the wider locality.</p> <p>Option 3 would have a significant positive effect by combining the two approaches.</p>
	7	+	+	++	<p>Options 1 and 2 would have a minor positive effect by facilitating the development of improved social relations and creating stability in all areas of the City, with potential to attract investment leading to an increase in employment opportunities. The localised focus of Option 2 would further support short and long-term employment opportunities to facilitate the long-term unemployed, residing in traditionally deprived areas, in gaining access to the labour market.</p> <p>Option 3 would provide a significant positive effect by combining the two approaches.</p>
8	+	+	++	<p>In contributing to City-wide stability, Options 1 and 2 would have a minor positive effect in helping to attract inward investment from a range of business sectors, encouraging new start-up opportunities and existing business to locate in Belfast.</p>	

SHAPING A LIVEABLE PLACE				LP10 – COMMUNITY COHESION	
SA Objectives	Options			Comments	
	1	2	3		
				<p>Option 2 would also have potential to contribute to the redevelopment of interface areas, with opportunity for the removal of peacewalls. This would help to attract investment to deprived areas of Belfast, with potential to reconnect the City by encouraging regeneration that is of local and City-wide benefit.</p> <p>Option 3 would have a significant positive effect in supporting the economic development of Belfast as a competitive place and contribute to its role as a regional economic driver.</p>	
9	+	+	++	<p>Options 1 and 2 would have a minor positive effect by encouraging an environment in which people feel safe to navigate by sustainable travel means, such as walking and cycling.</p> <p>Option 2 is likely to be of benefit in improving social relations and stability in areas of the City experiencing the greatest levels of communal division, with potential to contribute towards the removal of peacewalls and create or renew access to neighbouring areas, promoting connectivity and enhancing permeability. This would help to reconnect areas of the City and increase opportunities for walking and cycling. The consequential benefits of reconnecting the City would be found in reduced commuting distances and improved linkages, for example, between residential spaces and areas of employment.</p> <p>Option 3 would have a significant positive effect in combining Options 1 and 2, encouraging reconnection of the City in a way that promotes sustainable travel patterns.</p>	
10	+	+	++	<p>Options 1 and 2 would have an overall minor positive effect by encouraging an environment in which people feel safe to navigate by sustainable travel means, such as walking and cycling.</p> <p>Option 2 also has the potential to address peacewalls and create or renew access to neighbouring areas in order to promote connectivity and enhance permeability. This would help to reconnect the City, with consequential benefits found in reduced commuting distances and improved linkages between different areas, reducing the need to travel further by vehicle and encouraging travel by foot or bicycle which have potential to contribute to reduced energy consumption.</p> <p>Option 3 would have a significant positive effect by combining Options 1 and 2, encouraging reconnection of the City in a way that promotes sustainable travel patterns.</p>	
Environmental	11	o	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	12	o	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.

SHAPING A LIVEABLE PLACE				LP10 – COMMUNITY COHESION
SA Objectives	Options			Comments
	1	2	3	
13	o	+	+	Option 1 would not be considered to have any effect on or relationship with this SA objective. Options 2 and 3 would have a minor positive effect on the quality of the built environment by contributing towards the regeneration of brownfield sites, particularly at interface areas.
14	o	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
15	+	+	++	Options 1 and 2 would have a minor positive effect in contributing to community cohesion and improved community relations, with potential to de-link territory from identity in order to promote redevelopment of brownfield sites for wider public benefit. These options would also have potential to contribute to levels of communal stability that would permit safe and shared access to all public open space within walking distance from peoples' homes. Option 3 would have a significant positive effect in protecting and enhancing open space and natural green space, including Belfast's countryside asset, by making accessible the City's open spaces for wider public use, regardless of community background, and by encouraging the adaptation and reuse of existing building stock, alongside the redevelopment of brownfield development sites.
16	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
17	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
18	+	+	++	Options 1 and 2 would have an overall minor positive effect by encouraging an environment in which people feel safer to navigate by sustainable travel means, such as walking and cycling. With Option 2 , there is potential to address peacewalls and create or renew access to neighbouring areas in order to promote connectivity and enhance permeability. This would help to reconnect the City, with consequential benefits found in reduced commuting distances and improved linkages between different areas, reducing the need to travel further by vehicle and encouraging travel by foot or bicycle which have potential to contribute to reduced emissions of key pollutants. Option 3 would have a significant positive effect in combining the two options to create conditions of communal stability throughout Belfast, sufficiently strong to encourage reconnection of the City in a way that promotes sustainable travel patterns

SHAPING A LIVEABLE PLACE		LP10 – COMMUNITY COHESION			Comments
SA Objectives	Options				
	1	2	3		
	19	+	+	++	<p>Options 1 and 2 would have an overall minor positive effect by encouraging an environment in which people feel safe to navigate by sustainable travel means, such as walking and cycling.</p> <p>With Option 2, there is potential to address peacewalls and create or renew access to neighbouring areas in order to promote connectivity and enhance permeability. This would help to reconnect the City, with consequential benefits found in reduced commuting distances and improved linkages between different areas, reducing the need to travel further by vehicle and encouraging travel by foot or bicycle which have potential to contribute to reduced greenhouse gas emissions.</p> <p>Option 3 would have a significant positive effect in combining Options 1 and 2 to create conditions of communal stability throughout Belfast, sufficiently strong to encourage reconnection of the City in a way that promotes sustainable travel patterns.</p>

SHAPING A LIVEABLE PLACE

Table A.12	LP11 – URBAN DESIGN
Reasons for Alternatives Considered	SPPS advises that LDPs should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. These should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. The LDP should therefore include broad urban design policy outlining criteria that will be taken into account in assessing any application for new development. General design criteria can be supported by more specific and area focused details in supplementary planning guidance. As design is a critical component of the LDP, the provision of no detailed guidance is not a reasonable alternative.
Option	Specific policy objective in LDP
Summary	Broad urban design policy for new development, supported by specific and area focused supplementary planning guidance.
Social Effects	No significant effects
Economic Effects	No significant effects
Environmental Effects	Significant positive effects: Built and historic environment, and supporting the adaptation to climate change.
Reasons for Selecting Preferred Option	The preferred option is to include broad urban design criteria that will be taken into account in the assessment of any application for new development. This criteria will require applicants to demonstrate how their design supports and promotes attractive environments and could be supported by a number of supplementary planning documents which provide further advice and guidance.
Timescale of Impact	<u>Environmental</u> : The effects are likely to be over the long term.
Mitigation or enhancement	No mitigation measures or enhancements have been identified.

SHAPING A LIVEABLE PLACE		LP11 – URBAN DESIGN	
SA Objectives	Option	Comments	
Social	1	+	Good general design standards that are supported by specific local policies can help to ensure that all development, of buildings for all types of uses, seeks to improve design quality and the aesthetic quality of their context. Good design promotes attractive places to live, work and play encouraging investment which would assist in reducing deprivation. Well-designed places are places where people will seek to live thereby encouraging inclusivity. As can be seen in many of Belfast’s existing deprived neighbourhoods, poor design can contribute to deprivation, lower living standards and feelings of isolation. The option would have minor positive effects on this SA objective.
	2	+	Good quality design that is tailored to local circumstances would be considered to have positive effects on objectives relating to health (particularly mental health), wellbeing and quality of life. Major developments should consider and encourage travel by alternative transport methods to the car – encouraging active lifestyles. The option would have minor positive effects on this SA objective.
	3	+	Good quality design will encompass all development types including housing. It will facilitate a range of housing types to meet the diverse range of housing need, by having a quality home in a development that has adequate green / amenity space provision, is safe and accessible, proximate to local services and facilities and where appropriate, provides local neighbourhood facilities. The option would have minor positive effects on this SA objective.
	4	+	Good design, including Secure by Design principles, would help to create safe and accessible places. This can increase community safety by supporting the reduction of crime and antisocial behaviour – e.g. by having spaces with natural surveillance. This option therefore ranks as having minor positive effects.
	5	o	The option would not be considered to have any effect on or relationship with this SA objective.
	6	+	Good design will encourage investment creating sustainable environments close to existing facilities or include the provision of local neighbourhood facilities as an integral part of larger developments. In addition, convenient access to public transport would be a requirement which would help to connect new neighbourhoods to local services and facilities. Considered to have minor positive effects.
Economic	7	+	Good design encourages investment and attracts employers who wish to locate in high quality environments. This would also have a positive effect in ensuring residents have access to employment opportunities. Considered to have minor positive effects.
	8	+	Good design encourages investment and attracts employers who wish to locate in high quality environments. This would also have a minor positive effect in supporting the economic development of Belfast as a competitive place and contributing to its role as a regional economic driver.

SHAPING A LIVEABLE PLACE		LP11 – URBAN DESIGN	
SA Objectives	Option	Comments	
	9	+	Good design will ensure convenient access to public transport and which would also support cycling and walking. This would have a minor positive effect on the SA objective to promote an integrated transport system and encourage sustainable travel.
	10	+	Quality design will aim to provide convenient access to public transport and encouraging walking and cycling (as opposed to less sustainable travel modes) and would help to support the transition to a low carbon economy. In terms of building design itself, the materials used, renewable technologies employed, opportunities for solar energy etc. can have a minor positive effect too.
Environmental	11	+	Good design will seek to incorporate natural and landscaping features including open space. Retention of features such as trees and hedgerows will protect existing biodiversity assets. The option would be considered to have minor positive effects.
	12	o	The option would not be considered to have any effect on or relationship with this SA objective.
	13	++	Good quality design will respond appropriately to context and reinforce local distinctiveness. Scale, massing, proportion and materials should enhance legibility. This will protect built heritage assets such as listed buildings, Conservation Areas and Areas of Townscape Character. The option is considered to have significant positive effects.
	14	+	Good quality design will be responsive to topography, landscape setting and impact on views – including key views into and out of the city centre. Considered to have minor positive effects.
	15	+	Good quality design will respond to open spaces taking account of how it addresses it and the resultant scale of enclosure. This would have minor positive effects on the SA objective to protect and enhance open space and natural green space. A local design policy approach would also be likely to include maximising the opportunity for the creation of local landmarks and the use of public art, which could enhance public spaces.
	16	+	Good design would provide well integrated developments that can use existing service delivery mechanisms including collection of waste. Also, new development could design in accessible recycling facilities. This would be considered to have minor positive effects.

SHAPING A LIVEABLE PLACE		LP11 – URBAN DESIGN	
SA Objectives	Option	Comments	
	17	o	The option would not be considered to have any effect on or relationship with this SA objective.
	18	+	Good quality design in encouraging walking and cycling, and providing accessibility to public transport facilities, would assist in the reduction of air pollution and continued improvements to air quality. Considered to have minor positive effects.
	19	++	Good quality design encouraging walking and cycling, providing accessibility to public transport facilities, and using sustainable technologies and using innovative construction methods, including renewable / energy efficient technologies contributing to sustainable development and provide better preparation for the likely effects of climate change over time. Considered to have significant positive effects.

SHAPING A LIVEABLE PLACE

Table A.13	LP12 – ARTERIAL ROUTES / GATEWAYS	
Reasons for Alternatives Considered	There is no regional policy requirement for the LDP to include specific guidance on design quality of arterial routes and gateways. However, gateway corridors into the city centre help to promote a strong city image and an appropriate sense of arrival. The arterial routes that lead to these locations also play an important role for connecting the city centre with its neighbouring areas and the wider region. They therefore have an important role in influencing impressions of the city as people travel to Belfast to work, shop and be entertained.	
Options	Option 1 No Specific Design Guidance for Arterial Routes/Gateways	Option 2 Design Guidance for Arterial Routes/Gateways
Summary	No specific guidance in the LDP relating to design quality of arterial routes/gateways.	The LDP would identify a hierarchy of arterial routes and key city centre gateways, providing policies to support quality design, vitality and to enhance the function of such areas; supported by Supplementary Planning Guidance to guide location-specific guidance as appropriate.
Social Effects	No significant effects	No significant effects
Economic Effects	No significant effects	No significant effects
Environmental Effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 2 would likely mitigate minor negative effects under all three themes, whilst resulting in minor positive effects. It seeks to promote key routes with a strong urban image as local centres for living, working, shopping and socialising opportunities. Complementary SPG could also assist in guiding development within areas that have experienced fragmentation of the urban form.	
Timescale of Impact	No timescales noted.	
Mitigation or enhancement	Objective 3: LDP should include general design policies (see LP11) and policies on design in residential development (see LP7). Objective 19: Sustainable technologies, using innovative construction methods, including renewable / energy efficient technologies could all be promoted to better prepare areas for the likely effects of climate change over time.	

SHAPING A LIVEABLE PLACE		LP12 – ARTERIAL ROUTES / GATEWAYS		
SA Objectives	Options		Comments	
	1	2		
Social	1	-	+	<p>Good design will promote sustainable aesthetically pleasing environments, which will encourage investment, thereby increasing employment opportunities. Most arterial routes pass through areas that suffer from multiple deprivation and so improvements are likely to provide positive effects.</p> <p>Option 1, with no specific policy on arterial routes, would have minor negative effects.</p> <p>Option 2 will assist in tackling one of the key issues affecting areas of deprivation, which will have a minor positive effect on this SA objective.</p>
	2	-	+	<p>Good quality design that is tailored to local circumstances would have positive effects on objectives relating to health (particularly mental health), wellbeing and quality of life. Option 1, with no specific policy approach, would have minor negative effects, particularly regarding the absence of targeted measures to improve the health and wellbeing of those living within the areas of deprivation designated in the Plan area, many of which are located near key arterial routes into the centre of the city.</p> <p>Option 2 would have a minor positive effect as good design on arterial routes would contribute to vitality and enhanced function, with consequent benefits in terms of quality of life and wellbeing.</p>
	3	o	+	<p>Under Option 1, which proposes no specific policy, residential development would still be subject to broader design policies and any specific policies relating to design in residential developments, which would help mitigate any potential minor effects. It therefore is considered to have no substantive effects.</p> <p>Good quality design will encompass all uses including residential use, and a range of housing types to cater for different housing needs. Residential developments are likely to be particularly pertinent in areas of long-term vacancy, where commercial uses may no longer be viable. Option 2 would seek to promote key routes with a strong urban image appropriate to reading of these places as local centres where people can live, work, shop and avail of entertainment opportunities in a sustainable manner. Therefore, the opportunity would be provided for quality housing and this option would therefore be considered to have minor positive effects.</p>
	4	-	+	<p>Good design will seek to reduce crime and promote community safety. A specific policy on design for arterial routes that includes criteria on safety is likely to make a positive contribution to the reduction of crime and anti-social behaviour.</p> <p>Option 1 – the absence of specific design policy for arterial routes / gateways would be considered to have a minor negative effect. Any proposed developments would still be guided by general design principles, e.g. the SPP</p> <p>Option 2 - would have minor positive effects, as specific design guidance for arterial routes / gateways would be likely to include 'Secure by Design Principles' and would help to contribute to how safe these places are and feel.</p>
	5	o	o	<p>The options would not be considered to have any effect on or relationship with this SA objective.</p>

SHAPING A LIVEABLE PLACE			LP12 – ARTERIAL ROUTES / GATEWAYS	
SA Objectives	Options		Comments	
	1	2		
	6	-	+	<p>Good design will seek to aesthetically enhance arterial routes encouraging investment in services and facilities. Enhanced vibrancy, quality design standards and safeguarding the function of these important routes into and out of the city would help to ensure that local communities benefit from access to local services.</p> <p>Option 1, by having no specific policy on design, would fail to recognise the important link between it and investment in local services and facilities along important arterial routes and gateways in the city. It would therefore have minor negative effects.</p> <p>Option 2 would have minor positive effects for the reason identified above.</p>
Economic	7	-	+	<p>Good design encourages investment and attracts employers who wish to locate in high quality environments. This would also have a positive effect in ensuring residents have access to employment opportunities.</p> <p>Option 1, by having no specific policy on design, would fail to recognise the link between it and investment. Option 1 considered therefore to have minor negative effects.</p> <p>Option 2 would have minor positive effects by encouraging investment, as a result of adopting a proactive approach to good quality design along arterial routes and at key gateway locations.</p>
	8	-	+	<p>Good design encourages investment and attracts employers who wish to locate in high quality environments. It would be beneficial in supporting the economic development of Belfast as a competitive place and contributing to its role as a regional economic driver.</p> <p>Option 1 having no specific policy on design would fail to recognise the link between it and investment and would have minor negative effects.</p> <p>Option 2 would be considered to have minor positive effects by encouraging investment as a result of adopting a proactive approach to good quality design along arterial routes and at key gateway locations.</p>
	9	-	+	<p>Option 1 would mean that the LDP would fall short in terms of promoting accessibility to sustainable transport modes, a key component in encouraging sustainable travel. It therefore ranks as having minor negative effects.</p> <p>Option 2 would have minor positive effects. A design policy for arterial routes will seek provision of access to public transport and incorporation of sustainable transport modes. One of the key objectives of a design policy would include enhanced accessibility to local service centres (to encourage cycling and walking). This would encourage sustainable travel. Moreover, in ensuring residents are closer to local service centres supports the delivery of a more integrated transport system.</p>
	10	-	+	<p>Option 1 would have minor negative effects – the absence of specific design guidance for arterial routes could result in weakening investment in these areas, people having to travel further to access services, and failing to provide good connectivity within and to/from these areas. This would have minor negative effect on the overall aim to move towards a low carbon economy.</p> <p>Option 2, which would include criteria on sustainable design, would have minor positive effects. Quality design will aim to provide convenient access to public transport and encouraging walking and cycling (as opposed to less sustainable travel modes) and would help to support the transition to a low carbon economy. In terms of building design itself, the materials used, renewable technologies employed, opportunities for solar energy etc. can have a positive effect too.</p>

SHAPING A LIVEABLE PLACE		LP12 – ARTERIAL ROUTES / GATEWAYS		
SA Objectives	Options		Comments	
	1	2		
Environmental	11	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	+/-	+	Whilst Option 1 would fail to recognise the location of heritage assets along arterial routes, protection would still be afforded to any historic assets through wider heritage policies and legislation (e.g. listings or conservation areas). Option 1 would therefore have neutral effects. Good quality design will respond appropriately to context and reinforce local distinctiveness. Scale, massing, proportion and materials should enhance legibility. This will protect built heritage assets such as listed buildings, Conservation Areas and Areas of Townscape Character many of which are located along arterial routes. Option 2 would therefore have minor positive effects as it is likely to include a criteria relating to how new development should respond to heritage assets.
	14	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	15	-	+	Good design criteria specifically for arterial routes and gateway sites would be more likely to safeguard and/or enhance existing or provide new open space to contribute to the added vibrancy and vitality of the areas along arterial routes. Accordingly, Option 1 would therefore be considered to have minor negative effects and Option 2 minor positive effects.
	16	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	17	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE		LP12 – ARTERIAL ROUTES / GATEWAYS		
SA Objectives	Options		Comments	
	1	2		
	18	-	+	<p>Good quality design, in encouraging walking and cycling, and providing accessibility to public transport facilities, would assist in the reduction of air pollution and continued improvements to air quality – this could be particularly beneficial along heavily trafficked arterial routes.</p> <p>Option 1 -Having no specific policy on design would fail to recognise the opportunity for new design to encourage sustainable transport modes. Option 1 would therefore have minor negative effects.</p> <p>Option 2 - Would be considered to have minor positive effects as it is likely to include criteria relating to how new development should respond to public transport facilities and include provision for cycle parking / showering etc.</p>
	19	-	+	<p>Option 1 - Having no policy criteria is considered to have minor negative effects.</p> <p>Option 2 – Good quality design encouraging walking and cycling, providing accessibility to public transport facilities, and using sustainable technologies would assist in the reduction of air pollution. This would be of particular benefit along heavily trafficked arterial routes. Sustainable technologies, using innovative construction methods, including renewable / energy efficient technologies, contributing to sustainable development would all provide better preparation for the likely effects of climate change over time.</p>

SHAPING A LIVEABLE PLACE

Table A.14	LP13 – SPATIAL CONNECTIVITY	
Reasons for Alternatives Considered	<p>Planning can be an instrument in alleviating some of the factors that have led to physical fragmentation in the city. Defensive architecture has often meant that development has been set back behind walls or other barriers, or has long blank frontages, that are unattractive to pedestrian movement. The issue is particularly pertinent due to the severance of the city centre from the Docks / riverside and surrounding residential areas due to road infrastructure. Peace lines between different communities provide hard edges between particular communities and areas.</p>	
Options	<p>Option 1 No Specific Policy on Spatial Connectivity</p>	<p>Option 2 Strategic Policy on Spatial Connectivity</p>
Summary	<p>No strategic design policies in relation to spatial connectivity. Individual developments would be assessed on their own merits on the basis of Design Statements, setting out the rationale and justification for proposed scale, mass and form and how these proposals sit within a possible longer term vision for the area.</p>	<p>An over-arching strategic policy to ensure that all new developments promote greater connectivity between places, supported by SPG for areas identified with poor connections and integration.</p>
Social Effects	<p>Likely minor negative effects on a number of counts</p>	<p>Significant positive effects: Reducing deprivation and encouraging an inclusive and equal society. Improved connectivity can provide better access to employment opportunities, key services and facilities – integrating isolated communities</p>
Economic Effects	<p>Likely minor negative effects on all counts</p>	<p>Significant positive effects: Supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as a regional economic driver, supporting business and attracting investment. Enables better access to employment, services and facilities, quicker movement of people and goods within the city, better city legibility, creation of more areas of perceived neutral/shared space</p>
Environmental Effects	<p>Significant negative effect: Supporting the transition to a low carbon economy</p>	<p>Significant positive effect: Promoting an integrated transport system, encouraging sustainable travel and supporting the transition to a Low Carbon Economy. Better connectivity will contribute to the viability of the existing public transport network and the opportunity to enhance it. New development will also be closer to city centre transport hubs</p>
Reasons for Selecting Preferred Option	<p>Option 2 would mitigate the minor negative effects associated with Option 1, whilst delivering significant positive effects under each of the main themes, namely encouraging an inclusive and equal society; supporting the economic development of the city; promoting an integrated transport system and sustainable travel; and supporting the transition to a low carbon economy. It would also ensure that all new development promotes greater connectivity between places, particularly those that suffer from poor connections.</p>	
Timescale of Impact	<p><u>Social</u>: The effects are likely to be realised over the long term</p>	<p><u>Economic</u>: The effects are likely to be realised over the long term</p>
Mitigation / Enhance	<p>No mitigation measures or enhancements have been identified.</p>	

SHAPING A LIVEABLE PLACE			LP13 – SPATIAL CONNECTIVITY	
SA Objectives	Options		Comments	
	1	2		
Social	1	-	++	<p>Promoting greater connectivity – particularly between the city centre and inner city area that often suffers from deprivation will increase access to employment opportunities. It will increase access to the 'community neutral' city centre, thereby helping facilitate a more inclusive and equal society.</p> <p>Option 1 - Having no specific policy on enhancing connectivity would be considered to have minor negative effects.</p> <p>Option 2 In adopting an over-arching policy and supplementary planning guidance on improving spatial connectivity, will assist in tackling one of the key issues affecting areas of deprivation – access to employment opportunities and to key services and facilities, which would assist in integrating communities that have become isolated – and would be considered to have significant positive effects on this SA objective.</p>
	2	-	+	<p>Promoting greater connectivity – particularly between the city centre and inner city area - should encourage travel by alternative transport methods to the car – cycling and walking – and encouraging healthier, more active lifestyles. Option 1 - Having no specific policy approach would be considered to have minor negative effects, as it would not encourage the use of healthier methods of travel, and the benefits to wellbeing of better connectivity and accessibility to key services and to jobs would not be facilitated.</p> <p>Neighbourhoods which are better connected are more likely to reap the benefits of enhanced access to key facilities and services, places of work and recreation / leisure / entertainment uses. Option 2 therefore considered to have minor positive effects.</p>
	3	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	4	-	+	<p>Option 1 - No policy on connectivity would have minor negative effects on community safety as poorly designed, and in some cases unsafe, routes will continue to be used by local residents.</p> <p>Good design will seek to reduce crime and promote community safety. A specific policy / supplementary guidance on connectivity will seek to promote re-established urban fabric to current shatter zones with a high level of vacancy, gaps sites etc. This will promote definition, frontage and enclosure with active frontages and natural surveillance of these routes / spaces, likely to make a positive contribution to safety, the reduction of crime and anti-social behaviour. Option 2 would therefore be considered to have minor positive effects.</p>
	5	-	+	<p>Enhanced connectivity is likely to improve access for more people to high quality education facilities and lifelong learning opportunities. Option 1, with no policy direction on spatial connectivity proposed, would be considered to have minor negative effects, and option 2, in contract, which would include specific criteria in the LDP, would have minor positive effects.</p>
	6	-	+	<p>Promoting greater connectivity through greater permeability and master planning of existing shatter zones, will increase provision of and access to local services. Option 1, by having no specific policy on connectivity, would fail to recognise the importance of well connected neighbourhoods with convenient access to local services and facilities. More accessible local services and facilities are</p>

SHAPING A LIVEABLE PLACE			LP13 – SPATIAL CONNECTIVITY
SA Objectives	Options		Comments
	1	2	
			<p>more likely to be viable and therefore retained for the benefit of the communities they serve. Option 1 is therefore considered to have minor negative effects.</p> <p>Option 2 - Having a specific policy in the LDP on spatial connectivity would be considered to have minor positive effects.</p>
Economic	7	-	<p>Promoting greater connectivity – particularly between the city centre and inner city areas that often suffer from deprivation will increase access to employment opportunities.</p> <p>Option 1 - Having no specific policy on spatial connectivity would be considered to have minor negative effects.</p> <p>Option 2 - In adopting an over-arching policy and supplementary planning guidance on improving spatial connectivity, will assist in promoting access to employment opportunities, which would have a minor positive effect on this SA objective.</p>
	8	-	<p>Promoting greater connectivity through enhanced permeability and master planning of existing shatter zones, / deprived neighbourhoods, through a site specific urban design process, would enhance edge of city centre environments, thereby increasing the likelihood of securing investment in these areas supporting economic development and the role of Belfast as a regional economic driver.</p> <p>Option 1 - Having no specific policy on connectivity would miss the opportunity to address existing areas of blight such as the periphery of the city centre, together with the opportunity to enhance connectivity between areas and thereby facilitate and promote economic development. Option 1 is considered therefore to have a minor negative effect.</p> <p>Option 2 – This approach would assist in supporting business and attracting investment. It would enable better access between people and jobs, access to services and facilities, quicker movement of people and goods within the city, provide better city legibility etc, create more areas of perceived neutral/shared space. All of these factors would be important in the context of Belfast continuing to develop as a competitive place in which to live, work visit and do business and as a regional economic driver. The opportunity to redevelop and shape more successful areas which are currently deprived and suffer under investment is considered critical. Option 2 is therefore considered to have significant positive effects.</p>
	9	-	<p>Option 1 would mean that the LDP would fall short in terms of promoting accessibility to sustainable transport modes, a key component in encouraging sustainable travel. It therefore ranks as having minor negative effects.</p> <p>Promoting greater connectivity, particularly between the city centre and inner city area, should encourage travel by alternative transport methods to the car such as cycling and walking – i.e. sustainable transport options. Better connectivity will contribute to the viability of existing public transport network and the opportunity to enhance them. This would encourage sustainable travel. New development will be closer to city centre transport hubs – bus and train stations etc. Option 2 is therefore considered to have significant positive effects.</p>

SHAPING A LIVEABLE PLACE			LP13 – SPATIAL CONNECTIVITY	
SA Objectives	Options		Comments	
	1	2		
	10	--	++	<p>Proactive intervention in areas of poor connectivity and ensuring that all new development is well connected, will help to provide convenient access to public transport, jobs, key services/facilities and encourage walking and cycling (as opposed to less sustainable travel modes). This would make a positive contribution towards the transition to a low carbon economy.</p> <p>Option 1 - Having no specific policy approach on connectivity would fail to deliver the opportunity to target poorly connected areas or take a spatial, planned approach to new development over the Plan period. It would therefore have a significant negative effect, continuing the existing approach which gives no consideration to a transition to a low carbon economy.</p> <p>Option 2 - Having a specific policy and criteria on connectivity, with targeted interventions in poorly connected places, would be considered to have significant positive effects on this objective.</p>
Environmental	11	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	14	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	15	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	16	-	+	<p>Better connectivity within the Plan area is likely to support an objective to promote the sustainable management of waste. The absence of a detailed policy and spatial guidance on connectivity in the LDP would work against this objective. Option 1 is therefore considered to have minor negative effects.</p> <p>Option 2, in contrast is best placed to enable sustainable management of waste into the future as the population grows, and would therefore be considered to have minor positive effects.</p>

SHAPING A LIVEABLE PLACE		LP13 – SPATIAL CONNECTIVITY		Comments
SA Objectives	Options			
	1	2		
	17	-	+	<p>Better connectivity within the Plan area is likely to support an objective to promote the quality and efficient use of water resources. The absence of a detailed policy and spatial guidance on connectivity in the LDP would work against this objective. Option 1 is therefore considered to have minor negative effects.</p> <p>Option 2, in contrast, is best placed to enable efficient use of water resources into the future as the population grows and would therefore be considered to have minor positive effects.</p>
	18	-	+	<p>Good quality master planning of shatter zones around the periphery of the city centre, re-establishing urban fabric in close proximity to the city centre, encouraging walking and cycling, providing accessibility to public transport facilities would all assist in the reduction of air pollution and continued improvements to air quality.</p> <p>Option 1 - Having no specific policy on connectivity would fail to adequately plan for well-connected places, people, services and neighbourhoods. Option 1 is considered therefore to have minor negative effects.</p> <p>Option 2 - Would be considered to have minor positive effects on this SA objective as it is likely to include a criteria relating to how new development should respond to public transport facilities and include provision for cycle parking / showering etc.</p>
	19	-	+	<p>High quality, well designed and connected places that encourage walking and cycling, and provide accessibility to public transport facilities, would assist in the reduction of air pollution, thereby supporting the adaptation to Climate Change through the reduction in emissions. Better connected places, where residents, jobs, services and other facilities are all easily accessible and well connected, are also likely to be more energy efficient and require less infrastructural investment to sustain them. They are therefore places that are better prepared for the future likely impacts of climate change. Option 2 would be considered to have minor positive effects on this SA objective with Option 1 having minor negative effects.</p>

SHAPING A LIVEABLE PLACE

Table A.15	LP14 – TALL BUILDINGS		
Reasons for Alternatives Considered	Whilst performing crucial roles for the operational needs of the city, it is important to consider the visual impact that taller buildings can have on the key historic vistas and skylines, and to ensure that they do not have a negative impact on historic and significant environments.		
Options	Option 1 Continue Maximum/Minimum Height Guidance	Option 2 Specific Tall Buildings Policy	Option 3 No policy on Tall Buildings
Summary	Continues the existing BMAP approach of providing minimum and maximum height guidelines in relation to character areas and/or as key requirements for individual sites, with limited identification of sites for tall buildings within specific character areas	A criteria based Tall Building Policy to identify sites where taller buildings may be acceptable. This would integrate with broader design policy objectives for the creation of a more coherent urban form, contributing to public spaces and appropriate enclosure patterns for key streets, whilst considering potential impact on heritage assets such as listed buildings, conservation areas and key city views, including views into and out of city centre.	No specific policies in relation to tall buildings, allowing the identification of sites for buildings taller than their surroundings and appropriate heights to be dealt with on a case-by-case basis under general design policies of Design Statements.
Social Effects	No significant effects	No significant effects	No significant effects
Economic Effects	No significant effects	No significant effects	No significant effects
Environmental Effects	No significant effects	Significant positive effect: The built and historic environment, supporting integrated transport and sustainable travel and supporting a low carbon economy.	No significant effects
Reasons for Selecting Preferred Option	Option 2 mitigates a number of minor negative effects associated with Options 1 and 3 and would allow sites to be identified where tall buildings may be acceptable, subject to a specified range of criteria and the positive contribution they make to the city.		
Timescale of Impact	<u>Environmental:</u> The effects are likely to be realised over the medium (built environment) to long term (e.g. low carbon economy)		
Mitigation or enhancement	No mitigation measures or enhancements have been identified.		

SHAPING A LIVEABLE PLACE				LP14 – TALL BUILDINGS	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	?	+	?	<p>Tall buildings may assist in economic development – particularly catering for the office and knowledge based sectors of the economy. The provision of employment in these buildings will assist in reducing deprivation and inclusivity in society – as they are likely to be most appropriate in community neutral and highly accessible locations, such as the city centre. Tall buildings may be located in areas in central areas where they may act as a catalyst for regeneration.</p> <p>Option 1 will not be sufficiently detailed in relation to tall buildings to influence this SA objective in the absence of guidance outside the city centre the effects of this objective are uncertain.</p> <p>Option 2 could have a minor positive effect as it will assist in tackling provision of employment and residential opportunities in community neutral locations. A tall buildings policy supported by specific local policies can help to ensure that tall buildings do not result in harm to their context and promote attractive places to live, work and play encouraging investment which would assist in reducing deprivation. Tall buildings as part of well-designed places are places where people will seek to live thereby encouraging inclusivity.</p> <p>Option 3, with no specific policy on tall buildings, would have a negative effect because this leave it to market forces to determine where such buildings are proposed. Therefore, their contribution to reducing deprivation is uncertain.</p>
	2	o	o	o	The option would not be considered to have any effect on or relationship with this SA objective.
	3	?	?	?	<p>Tall building may provide a number of uses including housing. In the proper locations, tall buildings higher than their surroundings, may assist in facilitating a range of housing types to meet the diverse range of housing need. This is especially in a context with a projected increase in single person households.</p> <p>Under Options 1, 2 and 3, market forces would determine the uses of such buildings therefore the effect on this objective is uncertain.</p>
	4	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	5	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE				LP14 – TALL BUILDINGS	
SA Objectives	Options			Comments	
	1	2	3		
	6	o	+	-	<p>Tall buildings in sustainable locations close to major transport nodes / commercial centres may help improve access to local services and facilities. This will assist in retention of these facilities in sustainable locations by facilitating greater numbers of people to access whether they be commercial or residential tall buildings.</p> <p>Tall buildings will encourage investment creating sustainable environments close to existing facilities or include the provision of local neighbourhood facilities as an integral part of larger developments.</p> <p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective.</p> <p>Option 2 will assist in provision of tall buildings in accessible locations close to local services and facilities, thereby encouraging their retention and generating a minor positive effect.</p> <p>Option 3, with no specific policy on tall buildings, would be considered to have minor negative effects.</p>
Economic	7	o	+	?	<p>Tall buildings may assist in economic development – particularly catering for the office and knowledge based sectors. The provision of employment in these buildings in sustainable locations close to high density centres of population will improve accessibility to employment opportunities in them.</p> <p>A tall buildings policy supported by specific local policies can help to ensure that tall buildings do not result in harm to their context and promote attractive places to live, work and play, encouraging investment which would also improve access to employment opportunities.</p> <p>Option 1 will not be sufficiently detailed in relation to tall buildings to influence this SA objective.</p> <p>Option 2 will assist in tackling provision of employment, providing a minor positive effect.</p> <p>Option 3, with no specific policy on tall buildings, would be considered to have uncertain effects because market forces would largely determine the location of tall buildings.</p>
	8	o	+	-	<p>Tall buildings may assist in economic development – particularly catering for the office and knowledge based sectors of the economy. The provision of employment in these buildings in sustainable locations close to high density centres of population will improve accessibility to employment opportunities in them.</p> <p>A tall buildings policy supported by specific local policies can help to ensure that tall buildings do not result in harm to their context and promote attractive places to live, work and play encouraging investment which would assist economic development and Belfast’s role as an economic driver.</p> <p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective.</p> <p>Option 2 - Adopting an over-arching policy and supplementary planning guidance on tall buildings and their preferred locations will assist in supporting economic development and have a minor positive effect.</p>

SHAPING A LIVEABLE PLACE				LP14 – TALL BUILDINGS	
SA Objectives	Options			Comments	
	1	2	3		
				Option 3 - No specific policy on tall buildings would be considered to have minor negative effects as this would not provide clarity on Council policy discouraging investment.	
	9	o	++	-	<p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective.</p> <p>Option 2 - Tall buildings in sustainable locations – e.g. close to city centre transport hubs, allows a large number of commuters to travel to work by alternative modes of transport to the private care – i.e. sustainable transport modes. Good design will ensure convenient access to public transport and which would also support cycling and walking. A specific policy identifying suitable locations would have a significantly positive effect on the SA objective to promote an integrated transport system and encourage sustainable travel.</p> <p>Option 3, with no specific policy on tall buildings, would be considered to have minor negative effects.</p>
	10	o	++	-	<p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective.</p> <p>Option 2 - Tall buildings in sustainable locations – e.g. close to city centre transport hubs allow a large number of commuters to travel to work by alternative modes of transport to the private care – i.e. sustainable transport modes. Good design will ensure convenient access to public transport and which would also support cycling and walking. This would have a significantly positive effect on the SA objective to promote an integrated transport system and support the transition to a low carbon economy.</p> <p>Option 3, with no specific policy on tall buildings, would be considered to have minor negative effects.</p>
Environmental	11	o	o	o	The option would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	o	The option would not be considered to have any effect on or relationship with this SA objective.
	13	o	++	-	Good quality design will respond appropriately to context and reinforce local distinctiveness. Scale, massing, proportion and materials should enhance legibility. This will protect built heritage assets such as listed buildings, Conservation Areas and Areas of Townscape Character, including views of these assets and views into and out of the city centre. By having a specific policy on tall buildings, Option 2 will identify locations where they will not have an adverse impact on heritage assets ensuring that they do not draw the eye disproportionately from them – i.e. visually compete with them. In

SHAPING A LIVEABLE PLACE				LP14 – TALL BUILDINGS
SA Objectives	Options			Comments
	1	2	3	
				<p>this respect, visual primacy will remain with the heritage assets protecting their role / status in legibility terms as listed building, legible districts etc. It is considered that Option 2 will have a significantly positive effect.</p> <p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective, as it would allow tall buildings to come forward on an ad hoc basis. Option 3, with no specific policy on tall buildings, would be considered to have minor negative effects.</p>
14	o	+	-	<p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective, as it would allow tall buildings to come forward on an ad hoc basis.</p> <p>Option 2 - Good quality design will be responsive to topography, landscape setting and impact on views – including key views into and out of the city centre. A specific policy which controls building location would be considered to have minor positive effects. A policy and supplementary design guidance identifying preferred locations for tall buildings would assist in the protection of key views of Belfast’s distinctive setting and other landscape features – including views from major public open space.</p> <p>Option 3 - Having no specific policy on tall buildings, would be considered to have minor negative effects.</p>
15	o	+	-	<p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective as it would allow tall buildings to come forward on an ad hoc basis.</p> <p>Option 2 - Good quality design will be responsive to topography, landscape setting and impact on views – including key views into and out of the city centre. Considered to have positive effects. A policy and supplementary design guidance identifying preferred locations for tall buildings would assist in the protection of key views of Belfast’s distinctive setting and other landscape features – e.g. the surrounding hills. It will include protection of key views – e.g. from major public open space, where in these large spaces, when views of the surrounding city are absent, there is a sense of being in the countryside, and views of tall buildings would have an adverse impact on the open space experience. A specific tall buildings policy may relieve pressure for development on greenfield sites thereby supporting this objective with minor positive effects.</p> <p>Option 3 - With no specific policy on tall buildings, would be considered to have negative effects.</p>
16	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
17	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE				LP14 – TALL BUILDINGS	
SA Objectives		Options			Comments
		1	2	3	
	18	o	+	-	<p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective.</p> <p>Option 2 - Tall buildings in sustainable locations – e.g. Close to city centre transport hubs allow a large number of commuters to travel to work by alternative modes of transport to the private car – i.e. sustainable transport modes. Good design will ensure convenient access to public transport and which would also support cycling and walking. This will have a minor positive effect in reducing air pollution.</p> <p>Option 3 - Having no specific policy on tall buildings, would be considered to have minor negative effects.</p>
	19	o	+	-	<p>Option 1 - Continuing the BMAP criteria of minimum / maximum building heights will not be sufficiently detailed in relation to tall buildings to influence this SA objective.</p> <p>Option 2 - Tall buildings in sustainable locations – e.g. Close to city centre transport hubs allow a large number of commuters to travel to work by alternative modes of transport to the private car – i.e. sustainable transport modes. Good design will ensure convenient access to public transport and which would also support cycling and walking. This will have a minor positive effect in reducing CO2 production and indirectly climate change. Planning for tall buildings will allow a greater density of provision of jobs and housing with consequent benefits to energy use, infrastructure requirements and land take. Considered to have minor positive effects.</p> <p>Option 3 - Having no specific policy on tall buildings, would be considered to have minor negative effects.</p>

SHAPING A LIVEABLE PLACE

Table A.16			
LP15 – ARCHAEOLOGY AND BUILT HERITAGE			
Reasons for Alternatives Considered	The RDS highlights the need to identify, protect and conserve the built heritage. The aim of SPPS in relation to Archaeology and Built Heritage is to manage change in positive ways to safeguard that which society regards as significant whilst facilitating development that will contribute to the ongoing preservation, conservation and enhancement of these assets.		
Options	Option 1 No Policies on Archaeology & Built Heritage	Option 2 Balanced Approach to Archaeological & Built Heritage	Option 3 Detailed Local Policies on Archaeology & Built Heritage
Summary	No specific local provisions in relation to archaeology and built heritage. Individual applications impacting on archaeological remains or historic buildings would be considered in accordance with prevailing planning legislation and regional policies, most notably the high-level principles set out in the SPPS.	The LDP would identify the heritage assets of the city and include general policy criteria to address specific issues and demand pressures affecting such assets. Policies would seek to be responsive to the specific issues Belfast's heritage assets may face over the lifetime of the plan, supported by detailed guidance for specific areas.	Detailed, area-specific policy approach based on a thorough character appraisal of specific areas of the District and site-specific guidance in relation to development impacting on local archaeological or Heritage assets.
Social Effects	No significant effects	No significant effects	No significant effects
Economic Effects	No significant effects	No significant effects	No significant effects
Environmental Effects	No significant effects	No significant effects	Significant positive effect: Protection, enhancement and management of quality of the built & historic environment
Reasons for Selecting Preferred Option	Option 3 will set out detailed local policies on architectural and heritage assets. It will seek to be responsive to specific issues that Belfast's heritage assets face while adding value for decision makers by creating greater certainty for investors, developers and individual property owners.		
Timescale of Impact	No timescales noted.		
Mitigation or enhancement	No mitigation measures or enhancements have been identified.		

SHAPING A LIVEABLE PLACE				LP15 – ARCHAEOLOGY AND BUILT HERITAGE	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	-	o	+	<p>Aesthetically quality environments supported by specific local policies can help provide environments that stimulate investment and economic activity.</p> <p>Heritage assets such as listed buildings, and area built heritage designations such as Conservation Areas and Areas of Townscape character provide the city with a strong sense of place, they suggest continuity and stability, provide aesthetically pleasing quality environments, contribute to a high quality of life and thus stimulate economic activity, investment and tourism. The buildings within them contribute to maintenance of craftsman ship skills and sustainability. They contribute to the visual environment, sense of community and civic pride throughout the city.</p> <p>Aesthetically pleasing environments promote attractive places to live, work and play encouraging investment and economic activity which would assist in reducing deprivation.</p> <p>Option 1 - No specific policy on archaeology and built heritage would be considered to have minor negative effects.</p> <p>Option 2 - Less likely to be effective as it is considered that this will not be as sufficiently detailed to be as effective as Option 3.</p> <p>Option 3 - In adopting an over-arching policy and an area specific approach based on a character appraisal of the assets, would have a minor positive effect against this SA objective – by protecting the character of these areas thereby retaining the qualities likely to attract investment.</p>
	2	-	o	+	<p>Aesthetically quality environments supported by specific local policies can help provide environments provide aspects of the environment that are considered to be positive promoting a sense of stability and emotional security.</p> <p>Heritage assets such as listed buildings, and area built heritage designations such as Conservation Areas and Areas of Townscape character provide the city with a strong sense of place, they suggest continuity and stability, provide aesthetically pleasing quality environments.</p> <p>These have positive effects on objectives relating to health (particularly mental health), wellbeing and quality of life.</p> <p>Option 1 - No specific policy on archaeology and built heritage would be considered to have negative effects.</p> <p>Option 2 - Less likely to be effective as it is considered that this will not be as sufficiently detailed to be as effective as Option 3.</p> <p>Option 3 - In adopting an over-arching policy and an area specific approach based on a character appraisal of the assets, would have a minor positive effect against this SA objective – by protecting the character of these areas thereby leading to an enhanced quality of life.</p>
	3	o	o	o	o

SHAPING A LIVEABLE PLACE				LP15 – ARCHAEOLOGY AND BUILT HERITAGE	
SA Objectives	Options			Comments	
	1	2	3		
	4	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	5	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	6	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
Economic	7	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	8	-	o	+	<p>Aesthetically quality environments supported by specific local policies can help provide environments that stimulate investment and economic activity. Protection of heritage assets will contribute to a high quality of life and thus stimulate economic activity, investment and tourism. This will support the economic development of Belfast.</p> <p>Option 1 - Having no specific policy on archaeology and built heritage, would be considered to have negative effects.</p> <p>Option 2 - Less likely to be effective as it is considered that this will not be as sufficiently detailed to be as effective as Option 3.</p> <p>Option 3 - In adopting an over-arching policy and an area specific approach based on a character appraisal of the assets, would have a minor positive effect against this SA objective – by protecting the character of these areas thereby retaining the qualities likely to attract investment.</p>
	9	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE				LP15 – ARCHAEOLOGY AND BUILT HERITAGE	
SA Objectives	Options			Comments	
	1	2	3		
	10	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
Environmental	11	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	-	+	++	<p>An aspect of the historic environment is archaeological remains of regional and local significance. It is important that the LDP has a detailed character appraisal of areas of archaeological potential so that these remains and their settings are protected. Such a policy will guide the preservation and protection of these remains and their settings. Policies to protect or enhance heritage assets such as listed buildings, Conservation Areas and Areas of Townscape Character and their settings will assist in the enhancement and management of change to them and their immediate context.</p> <p>Option 1 – Having no local policies would be considered to have minor negative effects.</p> <p>Option 2 – A balanced approach would have a minor positive effect i.e. less significant effect than one which identified specified assets and contained policies for their protection – i.e. Option 3.</p> <p>Option 3 - A policy on archaeology and heritage assets will ensure that archaeological remains of regional and local significance / heritage assets are managed and protected. It is considered that this policy will have a significant positive effect.</p>

SHAPING A LIVEABLE PLACE				LP15 – ARCHAEOLOGY AND BUILT HERITAGE	
SA Objectives	Options			Comments	
	1	2	3		
	14	-	o	+	<p>An aspect of the historic environment is the landscaping elements of Conservation Areas. It is important that the LDP has a detailed character appraisal of heritage assets including the landscaping elements such as trees that contribute to their character. This will increase the probability that the landscaping elements associated with these heritage assets can be protected.</p> <p>Option 1 – Having no local policies - would be considered to have negative effects;</p> <p>Option 2 – A balanced approach would have a minor positive effect, less significant than one which identified specified assets and contained policies for their protection – i.e. Option 3.</p> <p>Option 3 - A policy on archaeology and heritage assets will ensure that landscaping elements associated with will be protected thereby enhancing this aspect of Belfast’s distinctive landscape and geodiversity. It is considered that this policy will have a minor positive effect.</p>
	15	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	16	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	17	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	18	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	19	o	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE

Table A.17	LP16 – LOCAL DISTINCTIVENESS	
Reasons for Alternatives Considered	Local distinctiveness is important in promoting an individual sense of place and local identity, set apart from others in terms of character and uniqueness. The SPPS advises that policies should aim to ensure that developments respond to local character and history and confirms that it is legitimate for policies to seek to promote or reinforce local distinctiveness.	
Options	Option 1 No Specific Policies on Local Distinctiveness	Option 2 Specific Policies on Local Distinctiveness
Summary	Continue the current approach of assessing the appropriateness of proposals to their local context on a case-by-case basis in accordance with the detailed considerations set out in SPPS.	Specific policy approach that sets out the unique and distinctive features of the city, providing guidance for applicants, decision makers and any future neighbourhood plans based on analysis of the heritage evidence base.
Social Effects	No significant effects	No significant effects
Economic Effects	No significant effects	No significant effects
Environmental Effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 2 would mitigate any minor negative effects associated with Option 1. It would also enable policy to be formulated that protects and enhances those attributes that are considered to contribute to the local distinctiveness of the city, and would provide guidance for decision makers, applicants and future neighbourhood plans.	
Timescale of Impact	No timescales noted.	
Mitigation or enhancement	No mitigation measures or enhancements have been identified.	

SHAPING A LIVEABLE PLACE			LP16 – LOCAL DISTINCTIVENESS	
SA Objectives	Options		Comments	
	1	2		
Social	1	-	+	<p>Good design which is responsive to local distinctiveness will promote sustainable, aesthetically pleasing environments, with a strong sense of place and local identity. This will be positive in terms of urban design.</p> <p>Option 1 - Having no specific policy on local distinctiveness would be considered to have a minor negative effect.</p> <p>Option 2 - In adopting an over-arching policy on improving the local distinctiveness aspect of design throughout the city, will encourage investment thereby assisting in reducing deprivation, which will have a minor positive effect on this SA objective.</p>
	2	-	+	<p>Good design responsive to local distinctiveness will promote sustainable aesthetically pleasing environments, with a strong sense of place and local identity. This will be positive in terms of urban design. Good quality design that is tailored to local distinctiveness would be considered to have positive effects on objectives relating to health (particularly mental health – emotional security etc.), wellbeing and quality of life.</p> <p>Option 1 – Having no specific policy on local distinctiveness would be considered to have a minor negative effect.</p> <p>Option 2 - In adopting an over-arching policy on improving the local distinctiveness aspect of design throughout the city, will assist in improving the quality of life of citizens which will have a minor positive effect on this SA objective.</p>
	3	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	4	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	5	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	6	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE			LP16 – LOCAL DISTINCTIVENESS	
SA Objectives	Options		Comments	
	1	2		
Economic	7	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	8	-	+	Good design responsive to local distinctiveness will promote sustainable, aesthetically pleasing environments, with a strong sense of place and local identity. This will be positive in terms of urban design. Option 1 - Having no specific policy on local distinctiveness would be considered to have a minor negative effect. Option 2 In adopting an over-arching policy on improving the local distinctiveness aspect of design throughout the city, will encourage investment thereby supporting the economic development of Belfast as the regional economic driver and will have a minor positive effect on this SA objective.
	9	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	10	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
Environmental	11	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	The options would not be considered to have any effect on or relationship with this SA objective.
	13	-	+	Option 1 - Having no specific policy on local distinctiveness would fail to recognise the issue of local distinctiveness in design and would therefore have a minor negative effect. Good quality design will respond appropriately to context and reinforce local distinctiveness. Scale, massing, proportion and materials should enhance legibility. This will protect built heritage assets such as listed buildings, Conservation Areas and Areas of Townscape Character and their settings. Option 2 would have a minor positive effect as it is likely to include criteria relating to how new development should respond to heritage assets.
	14	o	o	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE		LP16 – LOCAL DISTINCTIVENESS		
SA Objectives	Options		Comments	
	1	2		
	15	<input type="radio"/>	<input type="radio"/>	The options would not be considered to have any effect on or relationship with this SA objective.
	16	<input type="radio"/>	<input type="radio"/>	The options would not be considered to have any effect on or relationship with this SA objective.
	17	<input type="radio"/>	<input type="radio"/>	The options would not be considered to have any effect on or relationship with this SA objective.
	18	<input type="radio"/>	<input type="radio"/>	The options would not be considered to have any effect on or relationship with this SA objective.
	19	<input type="radio"/>	<input type="radio"/>	The options would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE

Table A.18	LP17 – ENERGY EFFICIENT DESIGN	
Reasons for Alternatives Considered	Efficient use of natural resources is a key component of sustainable development and the SPPS emphasises the need to improve energy efficiency in buildings to reduce our carbon footprint. Currently 32% of the population are in fuel poverty due to high cost of heating poorly insulated homes, whilst NI is considered to have the highest energy costs due to its dependence on fossil fuels.	
Options	Option 1 No Policy on Energy Efficient Design	Option 2 Energy Efficient Design Policy
Summary	Individual developments required to meet the statutory minimum in terms of energy efficiency as set out in Building Regulations. Changes to Building Regulations will require improved efficiency in new homes regardless.	Specific policies to promote an approach which facilitates high standards of energy efficiency in design, requiring a minimum BREEAM rating for non-residential buildings. As with Option 1, changes to Building Regulations will require improved efficiency in new homes.
Social Effects	No significant effects	Significant positive effect: Help address fuel poverty whereby energy efficiency measures reduce energy cost, subsequently improving health and wellbeing (fuel poverty is a long-standing health issue that can be linked to cardiovascular and respiratory problems).
Economic Effects	No significant effects	Minor positive effect: Help reduce building energy costs make the city an attractive place for investment that would promote economic and population growth.
Environmental Effects	No significant effects	Minor positive effect: Adoption of low carbon design and technology to reduce dependency on fossil fuels for space heating, thus contributing to the reduction of GHG emissions. This will mitigate the effects of climate change that will impact on biodiversity as well as built and natural heritage.
Reasons for Selecting Preferred Option	Option 2 will help reduce energy costs whilst improving health and wellbeing by addressing fuel poverty. Policies will help homeowners implement energy efficiency measures to reduce energy usage, whilst BREEAM ratings would improve efficiencies for non-residential development.	
Timescale of Impact	No timescales noted.	
Mitigation or enhancement	No mitigation measures or enhancements have been identified.	

SHAPING A LIVEABLE PLACE			LP17 – ENERGY EFFICIENT DESIGN	
SA Objectives	Options		Comments	
	1	2		
Social	1	o	++	<p>Option 1 would not be considered to have any effect on or relationship with this SA Objective.</p> <p>Option 2 has a significant positive effect that would help to address fuel poverty whereby energy efficiency measures would help to reduce energy cost. Currently 32% of the population are in fuel poverty due to the high cost of heating poorly insulated homes.</p>
	2	-	++	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a significant positive effect because it would help to improve health and wellbeing. Fuel poverty is a long-standing health issue. The impact of cold housing on health is well-established, ranging from cardiovascular and respiratory problems. Energy efficiency design measures would help to reduce energy costs and reduce fuel poverty.</p>
	3	o	+	<p>Option 1 would not be considered to have any effect on or relationship with this SA Objective.</p> <p>Option 2 has a minor positive effect because it would help to improve the quality of housing alongside lower energy costs that would meet the needs to reduce fuel poverty in the city.</p>
	4	o	o	The two options would not be considered to have any effect on or relationship with this SA Objective.
	5	o	o	The two options would not be considered to have any effect on or relationship with this SA Objective.
	6	o	o	The two options would not be considered to have any effect on or relationship with this SA Objective.
Economic	7	o	o	The two options would not be considered to have any effect on or relationship with this SA Objective.
	8	-	+	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a minor positive effect because it will help to reduce building energy costs. NI is considered to have the highest energy costs due to its dependence on fossil fuels. This option will mitigate these high-energy costs and make the city an attractive place for investment that would promote economic and population growth.</p>
	9	o	o	The two options would not be considered to have any effect on or relationship with this SA Objective.

SHAPING A LIVEABLE PLACE		LP17 – ENERGY EFFICIENT DESIGN		
SA Objectives	Options		Comments	
	1	2		
Environmental	10	-	++	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a significant positive effect because the adoption of low carbon design and technology, to reduce dependency on fossil fuel for space heating, will contribute to the reduction of GHG emissions and contribute to the shift to a low carbon economy.</p>
	11	-	+	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a minor positive effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG that is contributing to climate change and impacting on biodiversity.</p>
	12	o	+	<p>Option 1 would not be considered to have any effect on or relationship with this SA Objective.</p> <p>Option 2 has a minor positive effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG that is contributing air pollution causing the acidification of the soils.</p>
	13	o	-/+	<p>Option 1 would not be considered to have any effect on or relationship with this SA Objective.</p> <p>Option 2 has a mixed effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG that is contributing air pollution causing the acidification of rain water that can affect erosion of the building fabric. However, energy efficiency solutions may affect the quality of the historic built environment.</p>
	14	o	+	<p>Option 1 would not be considered to have any effect on or relationship with this SA Objective.</p> <p>Option 2 has a minor positive effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG that is contributing to climate change and impacting on the natural environment due to increasing flood risk and higher temperatures.</p>
	15	o	+	<p>Option 1 would not be considered to have any effect on or relationship with this SA Objective.</p> <p>Option 2 has a minor positive effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG that is contributing to climate change and impacting on the natural environment due to increasing flood risk and higher temperatures.</p>
	16	-	+	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a minor positive effect because energy efficiency technology would encourage the potential use of waste heat, particularly for district heating schemes.</p>
	17	-	+	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a minor positive effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG that is contributing air pollution causing the acidification of the water resource which affects its quality.</p>

SHAPING A LIVEABLE PLACE		LP17 – ENERGY EFFICIENT DESIGN		
SA Objectives	Options		Comments	
	1	2		
	18	-	+	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a minor positive effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG that is contributing air pollution.</p>
	19	-	+	<p>Option 1 has a minor negative effect on this SA Objective.</p> <p>Option 2 has a minor positive effect because the reduction in the use of fossil fuel for space heating will reduce the emissions of GHG and mitigate potential flood risk. This would also help buildings adapt to climate to mitigate the impact of higher temperatures, through passive measures to cool buildings.</p>

CREATING A VIBRANT ECONOMY

Table A.19			
VE1 – EMPLOYMENT LAND SUPPLY			
Reasons for Alternatives Considered	Selecting an appropriate growth scenario is essential in building a strong, responsive and competitive economy. The Council engaged consultants to develop a range of economic forecast scenarios, which included a ‘baseline’ scenario – an estimation of the most likely economic outcomes for Belfast during the plan period – alongside a more aspirational ‘upper’ scenario for consideration.		
Options	Option 1 Baseline Demographic Growth	Option 2 Supporting Baseline Employment Growth	Option 3 Supporting Higher Employment Growth
Summary	Continues with the status quo and follows the baseline scenario. Under this, Belfast will require a total of 608,000 sq. m of employment space for B Use Classes between 2016 and 2035.	Takes the most likely economic growth scenario (baseline) during the plan period and models the likely population growth required to support the additional jobs created. This would see the creation of 46,000 additional jobs.	The higher employment growth option over the planning period, which would see the creation of 69,000 additional jobs.
Social Effects	No significant effects	Significant positive effects: Encouraging an inclusive society through facilitating economic development in locations accessible to disadvantaged urban areas. It would support the re-use of previously developed land and could assist with economic regeneration and physical renewal by stimulating enterprise to tackle long-term unemployment. This would ultimately assist in reducing deprivation in the medium to long term. Additional new jobs will allow for improved employment opportunities which will assist in greater learning opportunities, and be the catalyst for people to avail of better housing choices	No significant effects
Economic Effects	Minor negative effect: No significant economic growth and would not ensure local residents have access to future employment opportunities	Significant positive effects: Strong job creation and prosperity for local residents	Minor positive effects: Job creation of job opportunities and prosperity for local residents, but this may be difficult to achieve and is therefore not as sustainable

CREATING A VIBRANT ECONOMY

Table A.19		VE1 – EMPLOYMENT LAND SUPPLY	
Environmental Effects	No significant effects	<p>Significant positive effects: A lower level of economic development growth would be more likely to facilitate a well-integrated transport system with residential population living closer to their place of work and to key local services and facilities, thus representing a more sustainable form of development. Reuse and sensitive adaptation of existing historic buildings.</p> <p>Minor negative effects likely in relation to biodiversity, green space, open space and countryside, air quality/pollution and adaptation to climate change / managing flood risk. Such environmental risks can be alleviated / mitigated through the next stages of plan preparation</p>	<p>Significant negative effects: Higher growth and pressure to deliver new sites for employment would likely necessitate bringing forward Greenfield sites outside the development limits, putting a greater strain on habitats and countryside assets. Higher growth would likely result in increased CO2 emissions and consequential impacts on climate change.</p>
Reasons for Selecting Preferred Option	Option 2 is considered the most sustainable option both in the short and long term, and will secure an ambitious level of economic growth. This will have a positive effect enabling the City to compete with similar sized cities elsewhere in the UK in terms of attracting investment, creating jobs and driving the regional economy.		
Timescale of Impact	<u>Social:</u> Assisting the reduction of deprivation is likely to be realised in the medium to long term.		
Mitigation or enhancement	<p>SA Objective 1 & 2: Ensure economic development in locations accessible to disadvantaged urban areas.</p> <p>SA Objective 6: Ensure the LDP provides sufficient local services to match the planned level of economic growth.</p> <p>SA Objective 7: Ensure the LDP provides sites that benefit of high levels of accessibility.</p> <p>SA Objective 9: Through the LDP ensure that sites identified for economic are located in areas best served by public transport near key transport corridors and are located sufficiently close to residential populations so as to encourage walking and cycling.</p> <p>SA Objective 11, 14 & 15: Targeting the city centre and Brownfield sites within the existing settlement will help to mitigate against likely effects on landscapes, geo-diversity are areas of open space provision. Potential negative effects can be mitigated through application of EIA, Habitat Regulation Assessment and local policies</p> <p>SA Objective 19: Incorporate requirement for SUDS technology (where appropriate). Also, prioritise sites for development, which are not at flood risk.</p>		

CREATING A VIBRANT ECONOMY				VE1 – EMPLOYMENT LAND SUPPLY	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	?	++	+	<p>Option 1, is expected to have an unknown effect as it is difficult to ascertain the amount of economic growth over the plan period. In that there could be too many uncertainties and external factors to conclude decisively the effect.</p> <p>Options 2 and 3 are expected to have a positive effect by encouraging an inclusive society through facilitating economic development in locations accessible to disadvantaged urban areas. Option 2 would a significantly positive effect as it aims to support the re-use of previously developed land and could assist with economic regeneration and physical renewal by stimulating enterprise in disadvantaged areas to tackle long-term unemployment. Option 2 is considered the more realistic approach and significantly more positive when compared with Option 3 which would have a minor positive effect.</p>
	2	?	+	+/-	<p>Option 1 is expected to have unknown effect on the creation of job opportunities and therefore would not assist in improving health and wellbeing and improving quality of life.</p> <p>Option 2 is expected to have a minor positive effect in assisting in the improved quality of life by creating more jobs and providing people with a better quality of life. While Option 3 could have a mixed effect on this objective as it aims for a higher level of economic growth and job creation, however, not all residents of Belfast will be eligible for such employment opportunities through skills gaps for example.</p>
	3	+/-	++	+	<p>Option 1 is expected to result in mixed effects as its projection is based on population, and may not provide the housing choice required.</p> <p>Options 2 and Option 3 are both expected to have positive effect as improved employment opportunities will assist in helping people into employment and the opportunity to avail of better housing choices. Option 2 proposes 46,000 additional jobs and would be significantly more positive than Option 3 as it considered that this would be a more sustainable option to achieve in providing more opportunity for good quality housing and enabling people to meet their housing needs.</p>
	4	o	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	+/-	++	+	<p>Option 1 is expected to have a mixed effect as it proposes little growth and while there has been an improvement in the skills base over time there still gaps remaining.</p> <p>Options 2 & 3 are both expected to have positive effects. Option 2 would be more significantly positive through provision of zoned land at the right locations that attracts investment and greater opportunity for developing skills in various employment sectors at a more sustainable level of growth. New economic opportunities and the promotion of new skills for example ICT Software engineering, Data / Data Analytics, Cyber Security requiring lifelong learning opportunities.</p>
	6	?	++	+/-	Option 1 is expected to be unknown as it proposes little growth and may not enhance access to local services and facilities over the plan period.

CREATING A VIBRANT ECONOMY				VE1 – EMPLOYMENT LAND SUPPLY	
SA Objectives	Options			Comments	
	1	2	3		
				<p>Option 2 is expected to have a significant positive effect and will enable a balanced approach to ensure that that there is convenient access to local services and facilities for a growing economy. Through this option as employment increases, there is the potential to benefit from the multiplier effect and increased spending on local services and facilities thereby ensuring enhanced access.</p> <p>Option 3 is expected to result in mixed effects. Whilst it will ensure economic growth and employment opportunities and consequential enhanced access to services and facilities it also has the potential to result in a negative effect stemming from difficulties in identifying and zoning enough suitable lands to facilitate economic growth that would enable convenient access to local facilities.</p>	
Economic	7	-	++	+	<p>Option 1 is expected to have a minor negative effect as it would not see any significant economic growth and would not ensure local residents have access to future employment opportunities. Options 2 and 3 are expected to have a positive effect in the creation of job opportunities and prosperity for local residents. Option 2 would expect to significantly positive and create a strong job creation, adding a further 46,000 jobs. Option 3 would have a minor positive effect, which would see enhanced economic growth, with 69,000 additional jobs but may be difficult to achieve and is therefore not as sustainable.</p>
	8	?	++	+	<p>Option 1 is expected to have an unknown effect as it would see only limited economic growth, therefore not support this SA objective.</p> <p>Option 2 (baseline economic scenario) would have a significant positive effect as it would seek to secure an ambitious level of economic growth attracting investment, creating jobs and driving the regional economy offering choice and flexibility to support economic growth of the city with 46,000 additional jobs over the plan period.</p> <p>Option 3 at the upper economic scenario would have a minor positive effect and will undoubtedly support economic development of Belfast but is considered unrealistic and not sustainable in the short / medium term.</p>
	9	-	++	+/-	<p>Encouraging new employment opportunities closer to housing and sustainable modes of transport that avails of future transport schemes such as the Belfast Rapid Transit System represents a more sustainable pattern of development.</p> <p>Option 1 is likely have a negative effect as it would see existing less sustainable travel patterns continue and not resolve the disproportionately high private car commuter travel into Belfast, which currently at 52%. While Option 3 would have a mixed effect as in order to provide the required employment it would be likely to result in pressures for new developments that may not be well connected and will continue to encourage private commuter travel. Option 2, is expected to have a significantly positive effect as it proposes a lower level of economic development growth and would be more likely to facilitate a well-integrated transport system with residential population living closer to their place of work and to key local services and facilities.</p>

CREATING A VIBRANT ECONOMY				VE1 – EMPLOYMENT LAND SUPPLY	
SA Objectives	Options			Comments	
	1	2	3		
	10	-	+	-	Option 2 would have a minor positive effect on this SA objective as it aims to manage waste and promote resource efficiency through development of the Circular Economy and encouragement of smart low and zero carbon buildings to reduce greenhouse emissions. Option 1 , would have a negative effect as it would assume the status quo and would see only limited economic growth therefore not support the transition to a low carbon economy. While option 3 would have a minor negative effect, and could lead to pressures for economic development in less sustainable areas, which may not support the transition to a low carbon economy.
Environmental	11	+	-	--	Option 1 would have a minor positive effect as it would see little or no growth in the economy. The absence of new economic development sites has the potential to put less pressure on existing designations such as habitats and Biodiversity assets. Options 2 and 3 are expected to both result in minor negative effects due to pressure to deliver new sites for employment could affect existing habitats and species. Option 3 , however, could have significantly more negative effect, as higher growth would likely necessitate bringing forward Greenfield sites outside the development limits putting a greater strain on habitats and species.
	12	?	+	+/-	Option 1 is expected to have neutral effect on soil quality. Option 2 is expected to have minor positive effects as economic growth could see existing contaminated brownfield sites and vacant building brought back into active use. Option 3 could have mixed effects – whilst it would also see brownfield sites redeveloped, it would likely require the bringing forward of additional Greenfield sites outside the established urban footprint, that could have detrimental effects on soil quality.
	13	?	++	+	Option 1 , effects are unknown as it is uncertain where development proposal will come forward over the plan period. Options 2 and 3 are expected to result in minor positive effects with the support the re-use of previously developed economic development sites and buildings. Option 2 is expected to significantly more positive as development will be in a more sustainable form.
	14	+	+	-	Option 1 is expected to have a minor positive effect as it would result in little or no growth in the economy therefore limiting the impact on distinctive landscape and geo-diversity over the plan period. Option 2 would also be considered to have minor positive effects on this SA objective – it proposes a lower level of growth which is more readily accommodated within the existing urban footprint, reducing the likelihood of requiring additional lands, therefore with minor positive effect on landscape and geo-diversity. Option 3 would be considered to have minor negative effects, as the upper scenario of employment growth would be likely to necessitate bringing forward Greenfield sites outside the urban footprint, which could impact on Belfast’s distinctive landscape and geo-diversity.

CREATING A VIBRANT ECONOMY				VE1 – EMPLOYMENT LAND SUPPLY	
SA Objectives	Options			Comments	
	1	2	3		
	15	+	-	--	<p>Option 1 is expected to have a positive effect, as it would see very limited economic growth over the plan period and therefore less pressure on existing open space and Greenfield sites.</p> <p>Option 2 is expected to result in a minor negative effect. Having regard to the aspiration economic growth level it has the potential to result in increased pressure on open space and Greenfield sites through increased demand for land to facilitate need.</p> <p>Option 3, however, is expected to result in significantly negative effects, as higher growth would likely necessitate bringing forward Greenfield sites outside the development limits and would put greater pressure on existing open space within the settlement limits.</p>
	16	-	+	+	<p>Options 2 and 3 are expected to have minor positive effects as the green circular economy sector is expected to grow.</p> <p>Option 1 is expected to have a minor negative effect as it would not have the framework in place to support the sustainable management principles of waste.</p>
	17	+/-	+/-	+/-	<p>All 3 options are expected to result in mixed effects. The economic growth options do not envisage any heavy industry that would require significant volumes of water usage. However, there is the potential for all options to result in negative impacts through accidental discharge of pollutants into watercourses.</p>
	18	-	-	--	<p>Option 1 would be expected to result in a minor negative effect due to the continuing reliance on less sustainable travel patterns.</p> <p>Option 2 would also be expected to result in minor negative effects - the supply of employment land required to facilitate economic growth would be likely to result in increased air pollution.</p> <p>Option 3 ranks as having significant negative effects as it proposes additional economic growth to that proposed in option 2, thereby with even more likelihood of resulting in increased emissions that would impact negatively on air quality.</p>
	19	-	-	--	<p>Option 1, would have a minor negative effect as it reflects the baseline level of population growth and would see little or no growth in the economy therefore should not cause significant effects on development.</p> <p>Options 2 & 3 would have negative effects, as there could be pressure to develop in areas prone to existing flood risk</p> <p>Option 3 however could have significant negative effects, as higher growth would likely result in increased CO2 emissions and consequential impacts on climate change.</p>

CREATING A VIBRANT ECONOMY			
Table A.20	VE2 – STRATEGIC EMPLOYMENT LOCATIONS		
Reasons for Alternatives Considered	A key objective of the RDS and SPPS is to ensure the LDP provides an ample supply of suitable land to meet future economic development needs within the plan area. A range and choice of sites in terms of size and location should be offered to promote flexibility and provide for the varying needs of different types of economic activity. Reviewing Strategic Employment Locations is critical to helping deliver this economic growth.		
Options	<table border="0"> <tr> <td style="background-color: #d9ead3; width: 50%; vertical-align: top;"> Option 1 Review strategic employment sites as set out in BMAP and identify new smaller opportunity sites to ensure projected employment needs are accommodated across the plan period </td> <td style="background-color: #f4cccc; width: 50%; vertical-align: top;"> Option 2 Allocate large sites over 2 ha as providing key development opportunities in the future </td> </tr> </table>	Option 1 Review strategic employment sites as set out in BMAP and identify new smaller opportunity sites to ensure projected employment needs are accommodated across the plan period	Option 2 Allocate large sites over 2 ha as providing key development opportunities in the future
Option 1 Review strategic employment sites as set out in BMAP and identify new smaller opportunity sites to ensure projected employment needs are accommodated across the plan period	Option 2 Allocate large sites over 2 ha as providing key development opportunities in the future		
Summary	<table border="0"> <tr> <td style="background-color: #d9ead3; width: 50%; vertical-align: top;"> Ensure an ample supply of suitable land to meet future economic development needs within the plan area. </td> <td style="background-color: #f4cccc; width: 50%; vertical-align: top;"> Allocate large employment sites of over 2 ha whilst allowing for a supply of smaller sites to be identified through monitoring of planning and marketing activities, where these become available. </td> </tr> </table>	Ensure an ample supply of suitable land to meet future economic development needs within the plan area.	Allocate large employment sites of over 2 ha whilst allowing for a supply of smaller sites to be identified through monitoring of planning and marketing activities, where these become available.
Ensure an ample supply of suitable land to meet future economic development needs within the plan area.	Allocate large employment sites of over 2 ha whilst allowing for a supply of smaller sites to be identified through monitoring of planning and marketing activities, where these become available.		
Social Effects	<table border="0"> <tr> <td style="background-color: #d9ead3; width: 50%; vertical-align: top;"> Significant positive effect: Reducing deprivation and encouraging an inclusive and equal society. Reflects the RDS aim to facilitate economic development in locations accessible to disadvantaged urban areas and could assist with economic regeneration and physical renewal by stimulating enterprise in disadvantaged areas to tackle long-term unemployment. It would support increased employment which in turn will help transform Belfast into a more competitive and successful city that can attract talent and new inward investment with consequential reduction in deprivation in the medium and long term </td> <td style="background-color: #f4cccc; width: 50%; vertical-align: top;"> No significant effects </td> </tr> </table>	Significant positive effect: Reducing deprivation and encouraging an inclusive and equal society. Reflects the RDS aim to facilitate economic development in locations accessible to disadvantaged urban areas and could assist with economic regeneration and physical renewal by stimulating enterprise in disadvantaged areas to tackle long-term unemployment. It would support increased employment which in turn will help transform Belfast into a more competitive and successful city that can attract talent and new inward investment with consequential reduction in deprivation in the medium and long term	No significant effects
Significant positive effect: Reducing deprivation and encouraging an inclusive and equal society. Reflects the RDS aim to facilitate economic development in locations accessible to disadvantaged urban areas and could assist with economic regeneration and physical renewal by stimulating enterprise in disadvantaged areas to tackle long-term unemployment. It would support increased employment which in turn will help transform Belfast into a more competitive and successful city that can attract talent and new inward investment with consequential reduction in deprivation in the medium and long term	No significant effects		
Economic Effects	<table border="0"> <tr> <td style="background-color: #d9ead3; width: 50%; vertical-align: top;"> Significant positive effects: Supporting the economic development of Belfast as the regional economic driver, access to employment opportunities, supporting the creation of new jobs, attracting investment, creating jobs and driving the Regional Economy. Provision of an ample supply of suitable land to meet the future economic development needs within the plan area in terms of range, choice and flexibility of sites </td> <td style="background-color: #f4cccc; width: 50%; vertical-align: top;"> Significant positive effects: Creation of job opportunities and prosperity to assist in the improved quality of life for all local residents. </td> </tr> </table>	Significant positive effects: Supporting the economic development of Belfast as the regional economic driver, access to employment opportunities, supporting the creation of new jobs, attracting investment, creating jobs and driving the Regional Economy. Provision of an ample supply of suitable land to meet the future economic development needs within the plan area in terms of range, choice and flexibility of sites	Significant positive effects: Creation of job opportunities and prosperity to assist in the improved quality of life for all local residents.
Significant positive effects: Supporting the economic development of Belfast as the regional economic driver, access to employment opportunities, supporting the creation of new jobs, attracting investment, creating jobs and driving the Regional Economy. Provision of an ample supply of suitable land to meet the future economic development needs within the plan area in terms of range, choice and flexibility of sites	Significant positive effects: Creation of job opportunities and prosperity to assist in the improved quality of life for all local residents.		
Environmental Effects	<table border="0"> <tr> <td style="background-color: #d9ead3; width: 50%; vertical-align: top;"> Minor negative effects: Air and water quality through emissions and effluent, increased CO2 emissions and consequential impacts on climate change </td> <td style="background-color: #f4cccc; width: 50%; vertical-align: top;"> Minor negative effects: Air and water quality through emissions and effluent, increased CO2 emissions and consequential impacts on climate change. </td> </tr> </table>	Minor negative effects: Air and water quality through emissions and effluent, increased CO2 emissions and consequential impacts on climate change	Minor negative effects: Air and water quality through emissions and effluent, increased CO2 emissions and consequential impacts on climate change.
Minor negative effects: Air and water quality through emissions and effluent, increased CO2 emissions and consequential impacts on climate change	Minor negative effects: Air and water quality through emissions and effluent, increased CO2 emissions and consequential impacts on climate change.		
Reasons for Selecting Preferred Option	Option 1 supports the creation of new jobs, attracting investment, creating jobs and driving the regional economy. It will ensure ample supply of suitable land to meet the future economic development needs within the plan area in terms of range, choice and flexibility of sites, as per RDS and SPPS.		
Timescale of Impact	<u>Environmental</u> : These effects are likely to be realised in the short to medium term.		

CREATING A VIBRANT ECONOMY

Table A.20	VE2 – STRATEGIC EMPLOYMENT LOCATIONS
Mitigation or enhancement	<p>SA Objective 2: At policy stage, to ensure that new developments would result in greater distances between resident population and their places of work.</p> <p>SA Objective 6: At policy stage, to ensure that the LDP provides sufficient local services to match the planned level of growth</p> <p>SA Objective 10: At policy stage and in the identification of suitable sites, ensure that all new economic development can make a positive contribution to the transition to a low carbon economy.</p> <p>SA Objective 11: Check on biodiversity issues at site selection stage to minimise impact.</p> <p>SA Objective 14: Targeting the city centre and Brownfield sites within the existing settlement will help to mitigate likely effects</p> <p>SA Objective 19: Incorporate requirement for SUDS technology (where appropriate). Also, prioritise sites for development which are not at flood risk.</p>

CREATING A VIBRANT ECONOMY		VE2 – STRATEGIC EMPLOYMENT LOCATIONS		Comments
SA Objectives	Options			
	1	2		
Social	1	++	+/-	<p>Option 1 is expected to have a significant positive effect on reducing deprivation and encourage an inclusive and equal society. It is in line with the RDS which seeks to facilitate economic development in locations accessible to disadvantaged urban areas. Option 1 would aim to support increased employment which in turn will help transform Belfast into a more competitive and successful city that can attract talent and inward investment in the medium and long term.</p> <p>Option 2 is expected to have a mixed effect on reducing deprivation and encourages an inclusive and equal society. It will have a positive effect by supporting increased employment but may however fail to meet the needs of disadvantaged areas in the short to medium term.</p>
	2	++	+/-	<p>Option 1 is expected to have a significant positive effect in the creation of job opportunities, especially in relation to disadvantaged areas in the short and medium term. It will ultimately result in a better quality of life and improve overall wellbeing.</p> <p>Option 2 is expected to have mixed effects. It will facilitate some economic growth, creating access to jobs with consequential benefits of improved health and wellbeing for residents in the short to medium term. However, it has the potential to cause negative effects by being too rigid an approach by not allowing for alternative uses to come forward over the plan period especially if there is little demand for economic uses on particular sites.</p>
	3	+	-	<p>Option 1 is expected to have a minor positive effect by creating additional employment opportunities in locations that are accessible to all members of the community. This approach will assist residents, especially in disadvantaged areas in the medium to long term to avail of better housing choices.</p> <p>Option 2 is expected to result in a minor negative effect. It is considered too rigid an approach, which does not facilitate the release of excess employment land for suitable alternative uses such as housing, should employment supply exceed need.</p>
	4	+	+	<p>Option 1 and 2 are both likely to have minor positive effect on this objective by adherence at design and build stage to designing out crime and positive place making.</p>
	5	++	+	<p>Both Option 1 and 2 are expected to have a minor positive effect through provision of zoned land at right locations that attracts investment and greater opportunity for developing skills in various employment sectors. However, Option 1 is expected to be significantly more positive in that allows for greater flexibility and scope to provide learning opportunities to disadvantaged areas through smaller opportunity sites.</p>
	6	++	+	<p>Option 1 is expected to have a significant positive effect on this SA objective. By reviewing strategic employment locations and identifying smaller opportunity sites with good accessibility to all members of the community there is the potential to benefit from the multiplier effect and increased spending on local services and facilities thereby ensuring enhanced access.</p> <p>Option 2 is also expected to have a minor effect but its benefits will be more limited especially if land supply exceeds needs and there is little scope to allow alternative uses.</p>

CREATING A VIBRANT ECONOMY		VE2 – STRATEGIC EMPLOYMENT LOCATIONS		
SA Objectives	Options		Comments	
	1	2		
Economic	7	++	++	Both Options would be expected to have significantly positive effect in the creation of job opportunities and prosperity to assist in the improved quality of life for local residents.
	8	++	+	Option 1 is expected to have a significant positive effect on this SA objective as it is required to support the economic growth aspiration of the City, supporting the creation of new jobs will help to support result in attracting investment, creating jobs and driving the Regional Economy. In line with the key objective of RDS and SPPS to ensure the Plan will provide an ample supply of suitable land to meet future economic development needs within the plan area in terms of range, choice and flexibility of sites. Option 2 is expected to have a minor positive effect but would not provide the clarity required to support the future needs of a broad based economy.
	9	+	+	Option 1 and Option 2 are expected to have a minor positive effect. Through the process of reviewing all strategic employment locations and identifying smaller opportunity sites there is the ability to ensure only those sites with good accessibility and connectivity come forward encouraging more sustainable modes of transport such as cycling and walking. Similarly, to Option 1, Option 2 has the potential to identify sites of over 2 hectares that are in accessible locations which will encourage sustainable travel.
	10	+	+/-	Option 1 is expected to have a minor positive effect that should help to ensure a reduction in Green House Gas Emissions and help the City contribute to the Executives GHG Emission Targets. Option 2 is expected to have a mixed effect as some employment locations in the short to medium term would not benefit from access to sustainable modes of transport thereby impacting on the transition to a low carbon economy.
Environmental	11	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	12	+/-	+/-	Both options are expected to result in a mixed effect. They have the potential to ensure that vacant or underused land within the settlement limits is returned to productive use and limiting development in Greenfield sites. However, some employment uses may result in contamination issues due to industrial processes and by-products.
	13	+	?	Option 1 is expected to result in a minor positive effect with the support the re-use of previously developed economic development sites and vacant buildings. Option 2 is expected to be unknown.

CREATING A VIBRANT ECONOMY		VE2 – STRATEGIC EMPLOYMENT LOCATIONS		
SA Objectives	Options		Comments	
	1	2		
14	+	+	Both Options are expected to result in minor positive effects. These options have the potential to ensure that vacant or underused land within the settlement limits are returned to productive use and therefore reducing the pressure on protected landscapes and sites of biodiversity.	
15	+	+	Both options are expected to result in minor positive effects. These options have the potential to ensure that Brownfield, vacant or underused land within the settlement limits is returned to productive use and therefore put less pressure on Greenfield sites and open space.	
16	+/-	+/-	Pursuing Option 1 and Option 2 is likely to result in mixed effects. Greater economic development will lead to an increase in waste production, some of which has the potential to be hazardous. However, there may be positive effects as businesses that promote the circular green economy come forward over the plan period.	
17	+/-	+/-	Options 1 and 2 are both expected to result in mixed effects. The economic growth options do not envisage any heavy industry that would require significant volumes of water usage. However, there is the potential for all options to result in negative impacts through accidental discharge of pollutants into watercourses.	
18	+/-	+/-	Both options are expected to result in mixed effects - whilst they would be likely to lead to increased CO2 emissions through associated traffic generation and emissions from industrial processes, the identification of specific strategic sites can enable the proper planning of development, maximising the opportunity for more sustainable transport modes and reducing the need to travel. This could be achieved by, for example locating employment opportunities closer to homes and by incorporating new public transport infrastructure (or enhancement of existing infrastructure) to provide more convenient access.	
19	-	-	Both options have the potential to result in minor negative effects due to increased overland flow / run off as a result of more hard surfaces.	

CREATING A VIBRANT ECONOMY			
Table A.21	VE3 – FLEXIBLE APPROACH TO EXISTING EMPLOYMENT LAND		
Reasons for Alternatives Considered	Supporting sustainable economic growth is one of the five core planning principles of the SPPS. Land zoned for economic use provides a valuable resource for local and external investment thereby contributing to economic growth. Protection of such zonings will facilitate future economic growth and help maintain a diverse economy to ensure all sectors of employment are provided for.		
Options	<table border="1"> <tr> <td>Option 1 Protect areas of existing employment against other competing uses to facilitate opportunities for economic regeneration and employment growth</td> <td>Option 2 Apply a more rigid approach and retain all employment land</td> </tr> </table>	Option 1 Protect areas of existing employment against other competing uses to facilitate opportunities for economic regeneration and employment growth	Option 2 Apply a more rigid approach and retain all employment land
Option 1 Protect areas of existing employment against other competing uses to facilitate opportunities for economic regeneration and employment growth	Option 2 Apply a more rigid approach and retain all employment land		
Summary	<table border="1"> <tr> <td>Ensure an ample supply of suitable land to meet future economic development needs within the plan area, with a presumption in favour of retention. However, it acknowledges the need to adopt a flexible approach to allow for alternative uses on employment land where such sites are not capable of accommodating similar employment uses, to ensure on-going beneficial use of land and to maximise potential.</td> <td>Ensure that all employment land is retained irrespective of need and local context. It sets a clear presumption of retention with no flexibility to alternative uses.</td> </tr> </table>	Ensure an ample supply of suitable land to meet future economic development needs within the plan area, with a presumption in favour of retention. However, it acknowledges the need to adopt a flexible approach to allow for alternative uses on employment land where such sites are not capable of accommodating similar employment uses, to ensure on-going beneficial use of land and to maximise potential.	Ensure that all employment land is retained irrespective of need and local context. It sets a clear presumption of retention with no flexibility to alternative uses.
Ensure an ample supply of suitable land to meet future economic development needs within the plan area, with a presumption in favour of retention. However, it acknowledges the need to adopt a flexible approach to allow for alternative uses on employment land where such sites are not capable of accommodating similar employment uses, to ensure on-going beneficial use of land and to maximise potential.	Ensure that all employment land is retained irrespective of need and local context. It sets a clear presumption of retention with no flexibility to alternative uses.		
Social Effects	<table border="1"> <tr> <td> Significant positive effects: Whilst there is a presumption in favour of retaining employment focus there is scope to accommodate similar employment and compatible uses to drive forward employment and economic growth within areas where there have been closures or a lack of demand. Ultimately this will reduce deprivation levels through better access to employment and creation of job opportunities, leading to improved health and wellbeing and an inclusive society in the short to medium term </td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Whilst there is a presumption in favour of retaining employment focus there is scope to accommodate similar employment and compatible uses to drive forward employment and economic growth within areas where there have been closures or a lack of demand. Ultimately this will reduce deprivation levels through better access to employment and creation of job opportunities, leading to improved health and wellbeing and an inclusive society in the short to medium term	No significant effects
Significant positive effects: Whilst there is a presumption in favour of retaining employment focus there is scope to accommodate similar employment and compatible uses to drive forward employment and economic growth within areas where there have been closures or a lack of demand. Ultimately this will reduce deprivation levels through better access to employment and creation of job opportunities, leading to improved health and wellbeing and an inclusive society in the short to medium term	No significant effects		
Economic Effects	<table border="1"> <tr> <td> Significant positive effects: Flexibility for alternative compatible uses will maximise job creation potential and ensure less vacancy within employment locations. Supports the economic growth aspiration of the development of Belfast as the regional economic driver </td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Flexibility for alternative compatible uses will maximise job creation potential and ensure less vacancy within employment locations. Supports the economic growth aspiration of the development of Belfast as the regional economic driver	No significant effects
Significant positive effects: Flexibility for alternative compatible uses will maximise job creation potential and ensure less vacancy within employment locations. Supports the economic growth aspiration of the development of Belfast as the regional economic driver	No significant effects		
Environmental Effects	<table border="1"> <tr> <td>No significant effects</td> <td>No significant effects</td> </tr> </table>	No significant effects	No significant effects
No significant effects	No significant effects		
Reasons for Selecting Preferred Option	Option 1 will ensure the protection of existing employment zonings, enabling a variety of suitable sites to facilitate future economic growth and help maintain a diverse economy, ensuring all employment sectors are provided for. Alternative uses can be assessed where there is evidence the site has been marketed for a reasonable period of time and there has been no take-up for employment use or redevelopment, together with evidence of viability. Such flexibility is more sustainable and will endeavour to ensure there isn't an oversupply of employment land.		
Timescale of Impact	<u>Social:</u> These effects are likely to be realised in the short to medium term. Flexible approach more sustainable in medium to long term.		
Mitigation / enhance	No mitigation measures or enhancements have been identified.		

CREATING A VIBRANT ECONOMY		VE3 – FLEXIBLE APPROACH TO EXISTING EMPLOYMENT LAND		
SA Objectives	Options		Comments	
	1	2		
Social	1	++	+/-	<p>Option 1 is expected to have a minor positive effect. RDS seeks to facilitate economic development in locations accessible to disadvantaged urban areas. Whilst there is a presumption in favour of retaining employment focus there is scope for the accommodation of similar employment / compatible uses to drive forward employment and economic growth within areas where there has been closures or a lack of demand. Such a focus will ultimately reduce deprivation levels through better access to employment leading to an inclusive society.</p> <p>Option 2 is expected to result in mixed effects. It will help ensure that there is an adequate supply of employment land over the plan period to drive forward economic growth to facilitate jobs creating the right atmosphere for a more inclusive society. However, it is considered too rigid an approach that also has the potential to limit growth in some areas by not allowing vacant land to be given over for other compatible alternative uses.</p>
	2	++	+/-	<p>Option 1 is expected to have a significant positive effect in the creation of job opportunities, especially in relation to disadvantaged areas in the short and medium term. It will ensure existing employment areas remain economically buoyant by allowing alternative compatible uses where closures or relocations occur. Such an approach will help improve health and wellbeing.</p> <p>Option 2 is expected to have mixed effect as it will facilitate some economic growth, creating access to jobs with consequential benefits of improved health and wellbeing for residents in the short to medium term. However, it has the potential to cause negative effects by being too rigid an approach by not allowing for alternative uses to come forward over the plan period especially if there is little demand for economic uses on particular sites.</p>
	3	+	+/-	<p>Option 1 is expected to have a minor positive impact. By providing more employment opportunities it will assist in people getting jobs and the ability to avail of better housing choices. Option 2 is likely to have mixed effects. Like option 1 it will provide residents with the opportunity to avail of better housing but by adopting a less flexible approach it may hinder meeting housing needs as there is limited prospect of land zoned for employment being allowed to go to other uses such as housing.</p>
	4	+	+	<p>Both options are likely to have minor positive effects by adherence at design and build stage to designing out crime and positive place making.</p>
	5	+	+/-	<p>Option 1 is expected to have a minor positive effect through provision of zoned land at right locations that attracts investment and greater opportunity for developing skills in various employment sectors. Option 2 is expected to result mixed effects. It has the potential to have similar effects as Option 1 but less pronounced but may also have a negative impact by being less flexible to allow for compatible alternatives uses that may be beneficial in terms of learning.</p>
	6	+	+/-	<p>Option 1 is expected to have a minor positive effect. By reviewing strategic employment locations and identifying smaller opportunities sites with good accessibility to all members of the community there is the potential to benefit from the multiplier effect and increased spending on local services and facilities thereby ensuring enhanced access.</p> <p>Option 2 is expected to have a mixed effect. The benefits will be limited especially if land supply exceeds needs and there is little scope to allow alternative uses.</p>

CREATING A VIBRANT ECONOMY		VE3 – FLEXIBLE APPROACH TO EXISTING EMPLOYMENT LAND		
SA Objectives	Options		Comments	
	1	2		
Economic	7	+/-	+/-	Options 1 & 2 are both expected to have a mixed effect on the creation of job opportunities as not all residents.
	8	++	+	Option 1 is expected to have a significant positive effect on this SA objective as such a flexible approach would support the economic growth aspiration of the City, supporting the creation of new jobs will help to support result in attracting investment, creating jobs and driving the Regional Economy. Option 2 is also expected to have a minor positive effect but would not provide the flexibility required to support the future needs of a broad based economy.
	9	+	+/-	Option 1 would have a minor positive effect and would aim to promote employment to encourage sustainable modes of transport and choices. Option 2 would have a mixed effect.
	10	+	+/-	Option 1 would have a minor positive effect. Employment opportunities may increase in traffic will lead to increase in travel and likely negative effect on air quality
Environmental	11	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	12	+/-	+/-	Both options are expected to have a mixed effect. They have the potential to ensure that vacant or underused land within the settlement limits is returned to productive use and limiting development in Greenfield sites. However, some employment uses may result in contamination issues due to industrial processes and by-products.
	13	+	+	Both options are expected to result in minor positive effects. These options have the potential to ensure that vacant or underused land within the settlement limits is returned to productive use and therefore put less pressure on Greenfield sites.
	14	+	+	Both options are expected to result in minor positive effects. These options have the potential to ensure that vacant or underused land within the settlement limits are returned to productive use and therefore reducing the pressure on protected landscapes and sites of geodiversity.

CREATING A VIBRANT ECONOMY		VE3 – FLEXIBLE APPROACH TO EXISTING EMPLOYMENT LAND		
SA Objectives	Options		Comments	
	1	2		
	15	+	+	Both options are expected to result in minor positive effects. These options have the potential to ensure that Brownfield, vacant or underused land within the settlement limits is returned to productive use minimise adverse impacts on the open space and natural green space including the countryside asset.
	16	+/-	+/-	Pursuing Option 1 and Option 2 is likely to result in mixed effects. Greater economic development will lead to an increase in waste production, some of which has the potential to be hazardous. However, there may be positive effects as businesses that promote the circular green economy come forward over the plan period.
	17	+/-	+/-	Options 1 & 2 are expected to result in mixed effects. The economic growth options do not envisage any heavy industry that would require significant volumes of water usage. However, there is the potential for all options to result in negative impacts through accidental discharge of pollutants into watercourses.
	18	+	+/-	Option 1 is expected to have a minor positive effect that should help to ensure a reduction in air pollution. It would contribute to the Air Quality Management Area action plan to reduce NO2 and build in Sustainable modes of transport. Option 2 would have a mixed effect.
	19	+	+/-	Option 1 is expected to have a minor positive effect that should help to ensure a reduction in Green House Gas Emissions to mitigate environmental change. Option 2 is expected to have mixed effects from increased overland flow/run off as a result of more hard surfaces. Surface water flooding however can generally be mitigated and should not cause a significant constraint.

CREATING A VIBRANT ECONOMY			
Table A.22	VE4 – SUPPORTING DEVELOPMENT NEEDS OF HIGHER EDUCATION INSTITUTIONS (HEIS)		
Reasons for Alternatives Considered	Education can promote economic wellbeing, improve social mobility and tackle multiple deprivation. Better education improves access to employment opportunities, quality of life, and leads to broad social benefits. It raises productivity and creativity, promoting entrepreneurship and technological advances, and plays a very crucial role in securing economic and social progress and improving income distribution.		
Options	<table border="1"> <tr> <td> Option 1 Provide a policy framework that is generally supportive of a range of development needs associated with HEIs </td> <td> Option 2 No specific policy aimed at supporting HEI growth </td> </tr> </table>	Option 1 Provide a policy framework that is generally supportive of a range of development needs associated with HEIs	Option 2 No specific policy aimed at supporting HEI growth
Option 1 Provide a policy framework that is generally supportive of a range of development needs associated with HEIs	Option 2 No specific policy aimed at supporting HEI growth		
Summary	<table border="1"> <tr> <td>Maintain the city's reputation as a leader in higher education and research, and support HEI's important role as a key economic driver and anchor institutions.</td> <td>Allow markets forces to dictate the future growth and not to develop a specific policy aimed at supporting HEI Development.</td> </tr> </table>	Maintain the city's reputation as a leader in higher education and research, and support HEI's important role as a key economic driver and anchor institutions.	Allow markets forces to dictate the future growth and not to develop a specific policy aimed at supporting HEI Development.
Maintain the city's reputation as a leader in higher education and research, and support HEI's important role as a key economic driver and anchor institutions.	Allow markets forces to dictate the future growth and not to develop a specific policy aimed at supporting HEI Development.		
Social Effects	<table border="1"> <tr> <td> Significant positive effects: Reflects the Executives' key priority of improving health and wellbeing. Supports learning as a positive force to expand and enhance life chances for all. Access to education opportunities enables greater employment opportunities, leading to greater prosperity and quality of life </td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Reflects the Executives' key priority of improving health and wellbeing. Supports learning as a positive force to expand and enhance life chances for all. Access to education opportunities enables greater employment opportunities, leading to greater prosperity and quality of life	No significant effects
Significant positive effects: Reflects the Executives' key priority of improving health and wellbeing. Supports learning as a positive force to expand and enhance life chances for all. Access to education opportunities enables greater employment opportunities, leading to greater prosperity and quality of life	No significant effects		
Economic Effects	<table border="1"> <tr> <td> Significant positive effects: Supports the economic development of Belfast and access to employment opportunities. The 5 x HEI's in the city are key employers and their research and development supports wider economic growth. They generate economic activity, creating jobs and output in other industries and contribute to GDP. </td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Supports the economic development of Belfast and access to employment opportunities. The 5 x HEI's in the city are key employers and their research and development supports wider economic growth. They generate economic activity, creating jobs and output in other industries and contribute to GDP.	No significant effects
Significant positive effects: Supports the economic development of Belfast and access to employment opportunities. The 5 x HEI's in the city are key employers and their research and development supports wider economic growth. They generate economic activity, creating jobs and output in other industries and contribute to GDP.	No significant effects		
Environmental Effects	<table border="1"> <tr> <td>No significant effects</td> <td>No significant effects</td> </tr> </table>	No significant effects	No significant effects
No significant effects	No significant effects		
Reasons for Selecting Preferred Option	Option 1 aims to support the City's aspirations of a 'learning city' by creating an environment that allows the City's key educational institutions to reach their full potential. It recognises the important role they play in education, delivering the highly skilled workforce necessary to attract foreign direct investment and support the growth of the economy.		
Timescale of Impact	<u>Economic:</u> In adopting a flexible approach, these effects could be realised in the medium term.		
Mitigation or enhancement	No mitigation measures or enhancements have been identified.		

CREATING A VIBRANT ECONOMY		VE4 – SUPPORTING DEVELOPMENT NEEDS OF HIGHER EDUCATION INSTITUTIONS (HEIS)		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	-	<p>Education has an important role to play in promoting economic well-being, improving social mobility and tackling multi deprivation. Option 1 would have a minor positive effect as it would seek to support a range of development needs associated with the 5 HEI's in locations accessible to disadvantaged urban areas. It will aim to support and encourage an inclusive and equal society as better education improves access to employment opportunities and improves the quality of people's lives leading to broader social benefits. Option 2 would have a minor negative effect as it likely that policy aimed at supporting HEI growth and would not reduce the barriers which exist to education attainment for all.</p>
	2	++	+/-	<p>Option 1 is likely to have a significantly positive effect as it in line with Executives' key priority of improving health and wellbeing and is expected to have a significant positive effect by supporting learning as a positive force to expand and enhance life chances for all citizens of all ages in Belfast. Access to education opportunities will allow people to gain from greater job opportunities which would lead to greater prosperity and give people a better quality of life. Therefore, improving their overall wellbeing. Option 2 would have a mixed effect by not developing a policy to support HEIs and therefore would creating more jobs can give people a better quality of life and improve overall wellbeing.</p>
	3	++	-	<p>Option 1 is likely to have a significantly positive effect as it in line with Executives' key priority of improving health and wellbeing and is expected to have a significant positive effect by supporting learning as a positive force to expand and enhance life chances for all citizens of all ages in Belfast. Access to education opportunities will allow people to gain from greater job opportunities which would lead to greater prosperity and give people a better quality of life. Therefore, improving their overall wellbeing. Option 2, would have a negative effect by not developing a policy to support HEIs and therefore would not provide the opportunity for access to good quality housing to meet the needs of those who require it.</p>
	4	+	-	<p>Option 1 is likely to have minor positive effect by adherence at design and build stage to designing out crime and positive place making. Encouraging education</p> <p>The impact of Option 2 of allowing market forces to dictate the level of not supporting development is relatively unknown. Some areas within the City Centre suffer from higher levels of crime and anti-social behaviour and without knowing where residential development is likely to come forward it is difficult to conclude whether this option will lead to a reduction in crime and anti-social behaviour.</p>
	5	+	-	<p>Option 1 would have a minor positive effect through provision of zoned land at right locations that attracts investment and greater opportunity for developing skills in various learning and employment sectors. It supports the City's aspirations of a 'learning city' is founded within Queens University Belfast (QUB), the University of Ulster (UU) and Belfast Metropolitan College (BMC) which have some of the leading courses and research institutes specialising in medical sciences, pharmacy, law, nursing, art and design, ICT and renewable technologies. It is recognised that there are good examples of quality learning opportunities throughout the city but a significant proportion of Belfast's population are not benefiting from the rewards of what Belfast's learning environment has to offer. Therefore, by not supporting such a policy for HEI growth Option 2 would have a negative effect as it could see the continued and persistent inequalities in the city that many areas have experienced with little or no change over the last decade</p>

CREATING A VIBRANT ECONOMY		VE4 – SUPPORTING DEVELOPMENT NEEDS OF HIGHER EDUCATION INSTITUTIONS (HEIS)		
SA Objectives	Options		Comments	
	1	2		
	6	+	-	Option 1 would have a minor positive effect as it would assist in attracting investment in key community services and create the conditions for a City-wide approach helping to retain and enhance access to local facilities. Option 2 would have a minor negative effect in that it would not provide the necessary infrastructure to retain or ensure access to local services and facilities.
Economic	7	++	-	Option 1 would have a significant positive effect as education has an important role to play in promoting economic well-being, improving people's social mobility and leading to the creation of greater job opportunities. Learning can be a tool for life to increase citizen's confidence, resilience and sense of belonging and as mechanism for progression in the workplace. By supporting such a framework, it creates the right conditions needed to ensure that all can prosper where learning is used as a positive force to expand and enhance life chances for all ages and all residents in Belfast. While Option 2 would have a negative effect as it would not address the current economic disadvantage and inequality experienced by most of the deprived areas of Belfast.
	8	++	+/-	Option 1 would have a significantly positive effect it is in line with the key objective of RDS and SPPS to ensure the Plan will provide an ample supply of suitable land to meet future economic development needs within the plan area. It would have a significantly positive effect in supporting the creation of the growth aspiration of the City, supporting the creation of new jobs; help attract inward investment from a range of business sectors, encouraging new start-up opportunities and existing business to locate in Belfast boosting the Regional Economy. The e3 campus within the Titanic Quarter has already aided regeneration of the City waterfront area and the current relocation of the £250m UU will further enhance the educational offer of the City to students, by providing employment to lecturers and ancillary staff and generate complementary services. These jobs would help attract inward investment from a range of business sectors, encouraging new start-up opportunities and existing business to locate in Belfast. Option 2 would have a mixed effect by promoting economic development but without a framework to guide future development this would not be in cohesive and managed way that may not assist in supporting the economy to act as the economic driver for the Region.
	9	+	-	Option 1 would have a minor positive effect on this SA Objective, by creating the supporting infrastructure in which people are encouraged to use alternative means of sustainable travel, such as public transport, walking and cycling. By improving and promoting connectivity and enhancing permeability and increasing opportunities for improved linkages between educational, residential spaces and areas of future employment in a way that promotes sustainable travel patterns. Option 2 , would have a negative effect as it would see the continued unsustainable modes of transport and reliance on the private car.
	10	+	?	Option 1 would have a minor positive effect has it support a policy framework positive effect that should help to ensure a reduction in Green House Gas Emissions and help the City contribute to the Executives GHG Emission Targets and support the universities in future Research and Development/ new technologies in support of this transition to local carbon. Option 2 would have an unknown effect

CREATING A VIBRANT ECONOMY		VE4 – SUPPORTING DEVELOPMENT NEEDS OF HIGHER EDUCATION INSTITUTIONS (HEIS)		
SA Objectives	Options		Comments	
	1	2		
Environmental	11	+	+/-	Option 1 is expected to have minor positive effect as policy aims to ensure that vacant or underused land within the settlement limits are returned to productive use and therefore reducing the pressure on protected landscapes and sites of geodiversity. Option 2 is Likely effect is uncertain.
	12	+	?	Option 1 would have a minor positive effect to ensure a reduction in air pollution, to minimise further acidification of soils. In remediating contaminated sites would help to improve soil quality. Option 2 would have an unknown effect.
	13	+	?	Option 1 is expected to have a minor positive effect by ensuring the reuse and conversion of listed and historic building adaption. Option 2 would have an unknown effect.
	14	o	o	Options 1 and 2 would be expected to have no effect on distinctive landscape and geodiversity due to the locations of the institutions within the existing urban footprint.
	15	+	?	Option 1 is expected to have a minor positive effect that should help to minimise adverse impacts on the open space and natural green space including the countryside assets. Option 2 would have an unknown effect.
	16	+	?	Option 1 would have a minor positive effect on this SA Objective, to support the HEIs in developing and promoting the sustainable management of Waste through the Circular Economy. The HEIs are at the forefront of developing future research and development in relation to the Circular Economy. Option 2 would have an unknown effect.
	17	+/-	+/-	Both Options would have a mixed effect as there could be negative effects due to increase potential for discharges from industrial uses.
	18	+	+/-	Option 1 would have a minor positive effect on this SA objective, by encouraging an environment in which people can avail of alternative modes of sustainable travel such as public transport, walking and cycling. Therefore, reducing the need to travel further by private vehicle and encouraging travel by foot or bicycles which have potential to contribute to reduced emissions of key pollutants in a way that promotes sustainable travel patterns. Option 2 would likely have a mixed effect due to increased emissions from associated development associated traffic generation.

CREATING A VIBRANT ECONOMY		VE4 – SUPPORTING DEVELOPMENT NEEDS OF HIGHER EDUCATION INSTITUTIONS (HEIS)	
SA Objectives	Options		Comments
	1	2	
19	+	?	Option 1 is expected to have a minor positive effect is expected to have a positive effect that should help to ensure a reduction in Green House Gas Emissions to mitigate environmental change. Option 2 would have an unknown effect.

CREATING A VIBRANT ECONOMY			
Table A.23	VE5 – NETWORK AND HIERARCHY OF CENTRES		
Reasons for Alternatives Considered	SPPS sets out clear policy aims to define a hierarchy of centres to ensure a co-ordinated approach to a sustainable network of retail and service provision across the city, and to promote the City Centre first. Healthy centres are the heart of communities, attracting significant footfall for day-to-day activities, and are critical to the success of the LDP.		
Options	<table border="1"> <tr> <td>Option 1 Define the network and hierarchy of centres as the best framework for directing future development</td> <td>Option 2 Rely on SPPS (exclude commercial nodes arterial routes)</td> </tr> </table>	Option 1 Define the network and hierarchy of centres as the best framework for directing future development	Option 2 Rely on SPPS (exclude commercial nodes arterial routes)
Option 1 Define the network and hierarchy of centres as the best framework for directing future development	Option 2 Rely on SPPS (exclude commercial nodes arterial routes)		
Summary	<table border="1"> <tr> <td>Follows the aims of the SPPS, but includes commercial nodes on arterial routes and seeks to ensure a City Centre first approach for the location of future retailing and other main Town Centre uses.</td> <td>Similar to Option 1, promoting a city-centre-first approach for the location of future retail and other main Town Centre uses. However, it would seek to exclude commercial nodes on arterial routes instead allowing the market to determine the location of such uses along these routes.</td> </tr> </table>	Follows the aims of the SPPS, but includes commercial nodes on arterial routes and seeks to ensure a City Centre first approach for the location of future retailing and other main Town Centre uses.	Similar to Option 1, promoting a city-centre-first approach for the location of future retail and other main Town Centre uses. However, it would seek to exclude commercial nodes on arterial routes instead allowing the market to determine the location of such uses along these routes.
Follows the aims of the SPPS, but includes commercial nodes on arterial routes and seeks to ensure a City Centre first approach for the location of future retailing and other main Town Centre uses.	Similar to Option 1, promoting a city-centre-first approach for the location of future retail and other main Town Centre uses. However, it would seek to exclude commercial nodes on arterial routes instead allowing the market to determine the location of such uses along these routes.		
Social Effects	<table border="1"> <tr> <td>Significant positive effects: Reducing deprivation and creating a more inclusive society by ensuring residents have easy access to key facilities, local services and local employment opportunities</td> <td>Mixed effects: Retains much of the existing network but excludes commercial nodes on arterial routes which may restrict / prevent regeneration</td> </tr> </table>	Significant positive effects: Reducing deprivation and creating a more inclusive society by ensuring residents have easy access to key facilities, local services and local employment opportunities	Mixed effects: Retains much of the existing network but excludes commercial nodes on arterial routes which may restrict / prevent regeneration
Significant positive effects: Reducing deprivation and creating a more inclusive society by ensuring residents have easy access to key facilities, local services and local employment opportunities	Mixed effects: Retains much of the existing network but excludes commercial nodes on arterial routes which may restrict / prevent regeneration		
Economic Effects	<table border="1"> <tr> <td>Significant positive effects: Supports the economic development of Belfast as the regional economic driver, and access to employment opportunities.</td> <td>Minor negative effects: Hinders economic growth at commercial nodes on arterial routes</td> </tr> </table>	Significant positive effects: Supports the economic development of Belfast as the regional economic driver, and access to employment opportunities.	Minor negative effects: Hinders economic growth at commercial nodes on arterial routes
Significant positive effects: Supports the economic development of Belfast as the regional economic driver, and access to employment opportunities.	Minor negative effects: Hinders economic growth at commercial nodes on arterial routes		
Environmental Effects	<table border="1"> <tr> <td>Minor positive effects: Protect and enhance open space and natural green space, by bringing disused land/ brownfield sites and buildings back into use. Encourage sustainable travel and consequential reductions in carbon footprint due to reduced travel distances for day-to-day needs</td> <td>No significant effects</td> </tr> </table>	Minor positive effects: Protect and enhance open space and natural green space, by bringing disused land/ brownfield sites and buildings back into use. Encourage sustainable travel and consequential reductions in carbon footprint due to reduced travel distances for day-to-day needs	No significant effects
Minor positive effects: Protect and enhance open space and natural green space, by bringing disused land/ brownfield sites and buildings back into use. Encourage sustainable travel and consequential reductions in carbon footprint due to reduced travel distances for day-to-day needs	No significant effects		
Reasons for Selecting Preferred Option	Option 1 supports the SPPS requirement to define a hierarchy of centres, ensuring a co-ordinated approach to a sustainable network of retail and service provision across the city. It promotes the city centre first, complemented by precautionary approach to out-of-centre commercial developments as set in the RDS. It would help strengthen Belfast City Centre as the economic driver for the region, promoting equity and addressing social exclusion through easy access to key facilities, local services and employment opportunities at a reasonable cost. Improved pedestrian accessibility and public transport would reduce car dependence and help reduce emissions.		
Timescale of Impact	<u>Social</u> : These effects are likely to be realised in the medium to long term		
Mitigation or enhancement	No mitigation measures or enhancements have been identified.		

CREATING A VIBRANT ECONOMY			VE5 – NETWORK AND HIERARCHY OF CENTRES	
SA Objectives	Options		Comments	
	1	2		
Social	1	++	+/-	<p>Option 1 is expected to result in a minor positive effect by reducing deprivation. Many of the centres are located in deprived areas and it will ensure a sustainable hierarchical approach that is capable of facilitating the required growth across the plan period, creating better access to jobs for the population and encouraging a fairer more inclusive society.</p> <p>Option 2 is expected to result in a mixed effect. By removing commercial nodes, it would not support strong neighbourhood centres and militates against the regeneration of these routes leaving areas vulnerable to increased deprivation. However, by directing facilities and services to existing centres it will ensure an increase in vitality and viability through addressing vacancy for example.</p>
	2	++	+/-	<p>By defining all districts, local centres and commercial nodes on arterial routes it will ensure the delivery of more sustainable neighbourhoods where services and facilities are readily accessible and within walking distance for a high percentage of the urban population with consequential improvement in quality of Life.</p> <p>Option 2 is expected to result in a mixed effect. By removing commercial nodes, it would not support strong neighbourhood centres and could militate against the regenerate of these routes impacting on the quality of life of residents. However, by directing facilities and services to existing centres it will ensure better management of the retail and wider employment offer, improving quality of life for residents.</p>
	3	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	4	+	-	<p>Option 1 is expected to have a minor positive effect on reducing the fear of crime by directing retail and services to existing centres and arterial routes, creating more vibrant places with greater footfall and better surveillance.</p> <p>Option 2 is expected to have a negative effect as it will result in weaker commercial nodes on arterial routes with the potential to increase dereliction, crime and anti-social behaviour.</p>
	5	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	6	++	+/-	<p>Option 1 is expected to have minor positive effect by ensuring local facilities and services are consolidated and strengthened by directing service, retail and other uses to these areas. This will help deliver sustainable neighbourhoods with enhanced access for local residents.</p> <p>Option 2 is expected to have mixed effects. It will create stronger district and local centres by directing shopping, services and facilities to these locations. However, by removing commercial nodes it is difficult to conclude decisively the potential effects if commercial nodes on arterial routes are removed.</p>

CREATING A VIBRANT ECONOMY			VE5 – NETWORK AND HIERARCHY OF CENTRES	
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	+/-	<p>Option 1 has a crucial role in supporting surrounding communities, encouraging development and investment in centres across the city. By ensuring robust centres, local residents will have better access to employment opportunities and it is therefore considered to have a minor positive effect.</p> <p>Option 2 is expected to result in mixed effects. Whilst it still delivers a co-ordinated approach to a sustainable network of retail and service provision across the city with enhanced access to employment opportunities it also has the potential to result in weaker performing commercial nodes with a reduction in access to employment opportunities.</p>
	8	++	+	<p>Option 1 is expected to have a significant positive effect by focusing development within existing centres; promoting a City Centre first approach in protecting it from out of town developments and therefore supports the economic development of Belfast and reinforces Belfast's role as a regional economic driver.</p> <p>Option 2 is expected to result in a minor positive effect. It will still support the economic development of Belfast by ensuring a sustainable hierarchy of centres with a City Centre first approach.</p>
	9	+	?	<p>Option 1 is expected to result in minor positive effect encouraging more sustainable modes of transport including walking and cycling given the enhanced local access to shopping and service provision, whilst Option 2 effects are unknown as it is difficult to conclude decisively the potential effects if commercial nodes on arterial routes are removed.</p>
	10	+	?	<p>Option 1 is expected to have a minor positive effect by ensuring the development of more compact sustainable neighbourhoods with lower carbon footprints whereas Option 2 effects like SA09 above are unknown as it is difficult to conclude decisively the potential effects if commercial nodes on arterial routes are removed.</p>
Environmental	11	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective
	12	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective
	13	+	+	The built heritage of Belfast includes archaeological sites and monuments and historic buildings. Both Options offers more protection of assets such as listed buildings by promoting their conversion and re-use and therefore safeguarding their future.

CREATING A VIBRANT ECONOMY		VE5 – NETWORK AND HIERARCHY OF CENTRES		
SA Objectives	Options		Comments	
	1	2		
14	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.	
15	+	+	Both Options are expected to result in minor positive effects, as they will ensure less pressure on designations of natural greenspace by encouraging sustainable development in existing centres.	
16	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.	
17	+/-	+/-	The water provision for Belfast is considered healthy. However, the existing infrastructure for combined sewers has inadequate capacity for future development in the short term with consequential potential for incidences of pollution. Both Options are expected to therefore result in mixed effects.	
18	+	+/-	Option1 will ensure there is a focus on directing development to existing centres and that they are capable of absorbing new development required to deliver growth over the plan period. Pursuing this Option will lead to more sustainable communities with a greater emphasis on sustainable forms of transport. It therefore has the potential to improve air quality a reduction in CO2 emissions. The effects of Option 2 are mixed. This Option proposes a network of centres but excludes commercial nodes. By retaining a network of centres, it is expected to result in a minor positive effect. However, in excluding commercial nodes it has the potential to result in more dispersed, sporadic development resulting in residents having to use less sustainable forms of transport leading to increased CO2 emissions for example.	
19	+/-	+/-	Both Options are expected to deliver mixed effects. Both Options aim to deliver a more sustainable form of development by directing proposals to existing centres with convenient access to retail and services encouraging the use of sustainable modes of transport that would make a minor positive contribution to climate change goals. However, increased development pressure in existing centres may result in more built form and hardstanding leading to higher incidences of surface water flooding.	

CREATING A VIBRANT ECONOMY

Table A.24			
VE6 – CENTRE BOUNDARIES			
Reasons for Alternatives Considered	The RDS recognises the importance of accessible, vibrant centres which offer local choice for shopping, social activity and recreation. SPPS states that the LDP should define the spatial extent of centres and retain and consolidate focus for local everyday shopping.		
Options	Option 1 Define centre boundaries	Option 2 Rely on boundaries defined in BMAP	Option 3 Reply on the SPPS
Summary	Define the spatial extent of centre boundaries for all district, local and commercial nodes on arterial routes. Seeks to retain and consolidate focus for everyday shopping, and allows the focus to be on managing the balance of uses.	Follow existing BMAP boundaries as defined in 2015.	Follows the SPPS requirement to identify a hierarchy of Centres, town, district and local centres but excludes commercial nodes.
Social Effects	Significant positive effects: Reducing deprivation and creating a more inclusive society, by redefining the spatial extent of the boundaries to accommodate economic growth over the plan period and ensuring better access to jobs, services and facilities	Minor negative effects: Lacks flexibility and may not therefore create the economic growth required to reduce deprivation levels in disadvantaged areas	No significant effects
Economic Effects	Significant positive effects: A flexible approach supports the economic development of Belfast as the regional economic driver, and access to employment opportunities	No significant effects	No significant effects
Environmental Effects	Minor positive effects: Protect and enhance open space and natural green space, bringing disused land/brownfield sites and buildings back into use. Encourages more sustainable travel by focusing development in defined centres and commercial nodes on arterial routes with ease of access	Minor positive effects: Protect and enhance open space and natural green space, bringing disused land/brownfield sites and buildings back into use. Encourages more sustainable travel by focusing development in defined centres and commercial nodes on arterial routes with ease of access	No significant effects
Reasons for Selecting Preferred Option	Option 1 allows the focus to be on managing the balance of uses within centres as per SPPS. It provides greater clarity on the type of uses that will be allowed and where, particularly how retail and non-retail, including community facilities make up and contribute to a centre's role and function. It will help strengthen existing centres by redefining the spatial extent to maximise growth, addressing those that are underperforming or overtrading.		
Timescale of Impact	No timescales noted.		
Mitigation or enhancement	SA Objective 1, 2, 5 & 6, 7: Ensure the LDP allows for sufficient growth when defining the boundaries to match planned level of economic growth. SA Objective 19: Incorporate requirement for SUDS technology (where appropriate).		

CREATING A VIBRANT ECONOMY				VE6 – CENTRE BOUNDARIES	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	+	-	?	<p>Option 1 is expected to have a minor positive effect on reducing deprivation, as it will ensure that the boundaries of centres are defined to facilitate the required growth across the plan period, creating better access to jobs, services and facilitates for the population. This will ultimately encourage a fairer, more inclusive society.</p> <p>Option 2 is expected to result in a negative effect as some centres are underperforming and experiencing high vacancy rates and this trend could continue to worsen.</p> <p>Option 3 effects are unknown. It does not include commercial nodes and if pursued it is difficult to know the likely effects.</p>
	2	+	-	?	<p>By redefining all district, local centres and commercial nodes on arterial routes it will ensure the delivery of more sustainable neighbourhoods where services and facilities are readily accessible and within walking distance for a high percentage of the population therefore leading to an improved quality of Life.</p> <p>Option 2 effects are similar to the effects on SA1 above. There is the potential for centres to continue to underperform, whilst not allowing other centres the chance to grow, especially where there is full occupancy.</p> <p>Option 3 effects are unknown. It does not include commercial nodes and if pursued it is difficult to know the likely effects.</p>
	3	o	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	4	+	+/-	?	<p>Option 1 is expected to have a minor positive effect in reducing the fear of crime by directing retail and services to existing centres and arterial routes, creating more vibrant places with greater footfall and better surveillance.</p> <p>Option 2 is expected to deliver mixed effects. Whilst some centres and nodes are vibrant and benefit from high footfall and surveillance and should continue to flourish there are other centres, which suffer from high vacancy rates where the fear of crime is likely to be more prevalent.</p> <p>Option 3 effects are unknown. By removing commercial nodes on arterial routes, it is difficult to know the future consequences concerning crime and antisocial behaviour.</p>
	5	o	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	-	?	<p>Option 1 will ensure local facilities and services are consolidated and strengthen by directing service, retail and other uses to these areas. This will help deliver sustainable neighbourhoods with enhanced access for local residents.</p> <p>Option 2 is expected to have a negative effect as some of the centres have been underperforming and this trend is likely to continue reducing access to local services and facilities.</p>

CREATING A VIBRANT ECONOMY				VE6 – CENTRE BOUNDARIES	
SA Objectives	Options			Comments	
	1	2	3		
				By adopting approach set out in the SPPS and not defining commercial nodes on arterial routes the effects are unknown as it is difficult to forecast future trends in shopping and service provision.	
Economic	7	++	+	+	Option 1 is expected to result in a significant positive effect by supporting surrounding communities and encouraging sustainable development and investment in centres and commercial nodes across the city. By ensuring robust centres local residents will have better access to employment opportunities. Both Option 2 and 3 are expected to have a minor positive effect. Both will ensure access to employment opportunities but the benefits will not match those of Option 1.
	8	++	+	+	Option 1 is likely to have a significant positive effect by focusing development within existing centres and therefore supporting the economic development of Belfast and reinforcing Belfast's role as a regional economic driver. Options 2 and 3 will have a minor positive effect by ensuring delivery of a City Centre first approach to retail and other town centre uses, reinforcing and enhancing the economic development of Belfast and its contribution to the wider region. But are considered less positive than Option 1 as there has been concern around a number of centre that are suffering from high vacancy rates (Connswater 22% and Cityside 20%).
	9	+	+	?	Options 1 and 2 have the potential to encourage more sustainable modes of transport including walking and cycling as the centres and arterial routes are all highly accessible. This Option is considered to have a minor positive effect. Option 3 , adopting the SPPS approach would see commercial nodes excluded and the effects would be unknown at this stage.
	10	+	+	?	Option 1 and 2 are expected to have a minor positive effect by ensuring compact sustainable neighbourhoods with lower carbon footprints, whilst Option 3 effects are unknown at this stage.
Environmental	11	o	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	12	o	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.

CREATING A VIBRANT ECONOMY				VE6 – CENTRE BOUNDARIES
SA Objectives	Options			Comments
	1	2	3	
13	+	+	?	The built heritage of Belfast includes archaeological sites and monuments and historic buildings. Option 1 and 2 offers more protection of assets such as listed buildings by promoting their conversion and re-use and therefore safeguarding their future. The effects of commercial nodes on arterial routes, being excluded are unknown and there is no scope for predicting the type and location of development in these areas if Option 3 is taken forward.
14	o	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective
15	+	+	?	By redefining centres as suggested in Option 1 or retaining as set out in BMAP (Option 2) it will ensure that there is less development pressure on designations of natural greenspace. Both Options would therefore result in a minor positive effect. The effects of Option 3 are unknown as it is difficult to foresee future development trends, which may or may not impact upon existing areas of open space.
16	o	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
17	+/-	+/-	?	The water provision for Belfast is considered healthy. However, the existing infrastructure for combined sewers is inadequate capacity for future development in the short term and there is the potential for pollution incidents if Options 1 and 2 are taken forward. The effect of Option 3 is unknown as the location and density of development is uncertain.
18	+	+	?	By defining the centres, Option1 or adopting the current BMAP position it would ensure a focus on directing development to existing centres and that that they are capable of absorbing new development required to deliver growth over the plan period. Pursing Options 1 or 2 would result in a minor positive. It would lead to more sustainable communities with a greater emphasis on sustainable forms of transport and it is therefore having the potential to improve air quality. Options 3 effects are unknown as it is difficult to foresee how it will affect their function over the plan period.
19	+	+	?	Option 1 and 2 aim to deliver a more sustainable form of development by directing proposals to existing centres with convenient access to services and facilities, and who are encouraged to use more sustainable travel modes. This would make a minor positive contribution to climate change goals. Options 3 effects are unknown as it is difficult to foresee how it will affect their function over the plan period.

CREATING A VIBRANT ECONOMY

Table A.25		VE7 – VITALITY AND VIABILITY OF CENTRES	
Reasons for Alternatives Considered	The SPPS states that the LDP should provide for a diverse offering and mix of uses to reflect local circumstances, and set out policies that make it clear which uses will be permitted in order to support and sustain vibrant centres.		
Options	Option 1 Within defined centres a portion of units will be maintained as class A1 shops. Change of use to other A class uses and non-retail uses will be managed	Option 2 Do not manage the proportions allowed	
Summary	Support the vitality and viability of centres by providing flexibility for diversity of use to address vacancy and other issues, including resiliency to competition from other centres.	No specific policy requirements. Markets would determine uses within centres.	
Social Effects	Significant positive effects: Reducing deprivation and creating a more inclusive society by allowing a degree of flexibility for other uses, resulting in increased access to service and employment opportunities	Minor negative effects: Increased vacancy rates, which may result in a proliferation of uses that could attract anti-social behaviour	
Economic Effects	Significant positive effects: Adopting a flexible approach can support the economic development of Belfast as the regional economic driver, and improve access to employment opportunities	Minor negative effects: Increased vacancy rates and fewer resiliencies to completion from other centres	
Environmental Effects	No significant effects	No significant effects	
Reasons for Selecting Preferred Option	Option 1 allows the focus to be on managing the balance of uses within centres in accordance with the SPPS. It provides greater clarity on the type of uses that will be allowed and where, particularly how retail and non-retail, including community facilities, make up and contribute to a centre's role and function.		
Timescale of Impact	<u>Social:</u> The negative effects are likely to be realised in the medium to long term. <u>Economic:</u> The negative effects are likely to be realised in the medium term.		
Mitigation or enhancement	A clear threshold of non-retail uses needs to be specified for particular areas at the Local Plan Policies stage to ensure vibrancy and a strong retail offer. To limit impact from surface water from increased built form and hardstanding, SUDS should be encouraged where possible.		

CREATING A VIBRANT ECONOMY		VE7 – VITALITY AND VIABILITY OF CENTRES		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	-	<p>Option 1 is likely to have a minor positive effect on reducing deprivation. Through managing the proportion of A 1 retail use within defined centres it will ensure that the viability and vitality of centres are maintained and enhanced, creating better provision of jobs, access to services and facilities thereby creating a more inclusive society.</p> <p>Option 2 is expected to result in a negative impact by weakening the potential for growth of these centres if market forces can dictate development. This has the potential to result increased deprivation over the plan period leading to less equal society as the proportion of non –retail uses increases leading to a poor retail offer and limited services.</p>
	2	+	-	<p>Option 1 is expected to have a minor positive effect. By managing the proportion of Class A 1 retails uses to other uses it will help ensure less vacancy rates and more healthy and vibrant centres. In following this approach, it will help create more sustainable neighbourhoods where shops, services and facilities are readily accessible and within walking distances for a higher percentage of the population.</p> <p>Option 2 could result in higher vacancy rates, imbalances in proportions of retail versus non-retail resulting less vibrant and healthy centres leading to poorer access to shops and services ultimately reducing the health and wellbeing of residents.</p>
	3	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	4	+	-	<p>Option 1 is expected to have a minor positive effect in reducing crime and levels of antisocial behaviour through better management and a reduction of vacancy rates, creating vibrant centres, which benefit from greater footfall and surveillance.</p> <p>Option 2 is expected to have a negative effect as it will result in an ad hoc, market led delivery of development that could result could increase vacancy rates or lead to a build-up or proliferation of uses that may attract anti-social behaviour; for example, hot food takeaways.</p>
	5	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	6	++	-	<p>Option 1 is expected to have a minor positive effect ensuring local facilities and services are consolidated and strengthen by actively managing the balance / proportion of A 1 retail uses and other uses within defined centres. This will help deliver sustainable neighbourhoods with enhanced access for local residents.</p> <p>Option 2 is expected to have a negative effect. It will result in an ad hoc piece meal delivery of development that could result in higher vacancy rates, imbalances in provision between A1 retail and other uses, reducing the access to local services and facilities.</p>

CREATING A VIBRANT ECONOMY		VE7 – VITALITY AND VIABILITY OF CENTRES		
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	-	<p>Option 1 has a crucial role in supporting surrounding communities encouraging development and investment in centres across the city. By actively managing the proportions of A1 retail use versus other uses there is scope to help ensure greater vitality and viability of centres and therefore creating better access to employment opportunities.</p> <p>Option 2 is expected to have a negative impact as market forces could result in weaker performing centres and therefore less access to employment opportunities.</p>
	8	++	-	<p>Some centres are already experiencing high vacancy rates whilst others are vibrant and healthy. Option 1 is expected to have a significant positive effect by actively managing uses within existing centres to ensure maximum vitality and viability and therefore supporting the economic development of Belfast and reinforcing Belfast's role as a regional economic driver.</p> <p>Option 2 is likely to have the opposite effect causing vacancy rates to further increase and weakening Belfast's role as an economic driver for the region.</p>
	9	+	-	<p>Option 1 has the potential to encourage more sustainable modes of transport by ensuring the right balance of uses, encouraging greater footfall and walkability within defined centres and therefore is considered to have a minor positive effect.</p> <p>Option 2, however, could result in over concentration of some uses affecting local residents' access to day to day necessities. This has the potential to discourage sustainable modes of transport as local residents may need to travel further afield to meet their day to day needs.</p>
	10	+	-	<p>Option 1 is expected to have a minor positive effect by endorsing the principles of sustainable neighbourhoods whereby defined centres have the right mix of uses reducing the need to travel which in turn can lower carbon footprints.</p> <p>Option 2 similar to SA9 could result in over concentration of some uses affecting local residents' access to day-to-day necessities. This has the potential to discourage sustainable modes of transport as local residents may need to travel further afield to meet their day to day needs, thereby not support the transition to a low carbon economy.</p>
Environmental	11	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective
	12	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective
	13	+	?	Option 1 offers protection of assets such as listed buildings by promoting their conversion and re-use and therefore safeguarding their future. However, the effects of Option 2 are unknown as it is difficult to ascertain the location of future development over the plan period.

CREATING A VIBRANT ECONOMY		VE7 – VITALITY AND VIABILITY OF CENTRES		
SA Objectives	Options		Comments	
	1	2		
14	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective	
15	+	?	By ensuring less vacancy within existing defined centres through managing the proportions of non-retail uses Option 1 will ensure that there is less development pressure on designations of natural greenspace. Option 2 effects are unknown as it is difficult to ascertain the location of new development and whether it will affect areas of existing open space.	
16	+	-	Option 1 is likely to have a minor positive effect. It is compatible with the sustainable waste management objectives and will support existing infrastructure. A market led approach could put pressure on areas where there is no infrastructure and therefore may not promote the sustainable management of waste.	
17	+/-	+/-	Both Options are expected to have mixed effects. Whilst Belfast has a healthy supply of water and development will not affect the supply there could be capacity issues in the short term with aging infrastructure.	
18	+	-	By managing the proportion of A 1 retail use in relation to non-retail uses, Option 1 is expected to have a minor positive effect by ensuring more vibrant, healthier defined centres with optimum access to day-today necessities that will encourage sustainable forms of transport. This has the potential to improve air quality by reducing Co2 emissions. Option 2 is expected to have a negative effect resulting in greater distances between services and facilities lead to greater use of less sustainable mode of transport which could increase CO2 emissions.	
19	+	-	By managing the proportion of A 1 retail use in relation to non-retail uses, Option 1 like SA18 above is expected to have a minor positive effect by ensuring more vibrant, healthier defined centres with optimum access to day-today necessities that will encourage sustainable forms of transport. This will help reduce emissions of greenhouse gases by reducing energy consumption and the need to travel. Conversely, Option 2 is likely to have a negative effect by resulting in higher vacancy rates and less vibrant centres which could lead to a reduction in access to day-today necessities leading to greater travel distances and increased emissions of greenhouses gases through increased energy consumption.	

CREATING A VIBRANT ECONOMY											
Table A.26	VE8 – CITY CENTRE BOUNDARY										
Reasons for Alternatives Considered	The RDS recognises the City Centre as the key driver of the region’s economy. Growing the economy is one of the pillars of the Belfast Agenda and doing so in a sustainable manner is a core planning principle of the SPPS, which states that the LDP will define the spatial extent of centres including the City Centre.										
Options	<table border="1"> <thead> <tr> <th>Option 1 Review and Redefine City Centre Boundary</th> <th>Option 2 Keep Boundary as Currently Defined</th> </tr> </thead> <tbody> <tr> <td>Summary</td> <td>Retain the current boundary as defined by BMAP.</td> </tr> <tr> <td>Social Effects</td> <td> <p>Minor positive effects: Reducing deprivation and creating a more inclusive society, by allowing for a projected growth and greater access to employment. Potential to make more effective use of vacant and underused land, fostering a vibrant and integrated City Centre with the promotion of design to reduce crime and fear of crime.</p> <p>Minor negative effects: On many of the social sustainability objectives due to continuation of the status quo</p> </td> </tr> <tr> <td>Economic Effects</td> <td> <p>Significant positive effects: Supporting the economic development of Belfast and access to employment opportunities, by ensuring more effective use of vacant land and the realisation of development in the medium term</p> <p>Minor negative effects: Not allowing for projected development needs, impeding economic growth</p> </td> </tr> <tr> <td>Environmental Effects</td> <td> <p>Significant positive effects: Ensuring a more consolidated and integrated City Centre through building on recent success and connecting emerging commercial areas through enhanced connectivity</p> <p>No significant effects</p> </td> </tr> </tbody> </table>	Option 1 Review and Redefine City Centre Boundary	Option 2 Keep Boundary as Currently Defined	Summary	Retain the current boundary as defined by BMAP.	Social Effects	<p>Minor positive effects: Reducing deprivation and creating a more inclusive society, by allowing for a projected growth and greater access to employment. Potential to make more effective use of vacant and underused land, fostering a vibrant and integrated City Centre with the promotion of design to reduce crime and fear of crime.</p> <p>Minor negative effects: On many of the social sustainability objectives due to continuation of the status quo</p>	Economic Effects	<p>Significant positive effects: Supporting the economic development of Belfast and access to employment opportunities, by ensuring more effective use of vacant land and the realisation of development in the medium term</p> <p>Minor negative effects: Not allowing for projected development needs, impeding economic growth</p>	Environmental Effects	<p>Significant positive effects: Ensuring a more consolidated and integrated City Centre through building on recent success and connecting emerging commercial areas through enhanced connectivity</p> <p>No significant effects</p>
Option 1 Review and Redefine City Centre Boundary	Option 2 Keep Boundary as Currently Defined										
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Economic Effects	<p>Significant positive effects: Supporting the economic development of Belfast and access to employment opportunities, by ensuring more effective use of vacant land and the realisation of development in the medium term</p> <p>Minor negative effects: Not allowing for projected development needs, impeding economic growth</p>										
Environmental Effects	<p>Significant positive effects: Ensuring a more consolidated and integrated City Centre through building on recent success and connecting emerging commercial areas through enhanced connectivity</p> <p>No significant effects</p>										
Reasons for Selecting Preferred Option	Option 1 is in line with the RDS and recognises the City Centre as the economic driver for the region. Consolidating the physical development of the city within a defined area has the potential to make more effective use of vacant and underused land. Regeneration can help drive integration of the existing elements of the city and support the growing economy.										
Timescale of Impact	<p><u>Social</u>: The positive effects are likely to be realised in the medium term.</p> <p><u>Economic</u>: The positive effects are likely to be realised in the medium term.</p>										
Mitigation or enhancement	No mitigation measures or enhancements have been identified.										

CREATING A VIBRANT ECONOMY			VE8 – CITY CENTRE BOUNDARY	
SA Objectives	Options		Comments	
	1	2		
Social	1	+	-	<p>Option 1 is expected to have a minor positive effect on reducing deprivation and social exclusion by ensuring that the City Centre is redefined to accommodate projected development needed over the plan period, which will act as a stimulus for more employment opportunities, and thereby reducing deprivation.</p> <p>Option 2 may have a negative impact by not addressing the needs of established residential areas which current occupy parts of the City Centre.</p>
	2	+	-	<p>Option 1 is expected to have a minor positive effect on improving health and wellbeing by redefining the boundary to reflect the projected development needs over the plan period and ensuring access to jobs, services and facilities thereby improving the quality of life of residents.</p> <p>Option 2 may have a negative impact by not addressing the needs of established residential areas which current occupy parts of the City Centre.</p>
	3	+	-	<p>Option 1 is expected to have a minor positive by ensuring the new boundary takes into account the existing baseline and the projected housing need over the plan period as the City Centre has a relatively low population in comparison to other UK cities of a similar size.</p> <p>Option 2 is expected to have a negative effect as the aspirations of growing the City Centre population may not be realised going by past trends.</p>
	4	+	-	<p>Option 1 is expected to have a minor positive impact by consolidating the physical development of the city within a defined area. This has the potential to make more effective use of vacant and underused land, fostering a vibrant and integrated City Centre with the promotion of design to reduce crime and fear of crime.</p> <p>Option 2 is expected to have a negative effect. There a lack of connectivity between uses which has resulted in dereliction and under used areas lacking footfall where anti-social can occur and if pursued could exacerbate these problems.</p>
	5	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	?	<p>Option 1 is expected to have a minor positive effect by ensuring that the redefined City Centre can accommodate the projected development growth across the plan period and allowing for enhanced access to services and facilities.</p> <p>Option 2 is expected to have an unknown effect. The City Centre boundary encompasses a large area and it is difficult to foresee the type of services and facilities and their location if the Centre boundary is remains as defined in BMAP.</p>

CREATING A VIBRANT ECONOMY			VE8 – CITY CENTRE BOUNDARY	
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	?	<p>Option 1 is expected to have a minor positive impact by ensuring that the redefined City Centre can accommodate the projected development growth across the plan period and allowing for greater access to wider employment opportunities.</p> <p>Option 2 is expected effects are unknown. It is difficult to forecast the future trends in terms access to employment opportunities for local residents if the boundary is retained as that defined in BMAP.</p>
	8	++	-	<p>Option 1 is expected to have a minor positive effect as it recognises the City Centre as the key driver of the region's economy and this will be enhanced by defining its spatial extent allowing for projected development needs.</p> <p>Option 2 is expected to result in a negative impact by not allowing for projected development needs which have a detrimental impact on Belfast's role as the regional economic driver.</p>
	9	++	+	<p>By pursuing Option 1 it is expected to result in a significantly positive effect. The City Centre is the most accessible location within the City. By defining the City Centre to allow for projected development needs over the plan period it has the potential to reduce traffic volumes and congestion as people move to more sustainable modes of transport such as walking and cycling.</p> <p>Option 2 is also likely to have a minor positive effect for the same reasons but with slightly less impact but would be slightly more limited given the lack of connectivity between parts of the City Centre.</p>
	10	+	+	<p>The City Centre is the most accessible part of the City and the Region. Both Options are expected to result in a minor positive effect through promotion of sustainable modes of transport and less reliance of the private car for travel, with a consequential reduction in carbon footprints.</p>
Environmental	11	?	?	<p>The effects of both Options are unknown. Whilst there are pockets of green open space within the City Centre with biodiversity value it is difficult to predict potential impacts.</p>
	12	+	+	<p>Both Options are expected to have a minor positive effect. There will be scope, as development proposals come forward, to remove contaminated soil linked to Belfast's industrial past and ensuring the sites are fit for end use.</p>
	13	+/-	+/-	<p>The built heritage of Belfast includes archaeological sites and monuments and historic buildings. Options 1 and 2 offer mixed effects. There will be more protection of assets such as listed buildings by promoting their conversion and re-use and therefore safeguarding their future, whilst there may be development pressure on other sites especially where large mixed-use schemes come forward over the plan period.</p>

CREATING A VIBRANT ECONOMY		VE8 – CITY CENTRE BOUNDARY		
SA Objectives	Options		Comments	
	1	2		
	14	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	15	+/-	-	Option 1 is expected to have mixed effects as it recognises that the City Centres boundary requires defining to reflect projected development which necessitates reviewing open space requirements for example to reflect increases in residential populations. However, by redefining the boundary and bringing in open space which was previously outside the City Centre could result in greater pressure for alternative uses. Option 2 , by not reviewing and defining the boundary is expected to result in a negative effect and restrict further provision of open space in areas which has a low percentage of provision in comparison to other similar sized UK cities.
	16	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective
	17	+/-	+/-	Both Options are expected to result in a mixed effect. The water provision for Belfast is considered healthy and both Options will not impact on its quality. However, in the short term, issues concerning increased waste water and sewage through new development could put pressure on existing infrastructure with an increased risk of pollution incidences.
	18	++	+	By redefining the City Centre boundary to allow for projected growth needs it is expected to have a significantly positive effect. Options 1 has strong potential to create the right ingredients for a more vibrant, healthy and connected City Centre which promotes more sustainable modes of transport. Option 2 is expected to result in a minor positive effect than Option1, as there are still issues around connectivity between quarters within the City Centre.
	19	+	?	By refining the City Centre boundary, Option 1 is expected to have a positive effect on this SA objective. Such an approach will ensure the City Centre can accommodate the level of growth required over the plan period and lead to reduction in emissions from greenhouse gases as more residents use sustainable modes of transport. Option 2 is expected to result in an unknown effect. There are large portions of the City Centre that are vacant and within private ownership and there are challenges if this Option is pursued.

CREATING A VIBRANT ECONOMY		
Table A.27	VE9 – CITY CENTRE PRIMARY RETAIL AREA	
Reasons for Alternatives Considered	Spatial Planning Guidance (SPG3) set out in the RDS identifies the need to enhance the distinctive role of Belfast City Centre as the primary retail location in Northern Ireland. The SPPS also advises it is important that local planning authorities support the role of town centres and contributes to their success by pursuing policies to support their vitality and viability.	
Options	Option 1 Review the primary shopping area and the type of uses, and define the boundary as necessary to accommodate growth	Option 2 Do not manage proportion of non-retail uses allowed
Summary	Define a primary retail core and frontage based on primary retail offering to accommodate growth over the plan period.	Policy would not manage proportions of other uses allowed within the primary shopping area.
Social Effects	Minor positive effects: Reducing deprivation and creating a more inclusive society, by allowing for a projected growth and greater access to employment in the medium term. Has potential to make more effective use of vacant and underused land, fostering a vibrant primary retail area with the promotion of design to reduce crime and fear of crime.	No significant effects
Economic Effects	Significant positive effects: Supporting the economic development of Belfast as the regional economic driver. Ability to adapt and manage changing retailing patterns, and promote resiliency to market uncertainties especially concerning digital shopping trends	No significant effects
Environmental Effects	No significant effects	No significant effects
Reasons for Selecting Preferred Option	Option 1 is in line with the RDS and will support and strengthen the role of the City Centre as the primary retail location in Northern Ireland. A clear area of consolidated retail use based on where there is a high representation of A1 use and comparable shopping, which along with high footfall, would promote a strong and competitive retail core and support a growing economy.	
Timescale of Impact	<u>Social:</u> These effects are likely to be realised in the medium term.	
Mitigation or enhancement	There are a number of mitigation or enhancement measures that can be applied. For example, prioritising land to reduce travel distances, the use of SUDS to limit surface water run-off and reduce flood risk.	

CREATING A VIBRANT ECONOMY		VE9 – CITY CENTRE PRIMARY RETAIL AREA		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	-	<p>Option 1 is likely to have a positive impact on reducing poverty as it will continue to support and help sustain a vibrant City Centre. This Option will promote the vitality and viability of Belfast City Centre and ensure jobs are created which could improve the income of residents and ultimately result in less deprivation and an equal society.</p> <p>Option 2 is expected result in a negative impact by weakening the current retail offer and resulting in jobs loss. It also has the potential to weaken the role of Belfast City Centre as the primary retail location in Northern Ireland, which could ultimately lead to a higher deprivation and unequal society.</p>
	2	+	-	<p>Option 1 is likely to have a positive impact by ensuring that the vitality and viability of the primary shopping area is enhanced, ultimately improving the quality of life of residents through job creation.</p> <p>Option 2 is likely to have a negative effect by weakening the current retail offer and resulting in jobs loss, which could ultimately lead to a reduced quality of life.</p>
	3	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	4	+	-	<p>Option 1 is expected to have a positive impact by ensuring that the vitality and viability of the primary retail core and frontage is strengthened and there is an adequate provision of services for the projected population growth. This would promote greater footfall, and less opportunity for crime and anti-social behaviour to take place.</p> <p>Option 2 could have a negative impact leading to increased vacancy rates or the potential for a proliferation of uses, which can cause anti-social behaviour such as hot food takeaways.</p>
	5	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	?	Option 1 is likely to have a positive effect by ensuring that the primary shopping area is strengthened, increasing access to a strong retail offer whilst the effects of Option 2 are unknown as it is difficult to predict future trends.

CREATING A VIBRANT ECONOMY		VE9 – CITY CENTRE PRIMARY RETAIL AREA		
SA Objectives	Options		Comments	
	1	2		
Economic	7	++	+/-	Option 1 is likely to have a significant positive impact as it will help deliver a vibrant primary shopping area. This will promote the vitality and viability and ensure access to more retail and service related employment opportunities. Option 2 would still allow for compatible alternative uses especially where there are vacancies in uptake creating employment opportunities but it has the potential to result in imbalances and proliferation of non-retail uses leading to an underperforming primary shopping area.
	8	++	+	Option 1 recognises the importance of Belfast as the primary retail location in Northern Ireland. A strong retail offering is essential for Belfast to remain successful and competitive and fulfil its role as a regional economic driver. Option 2 will have less of a positive effect than Option 1 but still would assist in contributing to Belfast's role as the economic driver for the region.
	9	+	+	Both Options are expected to have a positive effect as a compact and well defined primary shopping area will promote sustainable modes of transport such as walking and cycling.
	10	+	+	Both Options similar to SA9 above would deliver a positive effect as the primary shopping area is located within the City Centres the most accessible part of the City and given its compactness will promote more sustainable modes of transport reducing carbon footprints.
Environmental	11	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
	12	+	+	Both Options are expected to have a positive effect, as there is scope as development proposals come forward to mitigate impacts by decontaminating soil and break pollutant linkages to ensure sites are fit for end use therefore enhancing soil quality.
	13	+/-	-	There are parts of the primary shopping area within special designations such as the Conservation Areas and Areas of Townscape Character. By redefining the Primary Shopping area Option 1 is expected to have mixed effects. It would ensure restoration and re-use of existing buildings and supporting their upkeep for future generations but some areas could come under more development pressure with consequential negative effects.

CREATING A VIBRANT ECONOMY		VE9 – CITY CENTRE PRIMARY RETAIL AREA	
SA Objectives	Options		Comments
	1	2	
			Option 2 is expected to have a negative effect. By not managing the proportions allowed there is the potential for future development proposals to come forward seeking alteration / demolition of buildings that are located in special designations.
14	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
15	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
16	o	o	The Options would not be considered to have any effect on or relationship with this SA Objective.
17	+/-	+/-	Both Options are expected to have mixed effects. Whilst Belfast has a healthy supply of water and development will not impact adversely on this there could be capacity issues in the short term with aging infrastructure.
18	+	o	By defining the boundary of the primary shopping area, Option 1 is expected to have a positive effect with a greater emphasis on sustainable forms of transport and it therefore has the potential to improve air quality. Option 2 will have a negligible effect.
19	+/-	+/-	Both Options would help deliver more sustainable forms of development and it has the potential to encourage to use more sustainable travel modes. This would make a positive contribution to climate change goals. Conversely, as more development comes forward there is the potential for more hardstanding and consequential surface water flooding.

CREATING A VIBRANT ECONOMY			
Table A.28	VE10 – LEISURE AND TOURISM		
Reasons for Alternatives Considered	The RDS recognises Belfast City Centre as the regional focus for cultural amenities and seeks to improve facilities for tourists in support of the Tourist Signature Destinations. A number of proposals have been identified by the BCCRIS 2015 and the LDP offers an opportunity to manage and facilitate delivery of appropriate tourism and leisure related projects in the City Centre.		
Options	<table border="1"> <tr> <td>Option 1 Provide a Policy Framework to Guide Development and Support Opportunities for Tourism Projects and Hotels</td> <td>Option 2 Allocate Specific Sites for Tourism and Leisure Based on Forecasted Need</td> </tr> </table>	Option 1 Provide a Policy Framework to Guide Development and Support Opportunities for Tourism Projects and Hotels	Option 2 Allocate Specific Sites for Tourism and Leisure Based on Forecasted Need
Option 1 Provide a Policy Framework to Guide Development and Support Opportunities for Tourism Projects and Hotels	Option 2 Allocate Specific Sites for Tourism and Leisure Based on Forecasted Need		
Summary	<table border="1"> <tr> <td>A policy framework to guide development and support opportunities for tourism projects and hotels in recognition of the role of the City Centre as the regional economic driver, to reinforce the City Centre as the hub of cultural, entertainment, tourism and leisure facilities. Developments outside the City Centre would be subject to criteria supporting the sequential approach to prevent adverse impact on the City Centre.</td> <td>The LDP would take a more prescriptive approach and allocate specific sites based on the forecasted need for leisure, cultural facilities and hotel space.</td> </tr> </table>	A policy framework to guide development and support opportunities for tourism projects and hotels in recognition of the role of the City Centre as the regional economic driver, to reinforce the City Centre as the hub of cultural, entertainment, tourism and leisure facilities. Developments outside the City Centre would be subject to criteria supporting the sequential approach to prevent adverse impact on the City Centre.	The LDP would take a more prescriptive approach and allocate specific sites based on the forecasted need for leisure, cultural facilities and hotel space.
A policy framework to guide development and support opportunities for tourism projects and hotels in recognition of the role of the City Centre as the regional economic driver, to reinforce the City Centre as the hub of cultural, entertainment, tourism and leisure facilities. Developments outside the City Centre would be subject to criteria supporting the sequential approach to prevent adverse impact on the City Centre.	The LDP would take a more prescriptive approach and allocate specific sites based on the forecasted need for leisure, cultural facilities and hotel space.		
Social Effects	<table border="1"> <tr> <td>No significant effects</td> <td>No significant effects</td> </tr> </table>	No significant effects	No significant effects
No significant effects	No significant effects		
Economic Effects	<table border="1"> <tr> <td>Significant positive effects: Supporting the economic development of Belfast as the regional economic driver, city centre tourism and hotel development</td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Supporting the economic development of Belfast as the regional economic driver, city centre tourism and hotel development	No significant effects
Significant positive effects: Supporting the economic development of Belfast as the regional economic driver, city centre tourism and hotel development	No significant effects		
Environmental Effects	<table border="1"> <tr> <td>No significant effects</td> <td>No significant effects</td> </tr> </table>	No significant effects	No significant effects
No significant effects	No significant effects		
Reasons for Selecting Preferred Option	Option 1 is in line with the RDS which recognises Belfast City Centre as the regional focus of cultural amenities, and seeks to improve facilities for tourists in support of the Tourist Signature Destinations. Adopting the City Centre first approach as advocated by the SPPS, it would provide better certainty for development and investment and can assist in the regeneration of the City Centre.		
Timescale of Impact	<u>Economic:</u> These effects would increase in the medium to long term as City Centre tourism and hotel developments are delivered.		
Mitigation or enhancement	<p>SA Objective 10: Ensure that all new tourism and leisure developments make a positive contribution to the transition to a low carbon economy, e.g. development of the circular economy, incorporation of renewable technologies, embracing the digital economy, flexible working practices etc.</p> <p>SA Objective 11: At site selection stage, prioritise sites to minimise impact on biodiversity. The use of key site requirements should also help direct development on allocated sites to reduce impact on biodiversity.</p> <p>SA Objective 17: Effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained.</p> <p>SA Objective 19: Ensure that all sites with the Plan area which are potentially at risk of flooding are kept free from non-compatible land uses, and to continually review flood risk data over the Plan period.</p>		

CREATING A VIBRANT ECONOMY		VE10 – LEISURE AND TOURISM		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	+/-	<p>Option 1 is expected to have a minor positive effect by ensuring the City Centre remains the first choice for tourism related projects and enhances its role as the Regional Economic Driver. This will likely create economic growth and result in job creation and reduction in deprivation. A policy framework could also seek to encourage projects that contribute to an inclusive and equal society.</p> <p>Option 2 is expected to have mixed effects. By allocating sites for tourism and leisure uses which contribute to economic growth and job creation there may be a reduction in deprivation. However, the prescriptive nature of this option lacks flexibility to adapt to changing needs.</p>
	2	+	+/-	<p>Option 1 is expected to have a minor positive effect. Facilitating tourism related projects, which in turn create direct and indirect jobs and economic growth, will contribute towards an improved quality of life for residents.</p> <p>Option 2 is expected to have mixed effects. It provides certainty around the location of tourism related development, creating related employment opportunities. However, this approach lacks flexibility to deal with changing development needs which could reduce the deliverability of tourism and leisure projects.</p>
	3	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	4	+	+	<p>Option 1 is expected to have a minor positive effect as it facilitates tourism and culture related projects which generally contribute to the evening economy and increase footfall throughout the day. This increased footfall, and natural surveillance, is likely to contribute towards a reduction in crime and anti-social behaviour.</p> <p>Option 2 is also expected to have a minor positive effect, particularly over the medium to long term, as tourism and leisure projects are delivered and the resultant increase in footfall and evening activity creates enhanced natural surveillance.</p>
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	?	<p>Option 1 is expected to have a minor positive effect by ensuring a framework for tourist related projects is put in place that allows for this type of development to be carried out with a degree of flexibility in an integrated and sustainable way that delivers enhanced access for residents.</p> <p>Option 2's effects are uncertain. Whilst it creates better certainty for projects to be realised over the plan period it lacks flexibility to deal specifically with development needs as and when they arise.</p>

CREATING A VIBRANT ECONOMY			VE10 – LEISURE AND TOURISM	
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	+	<p>Option 1 is expected to have a minor positive effect by providing a framework for tourism related projects there will be both certainty and flexibility to facilitate development of related projects. These projects will deliver both direct and indirect employment opportunities.</p> <p>Option 2 is also expected to have a minor positive effect by allocating sites for tourism and leisure based projects which, when developed in the medium to long term, will contribute to job creation.</p>
	8	++	+	<p>Option 1 is expected to have a significant positive effect as it sets a framework in the context of Belfast as the regional economic driver and principle location for tourism related projects in Northern Ireland.</p> <p>Option 2 is expected to have a minor positive effect as development will naturally come forward, but it will be restricted to the allocated sites and there is no flexibility to accommodate changes in development needs.</p>
	9	+	+	<p>Option 1 and Option 2 are both expected to have a minor positive effect over the medium to long term as tourism and leisure related projects are delivered within the City Centre. The projects will be within walking and cycling distance and close to public transport connections, reducing reliance on less sustainable modes of transport.</p>
	10	+	+	<p>Option 1 is expected to have a minor positive effect. Focusing tourism and leisure related projects in the City Centre and supports the transition to a low carbon economy by limiting the amount of travel required, particularly via less sustainable modes.</p> <p>Option 2 is also expected to have a minor positive effect as it would identify sites in the City Centre where there are good public transport connections, reducing reliance on less sustainable forms of transport.</p>
Environmental	11	o	o	<p>The options would not be considered to have any effect on or relationship with this SA Objective.</p>
	12	+	+	<p>Option 1 and Options 2 are both expected to have a minor positive effect over the medium to long term as potential City Centre 'brownfield' sites are decontaminated, enhancing soil quality, and redeveloped for tourism and leisure related uses.</p>

CREATING A VIBRANT ECONOMY		VE10 – LEISURE AND TOURISM		
SA Objectives	Options		Comments	
	1	2		
	13	+	+	Option 1 and Option 2 are both expected to have a minor positive effect by ensuring restoration and re-use of buildings that contribute to the Belfast built heritage either via a policy framework (Option 1) or allocation of appropriate sites (Option 2).
	14	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	15	+	+	Option 1 and Option 2 are both expected to have a minor positive effect. By operating a City Centre first approach to tourism related development it is likely that there will be less development pressure on open space and green space, particularly the countryside asset.
	16	+	+	Option 1 and Option 2 are both expected to have minor positive effects as accommodating development within the footprint of the City Centre meets the sustainable waste management objectives.
	17	+/-	+/-	Option 1 and Option 2 are both expected to have mixed effects. Belfast has a healthy supply of water, so it is not considered to be a significant issue for these options. However, the 'Living with Water Programme' notes that there are capacity issues with the existing WWT facilities in Belfast that could prove to be a risk in the short term. Effective management of infrastructure throughout the plan period as development progresses should ensure quality and efficiency is maintained in the long term.
	18	+	+	Option 1 and Option 2 are both expected to have minor positive effects as a City Centre first approach to tourism related development ensures projects are highly accessible to public transport and often within easy walking distance. This reduces reliance on less sustainable modes of transport.
	19	+	+	Option 1 and Option 2 are both expected to have minor positive effects as they facilitate delivery of tourism related projects within the City Centre, thereby ensuring easy access to sustainable travel modes.

CREATING A VIBRANT ECONOMY

Table A.29		VE11 – CITY CENTRE LIVING	
Reasons for Alternatives Considered	Belfast currently has a low residential population within the existing City Centre boundary in comparison to cities of a similar size elsewhere in the UK. The LDP will need to consider how to sustainably deliver residential development over the plan period. City Centre residential accommodation will help to address the RDS target for 60% of new housing to be delivered on 'brownfield' land.		
Options	Option 1 Accommodate a Significant Proportion of New Residential Development within Belfast City Centre	Option 2 Rely on SPPS	
Summary	The LDP would seek to accommodate a significant proportion of new residential development within the City Centre by increasing but avoiding town cramming. This option would also contribute to wider regeneration of the City Centre as part of mixed use developments. This option would see an appropriate mix of housing units planned for the City Centre in terms of size, type and tenure, to meet the needs of the projected population.	This option would follow the SPPS sequential process for allocating housing land, which does not necessarily target the City Centre. This approach would see previously developed land within the urban footprint prioritised over extensions to the existing settlement limit.	
Social Effects	Significant positive effects: Quality housing opportunities.	No significant effects	
Economic Effects	Significant positive effects: Ability for local residents to access employment opportunities, and supporting the economic development of Belfast as the regional economic driver.	No significant effects	
Environmental Effects	Significant positive effects: Promoting an integrated transport system, encouraging sustainable travel, supporting the transition to a Low Carbon Economy, adapting to Climate Change, reducing air pollution and improving air quality.	No significant effects	
Reasons for Selecting Preferred Option	Option 1 would encourage an increase in residential uses that will help re-invigorate and regenerate the City Centre. Through residential development and regeneration there are opportunities to improve accessibility to employment, services and connectivity to open space across the city.		
Timescale of Impact	<u>Social:</u> This effect would increase in the medium to long term as City Centre residential developments are delivered. <u>Economic:</u> These effects would increase in the medium to long term as City Centre residential developments are delivered. <u>Environmental:</u> These effects would increase in the medium to long term as City Centre residential developments are delivered.		
Mitigation or enhancement	SA Objective 1: Ensure an appropriate mix of type and tenure to encourage an inclusive and equal society. SA Objective 2: At site selection stage, ensure residential development is not located adjacent non-compatible uses.		

CREATING A VIBRANT ECONOMY

Table A.29	VE11 – CITY CENTRE LIVING
	<p>SA Objective 11: At site selection stage, prioritise sites to minimise impact on biodiversity. The use of key site requirements should also help direct development on allocated sites to reduce impact on biodiversity.</p> <p>SA Objective 17: Effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained.</p> <p>SA Objective 19: Ensure that all sites with the Plan area which are potentially at risk of flooding are kept free from non-compatible land uses, and to continually review flood risk data over the Plan period.</p>

CREATING A VIBRANT ECONOMY			VE11 – CITY CENTRE LIVING	
SA Objectives	Options		Comments	
	1	2		
Social	1	+	?	<p>Option 1 is expected to have a minor positive effect as the increased City Centre population will have greater accessibility to jobs, services and facilities, reducing deprivation.</p> <p>Option 2's effects are uncertain as the market cannot be relied upon to deliver the desired proportion of residential development in the City Centre, without a focus within the Plan. Therefore, the effect on deprivation and society is unknown.</p>
	2	+	?	<p>Option 1 is expected to have a minor positive effect as it will ensure an increased City Centre residential population within easy access services and amenities. Walking and cycling will be encouraged and public transport facilities are highly accessible.</p> <p>Option 2's effects are uncertain as the market cannot be relied upon to deliver the desired proportion of residential development in the City Centre, without a focus within the Plan. Therefore, the effect on health and wellbeing is unknown.</p>
	3	++	?	<p>Option 1 is expected to have a significant positive effect, as it will ensure a greater density and mix of residential accommodation in the City Centre, meeting the housing needs of a wide range of the population.</p> <p>Option 2's effects are uncertain as the market cannot be relied upon to deliver the desired proportion of residential development in the City Centre, without a focus within the Plan. It is likely that some development will proceed but without provisions in the Plan the quality and mix will be uncertain.</p>
	4	+	?	<p>Option 1 is expected to have a minor positive impact by ensuring that there is an increased City Centre resident population. The increased footfall and natural surveillance created will assist with reducing crime and antisocial behaviour.</p> <p>Option 2's effects are uncertain as there is no certainty that an increased resident population will be created along with the natural surveillance that follows. It is difficult to conclude how this option will affect crime and antisocial behaviour.</p>
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	?	<p>Option 1 is expected to have a minor positive effect. An increased City Centre population will provide the density required to support and retain existing services and facilities, whilst also providing opportunities to enhance existing services.</p> <p>Option 2's effects are uncertain as there is no certainty that an increased resident population will be created. It is unlikely that services can be enhanced without an increase in population.</p>

CREATING A VIBRANT ECONOMY			VE11 – CITY CENTRE LIVING	
SA Objectives	Options		Comments	
	1	2		
Economic	7	++	?	<p>Option 1 is expected to have a significantly positive impact by increasing the residential population which ensures a greater number of residents are located within easy access of employment opportunities in the City Centre or transport link to Employment Centres.</p> <p>Option 2's effects are uncertain as there is no certainty that an increased resident population will be created. It is therefore difficult to predict the effect on access to employment opportunities.</p>
	8	++	?	<p>Option 1 is expected to have a significant positive effect as an increased City Centre residential population will grow economic activity within the centre, create a highly accessible workforce and further grow the evening economy.</p> <p>Option 2's effects are uncertain as there is no certainty that an increased resident population will be created to support economic development.</p>
	9	++	?	<p>Option 1 is likely to have a significant positive effect by ensuring an increased City Centre residential population. Residents will have easy access to public transport and walking and cycling will be a reasonable alternative to less sustainable modes of transport. It is likely that use of the transport system will increase due to an increased population within close proximity to key connections and transport hubs.</p> <p>Option 2's effects are uncertain as there is no certainty that an increased City Centre resident population will be created to support the transport system and take up more sustainable modes of transport such as walking and cycling.</p>
	10	++	?	<p>Option 1 is likely to have a significant positive effect. The principle of having a concentration of population within the City Centre is advantageous when trying to encourage sustainable travel patterns. Walking and cycling become real alternatives and easy access to public transport connections and hubs encourages increased usage. Ultimately supporting the transition to a low carbon economy.</p> <p>Option 2's effects are uncertain as there is no certainty that an increased City Centre resident population will be created to support the transport system and take up more sustainable modes of transport such as walking and cycling</p>
Environmental	11	+/-	+/-	<p>Option 1 and Option 2 are both expected to have a mixed effect. With the majority of new housing focussed on the City Centre and/ or existing 'brownfield sites' this reduces the requirement for sites in the countryside. However, within the urban footprint, there are green spaces and some 'brownfield' sites that have re-colonised and may have ecological merit and which could come under pressure for development.</p>
	12	+	+	<p>Option 1 and Option 2 are both expected to have a minor positive effect on soil quality. Redeveloping 'brownfield' sites will include removal of and decontamination of soil linked to previous industrial uses. Over the plan period a percentage of residential development will come forward which will result in soil quality being enhanced through decontamination measures.</p>

CREATING A VIBRANT ECONOMY		VE11 – CITY CENTRE LIVING	
SA Objectives	Options		Comments
	1	2	
13	+	?	<p>Option 1 is expected to have a minor positive effect on the built and historic environment as underused and vacant buildings will be brought into residential use.</p> <p>Option 2's effects are uncertain as there is no certainty that development will be focussed on the City Centre and potentially reuse historic buildings.</p>
14	+	?	<p>Option 1 is expected to have a minor positive effect by ensuring that residential development is focused within the City Centre, reducing the requirement for sites in the countryside.</p> <p>Option 2's effects are uncertain as relying on the sequential approach could see pressure placed on the countryside to accommodate residential development in the countryside. It is difficult to predict how much residential development will take place within the City Centre.</p>
15	+	?	<p>Option 1 is expected to have a minor positive effect by targeting the City Centre for residential development therefore reducing the development pressure on open space and the countryside asset.</p> <p>Option 2's effect is uncertain as it is more difficult to predict where residential development might occur if left to market forces and therefore it cannot be concluded how much the countryside asset might come under pressure, if there is no focus on the existing urban footprint of the City Centre.</p>
16	+	+	<p>Option 1 and Option 2 are both expected to have minor positive effects as accommodating development within the footprint of the City Centre meets the sustainable waste management objectives.</p>
17	+/-	+/-	<p>Option 1 and Option 2 are both expected to have mixed effects. Belfast has a healthy supply of water, so it is not considered to be a significant issue for these options. However, the 'Living with Water Programme' notes that there are capacity issues with the existing WWT facilities in Belfast that could prove to be a risk in the short term. Effective management of infrastructure throughout the plan period as development progresses should ensure quality and efficiency is maintained in the long term.</p>
18	++	?	<p>Option 1 is expected to have significant positive effects as increasing the City Centre residential population will ensure a greater number of people have access to public transport connections and being located nearby many places of work, services and amenities, are increasingly likely to walk or cycle. The result is less reliance on less sustainable forms of transport, a reduction in emission levels, and enhancement of air quality over the plan period.</p> <p>Option 2's effects is uncertain as it is more difficult to predict where residential development might occur if left to market forces and therefore it cannot be concluded how reliant new residential developments might be on less sustainable modes of transport.</p>
19	+	?	<p>Option 1 is expected to have a minor positive effect as it will encourage residential development within the City Centre, ensuring easy access to sustainable travel modes.</p>

CREATING A VIBRANT ECONOMY		VE11 – CITY CENTRE LIVING	
SA Objectives	Options		Comments
	1	2	
			Option 2's effects are uncertain as it is more difficult to predict where residential development might occur if left to market forces and therefore it cannot be concluded how reliant new residential developments might be on less sustainable modes of transport

CREATING A VIBRANT ECONOMY

Table A.30	VE12 – SHARED SPACE IN THE CITY CENTRE
Reasons for Alternatives Considered	Spatial planning has the potential to shape places that are welcoming, safe, fair and inclusive. As Belfast becomes home to an increasingly diverse and broadening society the City needs to ensure it is welcoming, safe and inclusive to accommodate all ages and celebrate our cultural diversity. An environment promoting good relations improves the quality of life for everyone and to support this, the entire City should continue to function as a shared and accessible place. The RDS promotes development which improves the health and wellbeing of communities and the SPPS further outlines principles of creating and enhancing shared space and supporting good design and positive place-making. This is emphasised within 'Living Places: An Urban Stewardship and Design Guide for NI' and Executive policy 'Together: Building United Communities'. There are clear opportunities to address social needs which are fundamental to the future success and growth of the City as a whole and therefore the preferred option is the only option.
Option	Guidance and a Spatial Approach to Promote the Principles of a Shared Society
Summary	The LDP will promote the principles of a shared society through guidance and a spatial approach that is built on improving connectivity, delivering balanced development and supporting regeneration, increasing community safety by supporting the reduction of crime and antisocial behaviour.
Social Effects	Significant positive effects: Reducing deprivation and encouraging an inclusive and equal society, and improving health and wellbeing
Economic Effects	Significant positive effects: Ability for local residents to access employment opportunities by ensuring enhanced connectivity to employment locations, and supporting the economic development of Belfast as a competitive place and the regional economic driver.
Environmental Effects	No significant effects.
Reasons for Selecting Preferred Option	There are no reasonable alternatives. The approach proposed will help to deliver a city that is welcoming, safe, fair and inclusive to accommodate all ages from the elderly to the very young and celebrate our cultural diversity. It can help ensure the delivery of shared facilities such as leisure centres, libraries and shopping centres within the City Centre that are accessible and well linked to the wider neighbourhoods can support a shared environment.
Timescale of Impact	<u>Social</u> : This effect would increase in the medium to long term. <u>Economic</u> : This effect would increase in the medium term.
Mitigation or enhancement	No mitigation measures or enhancements have been identified.

CREATING A VIBRANT ECONOMY		VE12 – SHARED SPACE IN THE CITY CENTRE	
SA Objectives	Option	Comments	
Social	1	++	This option is expected to have a significant positive effect. The option enhances the policy within the RDS and SPPS which promote health and wellbeing and enhanced shared spaces and place making. Taking a spatial approach to promoting a shared society ensures delivery of spaces, streets and open spaces for a wide range of people and offers opportunities to plan for greater accessibility and integration with neighbouring communities. The spatial approach can help encourage mixed-use and mixed tenure neighbourhoods. Ultimately this will help create a more equal society, reduce deprivation and encourage inclusivity.
	2	++	This option is expected to have a significant positive effect.
	3	+	This option is expected to have a minor positive effect as promoting the City Centre as a shared space could act a stimulus for housing proposals to come forward as part of mixed-use developments. Such an approach could attract a broad range of the population seeking a shared, safe and accessible place to live.
	4	++	This option is expected to have a significant positive effect as promoting the principles of a shared society in the City Centre through shared space will help reduce antisocial behaviour and tackle perceptions of safety and crime.
	5	o	This option would not be considered to have any effect on or relationship with this SA Objective.
	6	+	This option is expected to have a minor positive effect as services and facilities will be attracted to an accessible shared space in which a greater number of service users will feel welcome.
Economic	7	++	This option is expected to have a significant positive effect. Promoting the City Centre as a shared space ensures employment opportunities are accessible for all.
	8	++	This option is expected to have a significant positive effect. This option will attract inward investment from a range of business sectors, encouraging new start-up opportunities that support the economic development of Belfast and contribute to its roles as a regional economic driver.

CREATING A VIBRANT ECONOMY		VE12 – SHARED SPACE IN THE CITY CENTRE	
SA Objectives	Option	Comments	
	9	+	This option is expected to have a minor positive effect. Promoting a shared society through spatial planning will help to ensure people feel safe to travel by public transport, cycling and walking and will increase connectivity and opportunities for enhanced transport integration.
	10	+	This option is expected to have a minor positive effect. This SA objective is linked to SA9 above and the same principle applies. The promotion of an integrated transport system and encouragement of sustainable travel directly correlates with the transition to a low carbon economy. The ranking of the options is therefore the same as for SA9.
Environmental	11	o	This option would not be considered to have any effect on or relationship with this SA Objective.
	12	+	This option is expected to have a minor positive effect. Through the promotion of the principles of a shared society, it is likely that it will create an environment that attracts investment and subsequent redevelopment which will see remediation of 'brownfield' sites. By adopting this approach the potential exists to enhance soil quality in the long term.
	13	+	This option is expected to have a minor positive effect as promoting the principles of a shared society is likely to attract investment and development. This will likely see the adaption and re-use of existing buildings that are located within special designation areas such as the City Centre Conservation Area or are protected by Section 80 of the Planning Act (NI) 2011 due to their historical or architectural interest.
	14	o	This option would not be considered to have any effect on or relationship with this SA Objective.
	15	+	This option is expected to have a minor positive effect. Creating an attractive City Centre space in which to live and/or invest there will be less pressure on the countryside asset. Scope will also exist, through mixed use regeneration and the creation of shared spaces, to increase the level of green space within the City Centre and to ensure that it is accessible and connected to neighbouring communities.
	16	o	This option would not be considered to have any effect on or relationship with this SA Objective.

CREATING A VIBRANT ECONOMY		VE12 – SHARED SPACE IN THE CITY CENTRE	
SA Objectives	Option	Comments	
	17	+/-	This option is expected to have mixed effects. Belfast has a healthy supply of water, so it is not considered to be a significant issue for these options. However, the 'Living with Water Programme' notes that there are capacity issues with the existing WWT facilities in Belfast that could prove to be a risk in the short term. Effective management of infrastructure throughout the plan period as development progresses should ensure quality and efficiency is maintained in the long term.
	18	+	This option is expected to have a minor positive effect as the City Centre is the most accessible part of Belfast, encouraging greater activity through the principles of a shared society and spatial planning will ensure there is a shift towards more sustainable transport modes over the life of the plan; thereby enhancing air quality.
	19	+	This option is expected to have a minor positive effect. Similar to SA18 above, encouraging a shared society would have positive climate change effects.

CREATING A VIBRANT ECONOMY			
Table A.31	VE13 – CITY CENTRE DEVELOPMENT OPPORTUNITIES		
Reasons for Alternatives Considered	The LDP will support and strengthen the role of the City Centre as the regional economic driver and identify key opportunity locations. City Centre development opportunities can improve connections, increase integration, and provide for the predicted accommodation required over the plan period.		
Options	<table border="1"> <tr> <td>Option 1 Policy Framework to Guide Development and Regeneration of Opportunity Sites</td> <td>Option 2 No Specific Development Briefs or Master Planning for Opportunity Sites</td> </tr> </table>	Option 1 Policy Framework to Guide Development and Regeneration of Opportunity Sites	Option 2 No Specific Development Briefs or Master Planning for Opportunity Sites
Option 1 Policy Framework to Guide Development and Regeneration of Opportunity Sites	Option 2 No Specific Development Briefs or Master Planning for Opportunity Sites		
Summary	<table border="1"> <tr> <td>The LDP would provide detailed development briefs and master planning to ensure future development can be properly integrated with the rest of the City Centre. There would be strong policies in relation to regeneration to provide certainty, maintain competitiveness and attract investment.</td> <td>The LDP would provide no specific development briefs or master planning for city centre opportunity sites, instead allowing the market to determine the mix of uses, density, etc. Development proposals on opportunity sites would be assessed on their own merits.</td> </tr> </table>	The LDP would provide detailed development briefs and master planning to ensure future development can be properly integrated with the rest of the City Centre. There would be strong policies in relation to regeneration to provide certainty, maintain competitiveness and attract investment.	The LDP would provide no specific development briefs or master planning for city centre opportunity sites, instead allowing the market to determine the mix of uses, density, etc. Development proposals on opportunity sites would be assessed on their own merits.
The LDP would provide detailed development briefs and master planning to ensure future development can be properly integrated with the rest of the City Centre. There would be strong policies in relation to regeneration to provide certainty, maintain competitiveness and attract investment.	The LDP would provide no specific development briefs or master planning for city centre opportunity sites, instead allowing the market to determine the mix of uses, density, etc. Development proposals on opportunity sites would be assessed on their own merits.		
Social Effects	<table border="1"> <tr> <td>Significant positive effects: Reducing deprivation, improving health and wellbeing, and providing quality housing opportunities.</td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Reducing deprivation, improving health and wellbeing, and providing quality housing opportunities.	No significant effects
Significant positive effects: Reducing deprivation, improving health and wellbeing, and providing quality housing opportunities.	No significant effects		
Economic Effects	<table border="1"> <tr> <td>Significant positive effects: Ability for local residents to access employment opportunities.</td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Ability for local residents to access employment opportunities.	No significant effects
Significant positive effects: Ability for local residents to access employment opportunities.	No significant effects		
Environmental Effects	<table border="1"> <tr> <td>Significant positive effects: Protecting, enhancing and managing the quality of the built environment by ensuring that buildings that contribute to Belfast's built heritage are restored and re-used.</td> <td>No significant effects</td> </tr> </table>	Significant positive effects: Protecting, enhancing and managing the quality of the built environment by ensuring that buildings that contribute to Belfast's built heritage are restored and re-used.	No significant effects
Significant positive effects: Protecting, enhancing and managing the quality of the built environment by ensuring that buildings that contribute to Belfast's built heritage are restored and re-used.	No significant effects		
Reasons for Selecting Preferred Option	Option 1 will make a positive contribution to economic development by providing better certainty around development proposals and investment. It will also offer a more targeted approach to sites / areas of the City Centre which has historically suffered from dereliction and encourage the re-use of the historic built environment. This Option is in line with the RDS which recognises Belfast City Centre as the regional focus of cultural amenities and seeks to improve facilities for tourists in support of the Tourist Signature Destinations.		
Timescale of Impact	<p><u>Social</u>: This effect would increase in the medium to long term as City Centre opportunity sites are delivered.</p> <p><u>Economic</u>: This effect would increase in the medium to long term as City Centre opportunity sites are delivered.</p> <p><u>Environmental</u>: This effect would increase in the medium to long term as City Centre opportunity sites are delivered.</p>		
Mitigation or enhancement	<p>SA Objective 10: Ensure that all developments on opportunity sites make a positive contribution to the transition to a low carbon economy, e.g. development of the circular economy, incorporation of renewable technologies, embracing the digital economy, flexible working practices etc.</p> <p>SA Objective 11: At site selection stage, prioritise sites to minimise impact on biodiversity. The use of key site requirements should also help direct development on allocated sites to reduce impact on biodiversity.</p> <p>SA Objective 17: Effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained.</p>		

CREATING A VIBRANT ECONOMY		VE13 – CITY CENTRE DEVELOPMENT OPPORTUNITIES		
SA Objectives	Options		Comments	
	1	2		
Social	1	++	-	<p>Option 1 is expected to have a significant positive effect by ensuring that opportunity sites have sufficient guidance in place to provide certainty, facilitate economic development and regeneration, and provide the appropriate mix of uses and densities. Such an approach is highly likely to help deliver a reduction in deprivation and encourage a more inclusive and equal society.</p> <p>Option 2 is expected to have a negative effect as there would be insufficient guidance to ensure opportunity sites are integrated and developed in a manner that creates maximum impact in terms of deprivation and social inclusion.</p>
	2	++	+/-	<p>Option 1 is expected to have a significant positive effect by providing greater certainty about the uses and form of development on opportunity sites. By ensuring that appropriate facilities are included within opportunity sites there will be a significant positive effect in the medium to long term as projects are delivered over the life of the plan.</p> <p>Option 2 is expected to have mixed effects as there would be insufficient guidance to ensure opportunity sites are developed in a manner that enhances health and wellbeing and improves quality of life. It is likely that some benefit will be realised but there may also be less cohesive regeneration with ad-hoc development and poor integration with surrounding neighbourhoods.</p>
	3	++	-	<p>Option 1 is expected to have a significantly positive effect as policy and guidance for opportunity sites will assist with delivery of quality mixed use regeneration projects, including residential accommodation. Guidance can indicate the expected mix and quality of housing to help meet the housing needs of a range of people.</p> <p>Option 2 is expected to have a negative effect as there would be insufficient guidance to ensure opportunity sites provide an appropriate quality and mix of residential accommodation to meet the housing needs of a range of people. There is also a risk that insufficient guidance will result in under provision of housing over the plan period.</p>
	4	+	-	<p>Option 1 is expected to have a minor positive effect by providing frameworks that guide the development of opportunity sites. This will help deliver a vibrant mix of uses and densities that promotes enhanced natural surveillance and an increased sense of safety. It is also possible to suggest principles such as Secure by Design in guidance that will help to reduce instances of crime and antisocial behaviour.</p> <p>Option 2 is expected to have a negative effect as there is insufficient guidance to ensure opportunity sites are developed in a comprehensive manner with appropriate mixes, densities and connections.</p>
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	-	<p>Option 1 is expected to have a minor positive effect. Development frameworks and master planning will help deliver mixed-use regeneration schemes that support existing services and facilities, whilst also providing new opportunities, enhancing the full provision of local services and facilities.</p> <p>Option 2 is expected to have a negative effect as the market may not provide the full range of services and facilities required or development could be ad-hoc in nature and not comprehensive with accessible services and good connections to local facilities.</p>

CREATING A VIBRANT ECONOMY			VE13 – CITY CENTRE DEVELOPMENT OPPORTUNITIES	
SA Objectives	Options		Comments	
	1	2		
Economic	7	++	+	<p>Option 1 is expected to have a significant positive effect. Providing guidance around opportunity sites ensures that they are comprehensively developed with quality connections and integrated with surrounding neighbourhoods. This will ensure employment opportunities are accessible to local residents.</p> <p>Option 2 is expected to have a minor positive effect by creating some additional employment, based on past trends, but not necessarily ensuring that quality connections exist or that the development schemes on opportunity sites are fully integrated or comprehensively developed.</p>
	8	+	-	<p>Option 1 is expected to have a minor positive effect as master plans and development frameworks can ensure comprehensive regeneration of opportunity sites comprising the most appropriate mix of uses and densities to enhance the economic productivity of Belfast, as the regional economic driver.</p> <p>Option 2 is expected to have a negative effect as ad-hoc or disconnected development proceeds without a comprehensive regeneration plan to maximise the opportunities and ensure Belfast's role as the regional economic driver.</p>
	9	+	-	<p>Option 1 is expected to have a minor positive effect. A policy framework and master plan approach to development opportunity sites will help realise enhanced connectivity and movement patterns between areas and sites, which will encourage sustainable modes of transport.</p> <p>Option 2 has the potential to result in a negative effect by delivering development in an ad hoc manner with little regard for sustainable travel.</p>
	10	+	+	<p>Option 1 is expected to have a minor positive effect because it will support better integration and connectivity through planned comprehensive redevelopment that will promote sustainable modes of transport and therefore support the transition to a low carbon economy.</p> <p>Option 2 is expected to have a minor positive effect as it would see City Centre opportunity sites developed in close proximity to sustainable modes of transport and therefore support the transition to a low carbon economy.</p>
Environmental	11	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	12	+	+	Option 1 and Option 2 are both expected to have a minor positive effect on soil quality. Redeveloping 'brownfield' sites will include removal of and decontamination of soil linked to previous industrial uses. Over the plan period a percentage of residential development will come forward which will result in soil quality being enhanced through decontamination measures. The effects are likely to increase in the long term as opportunity sites are developed out during the plan period.

CREATING A VIBRANT ECONOMY		VE13 – CITY CENTRE DEVELOPMENT OPPORTUNITIES	
SA Objectives	Options		Comments
	1	2	
13	++	+	Option 1 is expected to have a significant positive effect on the built and historic environment as reuse of heritage buildings will be facilitated through site masterplans. Option 2 is expected to have a minor positive effect as some historic buildings will see reuse and refurbishment, but with less guidance, and left to market forces, it is likely that the full potential is not realised.
14	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
15	+	+	Option 1 and Option 2 are both expected to have a minor positive effect by ensuring that opportunity sites within the City Centre are developed, reducing the requirement for sites in the countryside.
16	+	+	Option 1 and Option 2 are both expected to have minor positive effects as accommodating development within City Centre opportunity sites meets the sustainable waste management objectives.
17	+/-	+/-	Option 1 and Option 2 are both expected to have mixed effects. Belfast has a healthy supply of water, so it is not considered to be a significant issue for these options. However, the 'Living with Water Programme' notes that there are capacity issues with the existing WWT facilities in Belfast that could prove to be a risk in the short term. Effective management of infrastructure throughout the plan period as development progresses should ensure quality and efficiency is maintained in the long term.
18	+	+	Option 1 and Option 2 are both expected to have minor positive effects as developing opportunity sites within the City Centre ensures projects are highly accessible to public transport and often within easy walking distance. This reduces reliance on less sustainable modes of transport.
19	+	?	Options 1 is expected to have a minor positive effect. It aims to put in place a development framework that will guide regeneration of the City Centre. In doing so, it will encourage more sustainable travel modes of travel through better integration of transport and land use. This would make a positive contribution to climate change goals through a reduction in Co2 emissions. The effects of a market led approach as suggested in Option 2 are unknown.

A SMART CONNECTED RESILIENT PLACE

Table A.32	SCR1 – TELECOMMUNICATION INFRASTRUCTURE	
Reasons for Alternatives Considered	The aim of the SPPS in relation to telecommunications is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum. The LDP should bring forward policies and proposals to set detailed criteria for consideration of new telecommunications development which should address important planning considerations such as the siting, design and impact upon visual amenity. A high-quality telecommunications infrastructure is essential for sustainable economic growth of Belfast.	
Options	Option 1 Rely on the SPPS	Option 2 Tailor SPPS policy approach by including areas of constraint
Summary	This option would support the development of new infrastructure and promote an upgrade of existing networks, with consideration given to the criteria for the siting, design and impact upon visual amenity of new telecommunications infrastructure.	This option would support the development of new infrastructure and promote an upgrade of existing networks, with consideration given to the criteria for the siting, design and impact upon visual amenity of new telecommunications infrastructure and areas of constraint.
Social Effects	No significant effects	No significant effects
Economic Effects	Significant positive effect: Encouraging employment opportunities and economic development throughout the City by contributing to Belfast as an attractive investment location.	Significant positive effect: Encouraging employment opportunities and economic development throughout the City by contributing to Belfast as an attractive investment location.
Environmental Effects	No significant effects	Significant positive effect: Affording greater protection to important habitats and species, together with Belfast’s distinctive built and natural landscapes.
Reasons for Selecting Preferred Option	Option 2 provides a balanced approach to the development of new telecommunications infrastructure, and offers greater environmental protection than Option 1 by including areas of constraint. The development and enhancement of the telecommunications infrastructure in a way that makes use of existing assets, is incorporated in the design of other forms of development and which respects visual amenity and environmental sensitivity are key elements of regional guidance and policy. The delivery of a high-quality telecommunications infrastructure in appropriate locations is essential to support the development of residential areas and to encourage economic growth. It provides benefits to households and consumers, strengthens business and makes the region attractive for inward investment.	
Timescale of Impact	<u>Economic:</u> These effects will increase over time as new infrastructure and services are provided. <u>Environmental:</u> These effects will increase over time as new infrastructure and services are provided.	
Mitigation or enhancement	All SA objectives: Employ suitable mitigation measures to ensure telecommunications infrastructure development is appropriately managed throughout the Plan area.	

A SMART CONNECTED RESILIENT PLACE		SCR1 – TELECOMMUNICATION INFRASTRUCTURE		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	+	Digital participation is deemed to have a positive impact on some of the dimensions of social exclusion. Supporting the development of new telecommunications infrastructure or promoting an upgrade of existing networks will help to improve the public availability of ICT. Options 1 and 2 would, therefore, have a minor positive effect in contributing to reduced levels of deprivation and encouraging a more inclusive and equal society.
	2	+	+	Supporting the development of new telecommunications infrastructure or promoting an upgrade of existing networks will improve public access to telecommunications services. Options 1 and 2 would benefit consumers and households by facilitating more efficient access to primary health care professionals, such as GPs who offer online services, which is likely to have a minor positive effect on improving health and wellbeing for an improved quality of life.
	3	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	4	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	+	+	Encouraging a stronger telecommunications infrastructure will contribute to improved telecommunications services throughout the City and facilitate opportunities for residents to engage in short, long or professional online and distance learning courses. Options 1 and 2 would contribute to increased availability and access to telecommunications services which would have a minor positive effect on improving the skills and education of residents by providing access to lifelong learning opportunities that are offered via the internet.
	6	+	+	Supporting the development of new telecommunications infrastructure or promoting an upgrade of existing networks will facilitate an increase in broadband connectivity. This will benefit consumers and households in improving access to all sorts of services and information, and in facilitating access to various leisure and recreational activities. Options 1 and 2 would, therefore, have a minor positive effect on retaining and enhancing access to local services and facilities, by facilitating development of a high quality telecommunications infrastructure.

A SMART CONNECTED RESILIENT PLACE		SCR1 – TELECOMMUNICATION INFRASTRUCTURE		
SA Objectives	Options		Comments	
	1	2		
Economic	7	++	++	A high quality telecommunications infrastructure, including broadband connectivity, supports inward investment and can encourage businesses to start-up or locate within the City. Options 1 and 2 would facilitate growth of the telecommunications infrastructure which would have a significant positive effect in supporting the development of employment opportunities to which local residents have access, and in contributing to a reduction in short or long-term unemployment.
	8	++	++	Developing a high quality telecommunications infrastructure is essential for sustainable economic growth. Businesses increasingly rely on secure and reliable access to high-quality telecommunications networks. Fast efficient broadband, is recognised as a significant factor in business access to compete successfully in external markets and in promoting NI as an attractive inward investment location. A high-quality telecommunications infrastructure is therefore necessary to improve international and internal connectivity, and is essential to meet the current and future needs of businesses. Strengthening the City's telecommunications infrastructure and facilitating regional and global connectivity, will support local and Foreign Direct Investment into Belfast and offer a significant competitive edge for the benefit of the region. Options 1 and 2 would, therefore, have a significant positive effect in supporting the economic development of Belfast as a competitive place and in contributing to the City's role as a regional economic driver.
	9	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	10	+	+	Digital technologies are an important factor in supporting the transition to a Low Carbon Economy. They can replace goods and services with virtual equivalents, contribute to a reduction in energy consumption, facilitate internet shopping, support teleworking and provide access to online public services. Options 1 and 2 would have a minor positive effect by supporting the development of a high-quality telecommunications infrastructure that is secure and appropriate to facilitate e-business and e-commerce.
Environmental	11	+	++	Encouraging development of new telecommunications infrastructure and promoting an upgrade of existing networks in appropriate locations will help to conserve and enhance sites of international, regional and local importance, whilst protecting species diversity. Options 1 and 2 , in giving due consideration towards criteria for the siting, design and impact upon visual amenity of new telecommunications infrastructure would have a positive effect in maintaining and enhancing biodiversity assets, whilst helping to protect habitats and species. Whilst Option 1 would have a minor positive effect, Option 2 would have a significant positive effect by introducing areas of constraint which have potential to afford greater environmental protection by limiting infrastructure or encouraging mast sharing in the most environmentally sensitive areas.

A SMART CONNECTED RESILIENT PLACE		SCR1 – TELECOMMUNICATION INFRASTRUCTURE		
SA Objectives	Options			Comments
	1	2		
	12	+	++	Supporting the development of new telecommunications infrastructure or promoting an upgrade of existing networks in appropriate locations will contribute towards the development or redevelopment of existing brownfield sites. Option 1 would have a minor positive effect by minimising development on Greenfield spaces and helping to protect and enhance soil quality. Option 2 would add to this and have a significant positive effect by introducing areas of constraint which have potential to afford greater environmental protection.
	13	+	++	Options 1 and 2 , in giving due consideration towards criteria for the siting, design and impact upon visual amenity of new telecommunications infrastructure would have a positive effect by helping to Protect, conserve and enhance the historic environment, heritage assets and their settings There is potential for the incorporation of telecommunications infrastructure in the design of other forms of development which would respect local distinctiveness and sense of place. Whilst Option 1 would have a minor positive effect, Option 2 would have a significant positive effect by introducing areas of constraint which have potential to afford greater environmental protection to the built and historic environment.
	14	+	++	Supporting the development of new telecommunications infrastructure or promoting an upgrade of existing networks in appropriate locations will help to minimise visual intrusion and protect views. Options 1 and 2 would, therefore, have a positive effect in protecting, maintaining and enhancing the quality of Belfast’s distinctive landscape and geodiversity. Whilst Option 1 would have a minor positive effect, Option 2 would be of added benefit and have a significant positive effect by introducing areas of constraint which have potential to afford greater environmental protection to Belfast’s distinctive landscape and geodiversity.
	15	+	++	Supporting the development of new telecommunications infrastructure or promoting an upgrade of existing networks in appropriate locations will help to minimise visual intrusion and protect views. Options 1 and 2 would, therefore, have a positive effect in protecting and enhancing open space and natural greenspace, including Belfast’s countryside asset. Whilst Option 1 would have a minor positive effect, Option 2 would be of added benefit and have a significant positive effect by introducing areas of constraint which have potential to afford greater environmental protection to Belfast’s open green space and Countryside asset.
	16	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	17	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	18	+	+	Digital technologies can replace goods and services with virtual equivalents, contribute to a reduction in energy consumption, facilitate internet shopping, support teleworking and provide access to online public services. Therefore, it is important to

A SMART CONNECTED RESILIENT PLACE		SCR1 – TELECOMMUNICATION INFRASTRUCTURE	
SA Objectives	Options		Comments
	1	2	
			support the development of a high-quality telecommunications infrastructure that is secure and appropriate to facilitate e-business and e-commerce. It is envisaged that this will reduce emissions of greenhouse gases by reducing energy consumption and the need to travel. Options 1 and 2 would, therefore have a minor positive effect in supporting a decrease in air pollution and helping to ensure continued improvements to air quality.
19	+	+	Digital technologies can replace goods and services with virtual equivalents, contribute to a reduction in energy consumption, facilitate internet shopping, support teleworking and provide access to online public services. Therefore, it is important to support the development of a high-quality telecommunications infrastructure that is secure and appropriate to facilitate e-business and e-commerce. It is envisaged that this will reduce emissions of greenhouse gases by reducing energy consumption and the need to travel. Options 1 and 2 would, therefore, have a minor positive effect in supporting the adaptation to climate change.

A SMART CONNECTED RESILIENT PLACE

Table A.33	SCR2 – WATER AND SEWERAGE INFRASTRUCTURE	
Reasons for Alternatives Considered	The aim of the SPPS in relation to utilities is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum. It seeks to ensure the planning system contributes to a reduction in energy and water usage, helping to reduce greenhouse gas emissions by continuing to support growth in renewable energy resources. In relation to utilities, the LDP should allocate sufficient land to meet the anticipated needs of the community in terms public services. The development and enhancement of the water and sewerage infrastructure is essential for accommodating growth.	
Options	Option 1 Rely on the SPPS	Option 2 Tailor SPPS policy approach by incorporating supplementary approaches
Summary	This option would facilitate the development of water and sewerage infrastructure in an efficient and effective manner whilst keeping the visual and environmental impact to a minimum.	This option would facilitate the development of water and sewerage infrastructure in an efficient and effective manner whilst keeping the visual and environmental impact to a minimum. Under this option, the LDP could incorporate supplementary approaches to encourage the use of sustainable initiatives and technologies, together with the alternative management and maintenance of existing water and sewerage assets, and the promotion of design and layout measures that contribute to a reduction in water consumption, energy use and CO2 emissions.
Social Effects	Significant positive effect: Providing opportunity for good quality housing and for people to meet their housing needs, by supporting and facilitating new residential development.	Significant positive effect: Providing opportunity for good quality housing and for people to meet their housing needs, by supporting and facilitating new residential development.
Economic Effects	Significant positive effect: Ensuring local residents have access to employment opportunities, and in supporting economic development and contributing to Belfast's role as the regional economic driver by facilitating new business development throughout the City.	Significant positive effect: Ensuring local residents have access to employment opportunities, and in supporting economic development and contributing to Belfast's role as the regional economic driver by facilitating new business development throughout the City.
Environmental Effects	No significant effects	Significant positive effect: In including supplementary approaches, Option 2 would have a significant positive effect on seven of the SA objectives under the Environmental Theme. Encouraging the use of sustainable initiatives and technologies, alongside the appropriate management and maintenance of existing assets could support the transition to a Low Carbon Economy. Alongside the promotion of design and layout measures, these could contribute to a reduction in energy use and a reduction of greenhouse gas emissions. Appropriate design and layout measures could also contribute to a reduction in water consumption and the use of Sustainable Drainage Systems (SuDS) could help protect areas and effectively manage flood risk.

A SMART CONNECTED RESILIENT PLACE

Table A.33	SCR2 – WATER AND SEWERAGE INFRASTRUCTURE
Reasons for Selecting Preferred Option	<p>Option 2 would have a greater positive effect on the SA objectives under the Environmental Theme. The potential to incorporate supplementary approaches to tailor the policy approach of the SPPS would be of benefit in helping to protect the city’s distinctive landscapes whilst contributing towards the development and enhancement of the water and sewerage infrastructure.</p> <p>Such infrastructure is essential for accommodating growth and adequate investment in water, sewage and drainage, and long-term investment plans to encourage the delivery of sustainable initiatives are key factors in facilitating new industrial and residential development, promoting tourism and attracting inward investment to the region. The promotion of new technologies and incorporation of waste reduction measures in the design of future development are important factors in contributing towards a decrease in water consumption and carry additional environmental benefits in lessening energy use and greenhouse gas emissions.</p>
Timescale of Impact	<p><u>Social</u>: These effects are likely to increase overtime as new infrastructure is provided.</p> <p><u>Economic</u>: These effects are likely to increase overtime as new infrastructure is provided.</p> <p><u>Environmental</u>: The impacts on important habitats and species, and on Belfast’s distinctive built and natural landscapes, are envisaged to increase over time as new infrastructure is provided.</p>
Mitigation or enhancement	<p>Although there are no envisaged negative effects for either option, suitable mitigation measures should be employed to ensure that water and sewerage infrastructure development is appropriately managed throughout the Plan area, given that all new proposals for such development would vary depending on location.</p>

A SMART CONNECTED RESILIENT PLACE		SCR2 – WATER AND SEWERAGE INFRASTRUCTURE		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	+	Adequate investment in water and sewerage infrastructure is necessary to support new development and redevelopment opportunities. Facilitating the development of water and sewerage infrastructure can promote regeneration in areas of need. In this respect, Options 1 and 2 would have a minor positive effect in reducing deprivation and helping to address inequality.
	2	+	+	A sufficient and appropriate level of water and sewerage infrastructure will help to sustain and enhance the existing provision of safe and effective drinking water services throughout the City. It will also help to ensure that untreated wastewater is prevented from being released into the environment. It is necessary that these services are being provided to safe and sustainable standards in order to prevent related health risks to the City's residents. Options 1 and 2 would, therefore, have a minor positive effect on improving health & wellbeing for better quality of life.
	3	++	++	Adequate investment in water and sewerage infrastructure is necessary to facilitate residential development. In facilitating the development of such infrastructure at appropriate locations, Options 1 and 2 would have a significant positive effect in contributing to the opportunity to provide for good quality housing and in enabling people to meet their housing needs.
	4	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	+	+	Adequate investment in water and sewerage infrastructure is necessary to facilitate development. In facilitating the development of such infrastructure at appropriate locations, Options 1 and 2 would have a minor positive effect in improving the level of investment in key community services and high-quality education facilities, thereby helping to improve skills and education of residents by providing high quality, accessible lifelong learning opportunities.
	6	+	+	A sufficient and appropriate level of water and sewerage infrastructure will help to improve the level of investment in key community services. Options 1 and 2 would have a minor positive effect in helping to retain and enhance access to local services and facilities.

A SMART CONNECTED RESILIENT PLACE			SCR2 – WATER AND SEWERAGE INFRASTRUCTURE	
SA Objectives	Options		Comments	
	1	2		
Economic	7	++	++	The provision of a sufficient and appropriate level of water and sewerage infrastructure throughout Belfast can help to encourage businesses to start-up or locate within the City. It can support the development of new industrial units, office accommodation, storage or distribution facilities, financial and professional services, or similar employment uses. In facilitating the development of water and sewerage infrastructure, Options 1 and 2 will have a significant positive effect in supporting the development of employment opportunities to which local residents have access, and in contributing to a reduction in short or long-term unemployment
	8	++	++	Adequate investment in water and sewerage infrastructure can promote tourism and attract inward investment to the region. A sufficient and appropriate level of such infrastructure would contribute positively to making the City a more attractive investment location for new development. Options 1 and 2 would, therefore, have a significant positive effect in supporting the economic development of Belfast as a competitive place and contribute to its role as an economic driver.
	9	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	10	+	++	The provision of water and sewerage services is energy intensive. Option 1 is likely to have a minor positive effect on this SA Objective. However, Option 2 would have a significant positive effect in supporting the transition to a Low Carbon Economy by encouraging sustainable initiatives and technologies in regard to water, wastewater management and drainage, alongside the alternative management and maintenance of existing water and sewerage assets.
Environmental	11	+	+	In giving careful consideration to the siting, design and impact upon visual amenity of new water and sewerage infrastructure, Options 1 and 2 will have a minor positive effect in maintaining and enhancing biodiversity assets and protecting habitats and species.
	12	+	+	Facilitating the development of new infrastructure in an efficient and effective manner, at appropriate locations, will minimise development on Greenfield sites and encourage the development of previously developed land. Options 1 and 2 would, therefore, have a minor positive impact in helping to protect and enhance soil quality.
	13	+	++	In keeping the visual and environmental impact of new water and sewerage infrastructure to a minimum, Options 1 and 2 would have a positive effect on this SA Objective. Whilst Option 1 would have a minor positive effect, Option 2 would have added benefit and offer a significant positive effect in helping to protect

A SMART CONNECTED RESILIENT PLACE			SCR2 – WATER AND SEWERAGE INFRASTRUCTURE	
SA Objectives	Options		Comments	
	1	2		
			and enhance the quality of the built and historic environment. The encouragement of sustainable water management through the use of Sustainable Drainage Systems (SuDS) could help to protect areas that make a distinct contribution to quality of the City's landscape.	
	14	+	+	Supporting the development of new water and sewerage infrastructure in appropriate locations will help to minimise visual intrusion and protect views. Options 1 and 2 would, therefore, have a minor positive effect in protecting, maintaining and enhancing the quality of Belfast's distinctive landscape and geodiversity.
	15	+	++	In giving careful consideration to the visual impact of new water and sewerage infrastructure, Options 1 and 2 would have a positive effect on this SA Objective. Whilst Option 1 would have a minor positive effect, Option 2 would have added benefit and an offer significant positive effect in helping to protect and enhance open space and natural greenspace including Belfast's Countryside asset. The encouragement of sustainable water management through the use SuDS could help to protect areas that make a distinct contribution to the City's landscape, including its green infrastructure and ecological networks.
	16	+	++	A sufficient and appropriate level of water and sewerage infrastructure will help to sustain and enhance the existing provision of drainage throughout the city. Options 1 and 2 would have a positive effect on this SA Objective by helping to ensure that capacity is maintained to adequately deal with wastewater. Whilst Option 1 would have a minor positive effect, Option 2 , by encouraging the use of sustainable initiatives such as SuDS, would have a significant positive effect in helping to promote the sustainable management of waste.
	17	+	++	Whilst Option 1 would have a minor positive effect on this SA Objective, Option 2 would have a significant positive effect in helping to promote the quality, efficient use of water resources by encouraging sustainable initiatives and technologies in regard to water, wastewater management and drainage, including the use of SuDS. Facilitating the development of water and sewerage infrastructure, alongside appropriate management and maintenance of existing assets could also contribute to reduced leakage, thereby helping to ensure the efficient use and management of water.
	18	+	++	The provision of water and sewerage services is energy intensive. Option 1 is likely to have a minor positive effect on this SA Objective. Option 2 , in encouraging the alternative management and maintenance of existing water and sewerage assets, alongside the promotion of appropriate design and layout measures, would contribute to a reduction in energy use and a reduction of greenhouse gas emissions. The promotion of appropriate design and layout measures would also contribute to a reduction in water consumption. Option 2 would, therefore, have a significant positive effect in helping to reduce air pollution and in contributing to improvements in air quality.

A SMART CONNECTED RESILIENT PLACE		SCR2 – WATER AND SEWERAGE INFRASTRUCTURE	
SA Objectives	Options		Comments
	1	2	
19	+	++	The SPPS recognises that surface water and pluvial flooding is a particular problem in urban areas and that steady growth of such areas has served to intensify water run-off and to place additional pressures on the piped drainage network. Options 1 and 2 , in facilitating the development of water and drainage in an efficient and effective manner will have a positive effect on this SA Objective. Whilst Option 1 would have a minor positive effect, Option 2 in encouraging the use sustainable initiatives and technologies such as grey water recycling, rainwater harvesting and SuDS would have a significant positive effect in supporting the adaption to climate change and effectively managing flood risk. In addition, the alternative management and maintenance of existing water and sewerage assets, alongside the promotion of appropriate design and layout measures, would contribute to a reduction in energy use and a reduction of greenhouse gas emissions.

A SMART CONNECTED RESILIENT PLACE

Table A.34		SCR3 – ELECTRICITY AND GAS INFRASTRUCTURE	
Reasons for Alternatives Considered	The aim of the SPPS in relation to utilities is to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum. The development and enhancement of the electricity and gas infrastructure in a way that makes best use of existing assets, incorporates renewable and low or zero carbon energy sources and which respects visual amenity and environmental sensitivity are key elements of regional guidance and policy. In relation to utilities, the LDP should allocate sufficient land to meet the anticipated needs of the community in terms of public services. A robust energy infrastructure, including health electricity and gas networks, is essential for economic growth and in furthering sustainable development.		
Options	Option 1 Rely on the SPPS	Option 2 Tailor SPPS policy approach by including known or envisaged infrastructure proposals	
Summary	This option would seek to facilitate the development of electricity and gas infrastructure in an efficient and effective manner whilst keeping the visual and environmental impact to a minimum.	This option would seek to facilitate the development of electricity and gas infrastructure in an efficient and effective manner whilst keeping the visual and environmental impact to a minimum. Under this option, the LDP will reflect the known or envisaged proposals of utility providers for the replacement/upgrading of existing infrastructure or grids.	
Social Effects	No significant effects	Significant positive effect: Promote regeneration in areas of need and contribute to the opportunity for good quality housing and for people to meet their housing needs, by supporting and facilitating new residential development. It would also help to improve skills and education of residents by facilitating investment in key community services and education facilities.	
Economic Effects	No significant effects	Significant positive effect: Ensuring local residents have access to services and facilities, as well as to employment opportunities. It would also support economic development and contribute to Belfast's role as the regional economic driver by facilitating new business development throughout the City.	
Environmental Effects	No significant effects	No significant effects	
Reasons for Selecting Preferred Option	Similar to Option 1, Option 2 would seek to facilitate the development of electricity and gas infrastructure in an efficient and effective manner whilst keeping the visual and environmental impact to a minimum. However, by including known or envisaged infrastructure proposals, Option 2 would also introduce a greater level of certainty regarding the location of proposed infrastructure development. This would have added benefit in encouraging and facilitating investment and growth. The development and enhancement of the electricity and gas infrastructure in a way that makes best use of existing assets, incorporates renewable and low or zero carbon energy sources and which respects visual amenity and environmental sensitivity are key elements of regional guidance and policy. Significant investment in terms of upgrading the electricity infrastructure, developing the natural gas network and exploring the potential to develop a renewable heat generation and distribution network are essential for a secure and robust infrastructure that is capable of accommodating growth. Moreover, the promotion of renewable energy generating facilities at appropriate locations and encouragement towards the use of micro-		

A SMART CONNECTED RESILIENT PLACE	
Table A.34	SCR3 – ELECTRICITY AND GAS INFRASTRUCTURE
	generation and other technology are important factors in contributing towards a reduction in greenhouse gas emissions and other pollutants.
Timescale of Impact	<p><u>Social</u>: The effects are likely to increase over time as new infrastructure is provided.</p> <p><u>Economic</u>: The effects are likely to increase over time as new infrastructure is provided.</p>
Mitigation or enhancement	All SA objectives: Employ suitable mitigation measures to ensure electricity and gas infrastructure development is appropriately managed throughout the Plan area.

A SMART CONNECTED RESILIENT PLACE		SCR3 – ELECTRICITY AND GAS INFRASTRUCTURE		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	++	An appropriate electricity and gas infrastructure is necessary to provide key services to households and businesses throughout the City. Belfast has a high percentage of households in fuel poverty. The development of infrastructure to meet affordable home temperature requirements of consumers could contribute towards a reduction in fuel poverty. Adequate investment in electricity and gas infrastructure is also necessary to support new development and redevelopment opportunities. Facilitating the development of such infrastructure could, therefore, promote regeneration in areas of need. It is envisaged that Options 1 and 2 would have a positive effect in reducing deprivation and helping to address inequality. Whilst Option 1 would have a minor positive effect, Option 2 , in introducing an element of greater certainty regarding the location of proposed infrastructure development, would have added benefit, and therefore, a significant positive effect on this SA Objective.
	2	+	+	It is envisaged that a sufficient and appropriate level of new electricity and gas infrastructure and the maintenance of existing infrastructure will help to improve affordability of essential services. In this respect, Options 1 and 2 would have a minor positive effect on improving health and wellbeing for an improved quality of life.
	3	+	++	Adequate investment in electricity and gas infrastructure is necessary to facilitate residential development. Facilitating the development of such infrastructure will have a positive effect in contributing to the opportunity to provide for good quality housing and in enabling people to meet their housing needs. Whilst Option 1 would have a minor positive effect, Option 2 , in including known or envisaged infrastructure proposals, would have a significant positive effect on his SA Objective.
	4	+	+	Adequate investment in electricity infrastructure is necessary to facilitate good lighting installations that are effective and efficient, and which have appropriate values of illumination, uniformity and maintenance. Sufficient lighting can reduce crime and the fear of crime. Options 1 and 2 would, therefore, have a minor positive effect in contributing to an increase in community safety.
	5	+	++	Adequate investment in electricity and gas infrastructure is necessary to facilitate development. Options 1 and 2 , in supporting the development of such infrastructure at appropriate locations will have a positive effect in facilitating investment in key community services and high-quality education facilities, helping to improve skills and education of residents. Whilst Option 1 would have a minor positive effect, Option 2 , in introducing an element of greater certainty regarding the location of proposed infrastructure development would have added benefit, and therefore, a significant positive effect on this SA Objective.
	6	+	++	A sufficient and appropriate level of electricity and gas infrastructure will help to improve the level of investment in key community services. Options 1 and 2 would have a positive effect in helping to retain and enhance access to local services and facilities. Whilst Option 1 would have a minor positive effect, Option 2 , in introducing an element of greater certainty regarding the location of proposed infrastructure development would have added benefit, and therefore, a significant positive effect on this SA Objective.

A SMART CONNECTED RESILIENT PLACE		SCR3 – ELECTRICITY AND GAS INFRASTRUCTURE		
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	++	The provision of a sufficient and appropriate level of electricity and gas infrastructure throughout Belfast can help facilitate business start-ups or support those seeking to locate within the City. Options 1 and 2 , in facilitating the development of such infrastructure will have a positive effect in supporting the development of employment opportunities to which local residents have access, and in contributing to a reduction in short or long-term unemployment. Whilst Option 1 would have a minor positive effect, Option 2 , in including known or envisaged infrastructure proposals, would have a significant positive effect on his SA Objective.
	8	+	++	Adequate investment in electricity and gas infrastructure can attract inward investment to the region. A sufficient and appropriate level of such infrastructure will therefore make a positive contribution to making the City a more attractive investment location for new development. Options 1 and 2 would have a positive effect in supporting the economic development of Belfast as a competitive place and contribute to Belfast's role as an economic driver. Whilst Option 1 would have a minor positive effect, Option 2 , in introducing an element of greater certainty regarding the location of proposed infrastructure development, would have added benefit, and therefore, a significant positive effect on this SA Objective.
	9	+	+	There is an increase in the availability of electric and alternative fuel vehicles. Providing adequate electricity and gas infrastructure can facilitate the development of electric charging points and alternative fuel supply points that will help to facilitate more sustainable forms of transportation. Options 1 and 2 would, therefore, have a minor positive effect on this SA Objective.
	10	+	+	The provision of electricity and gas services is energy intensive. The promotion of renewable energy generating facilities at appropriate locations and encouragement towards the use of micro-generation and other technology can have a positive effect in supporting the transition to a Low Carbon Economy. Options 1 and 2 would, therefore, have a minor positive effect on this SA Objective.
Environmental	11	+	+	In giving careful consideration to the siting, design and impact upon visual amenity of new electricity and gas infrastructure, Options 1 and 2 would have a minor positive effect in maintaining and enhancing biodiversity assets and protect habitats and species.
	12	+	+	Facilitating the development of new electricity and gas infrastructure in an efficient and effective manner in appropriate locations will encourage the development of previously developed land and minimise development on Greenfield sites. Options 1 and 2 would, therefore, have a minor positive impact in helping to protect and enhance soil quality.

A SMART CONNECTED RESILIENT PLACE		SCR3 – ELECTRICITY AND GAS INFRASTRUCTURE	
SA Objectives	Options		Comments
	1	2	
13	+	+	In giving careful consideration to the siting, design and impact upon visual amenity of new electricity and infrastructure, Options 1 and 2 would have a minor positive effect in helping to Protect, conserve and enhance the historic environment, heritage assets and their settings
14	+	+	Supporting the development of new electricity and gas infrastructure in appropriate locations will help to minimise visual intrusion and protect views. Options 1 and 2 would, therefore, have a minor positive effect in protecting, maintaining and enhancing the quality of Belfast’s distinctive landscape and geodiversity.
15	+	+	Supporting the development of new electricity and gas infrastructure in appropriate locations will help to minimise visual intrusion and protect views. Options 1 and 2 would, therefore, have a positive effect in protecting and enhancing open space and natural greenspace, including Belfast’s countryside asset.
16	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
17	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
18	+	+	The provision of electricity and gas services is energy intensive. Encouraging the use of micro-generation and other technology can contribute to a reduction of greenhouse gas emissions and other pollutants. Options 1 and 2 would, therefore, have a minor positive effect in helping to reduce air pollution and in contributing to improvements in air quality.
19	+	+	Northern Ireland depends largely on fossil fuel combustion for electricity generation. The promotion of renewable energy generation and encouraging the use of micro-generation and other technology could increase the proportion of energy needs being met from renewable sources and contribute to a reduction of greenhouse gas emissions and other pollutants. Options 1 and 2 would, therefore have a positive effect on supporting the adaptation to climate change.

A SMART CONNECTED RESILIENT PLACE

Table A.35

SCR4 – WALKING & CYCLING (ACTIVE TRAVEL) INCLUDING DESIGN GUIDANCE FOR SCHEMES

<p>Reasons for Alternatives Considered</p>	<p>The SPPS highlights the need for sustainable patterns of development with design that will encourage walking, cycling and public transport use to access local amenities and reduce the need for private vehicle use. It states that LDPs should identify active travel networks and provide a range of infrastructure improvements to increase use of more sustainable modes. Walking and cycling are viable modes of transport in particular for short journeys or as part of a longer public transport journey. The promotion of walking and cycling could also fulfil the RDS aims: ‘to promote development which improves the health and wellbeing of communities’ and ‘take actions to reduce our carbon footprint and facilitate adaption to climate change’.</p> <p>It is considered that there is no alternative option to encouraging travel by walking and cycling, however there is an enhanced policy option including design guidance which should be taken into account when developing schemes. Creating safe and attractive pedestrian environments should be an essential element of any city. Travelling by bicycle can be a viable, affordable and attractive mode for Belfast due to the flat topography, low car ownership and the compact nature of the city. This will be part of a balanced approach of promoting public transport and facilitating access for an appropriate level of travel by car, in particular for access for people with restricted mobility.</p>	
<p>Options</p>	<p>Option 1 Support Walking & Cycling including design guidance</p>	<p>Option 2 Rely on the SPPS</p>
<p>Summary</p>	<p>This Option is in line with the objectives of the SPPS to identify active travel networks and provide a range of infrastructure improvements to increase the use of more sustainable modes. In particular, within urban areas, providing enhanced priority to pedestrians, cyclists and public transport to assist in reducing the number of cars in our urban areas. This option includes additional design guidance to encourage high quality, safe and attractive pedestrian and cycle routes.</p>	<p>This Option is in line with the objectives of the SPPS to identify active travel networks and provide a range of infrastructure improvements to increase the use of more sustainable modes.</p>
<p>Social Effects</p>	<p>Significant positive effects: Promote accessibility to services and facilities by improving travel choice and reducing the need to travel by car. It will also promote health and wellbeing and contribute to good quality housing by providing good access to pedestrian and cycling networks. The design guidance will encourage pedestrian and cyclist movement and establishment of safe and attractive routes as part of the built environment.</p>	<p>No significant effects</p>
<p>Economic Effects</p>	<p>Minor positive effects: Ensuring local residents have access to employment opportunities, and in supporting economic development and contributing to Belfast’s role as the regional economic driver.</p>	<p>Minor positive effects: Ensuring local residents have access to employment opportunities, and in supporting economic development and contributing to Belfast’s role as the regional economic driver.</p>

A SMART CONNECTED RESILIENT PLACE	
Table A.35	SCR4 – WALKING & CYCLING (ACTIVE TRAVEL) INCLUDING DESIGN GUIDANCE FOR SCHEMES
Environmental Effects	<p>Significant positive effects: Walking and cycling are essential parts of an integrated transport system and will likely contribute to the reduction of greenhouse gas emissions from transport and improve air quality by reducing the need to use the car.</p> <p>No significant effects</p>
Reasons for Selecting Preferred Option	<p>It is envisaged that design guidance will contribute to safe, attractive, and integrated active travel networks in the built environment that will encourage pedestrian and cycle movement, and which will be of environmental benefit. Option 1 is in line with the objective of the SPPS to identify active travel networks and provide a range of infrastructure improvements to increase the use of more sustainable modes. It is also in line with other RDS policy objectives to improve air quality and improve health and wellbeing. Creating safe and attractive pedestrian environments should be an essential element of any city. Travelling by bike can be a viable and attractive mode for Belfast due to its compact form and flat topography. There are a growing number of cycle routes across the city and an increasing number of people choosing this mode of travel. This could not only provide a low-cost solution for commuters, contribute to relieving congestion in the city but also have leisure and health benefits.</p>
Timescale of Impact	<p>No timescales noted.</p>
Mitigation or enhancement	<p>Although there are no envisaged negative effects for either option, suitable mitigation measures should be employed to ensure that design guidance is provided to create safe and attractive routes as part of the built and natural environment and to ensure provision of an integrated active travel network.</p>

A SMART CONNECTED RESILIENT PLACE			SCR4 – WALKING & CYCLING (ACTIVE TRAVEL) INCLUDING DESIGN GUIDANCE FOR SCHEMES	
SA Objectives	Options		Comments	
	1	2		
Social	1	++	+	With 37% of households in Belfast not having access to a private vehicle, Option 1 can help promote social inclusion by providing an affordable alternative to the private car for short journeys in the City or as part of a longer journey. It is considered that it will have a significant positive effect by promoting accessibility to services and facilities, improving travel choice and reducing the need to travel by car. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.
	2	++	+	Option 1 could have a significant positive effect, as it will promote active travel networks which could have a significant positive effect by promoting health and wellbeing. It is recognised that increased physical activity can improve physical and mental health. This could also contribute towards minimising vehicle emissions. The RDS states that air pollution from particulate matter is currently estimated to reduce the life expectancy of every person in the UK by an average of 7-8 months. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective by promoting active travel.
	3	++	+	Option 1 could have a significant positive effect, as it will support design guidance that encourages pedestrian and cycling movement and establishment of safe and attractive routes as part of the built environment. Good quality housing will benefit from good access to pedestrian and cycling networks. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.
	4	++	+	Option 1 could have a significant positive effect as it will support design guidance that encourages pedestrian and cyclist movement and establishment of safe and attractive routes as part of the built environment. The RDS recognises the need to improve facilities for walking and cycling which will assist in making streets safer and more user-friendly. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.
	5	+	+	Options 1 and 2 could have a minor positive effect as both approaches will promote accessibility by improving travel choice.
	6	+	+	Options 1 and 2 could have a minor positive effect as both approaches will promote accessibility to local services by improving travel choice.

A SMART CONNECTED RESILIENT PLACE			SCR4 – WALKING & CYCLING (ACTIVE TRAVEL) INCLUDING DESIGN GUIDANCE FOR SCHEMES	
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	+	Options 1 and 2 could have a minor positive effect as both approaches will promote accessibility by improving travel choice.
	8	+	+	It is widely recognised that making cities better for walking and cycling can boost footfall and trading in the local area. It can also have positive benefits to the economy by reducing congestion and improving public health. It is considered that Options 1 and 2 are likely to have a minor positive effect.
	9	++	+	Walking and cycling are essential parts of an integrated transport system and may form part of a longer public transport journey. Option 1 will have a significant positive effect by encouraging integrated sustainable travel. Option 2 does not include design guidance and therefore will have a minor positive effect on this SA Objective.
	10	++	+	Option 1 will likely contribute to the reduction of greenhouse gas emissions from transport by reducing the need to use the car and therefore could have a significant positive effect. This is in line with the RDS objective RG9: Reduce our carbon footprint and facilitate mitigation and adaption to climate change whilst improving air quality. Option 2 does not include design guidance and therefore will have a minor positive effect on this SA Objective.
Environmental	11	+	+	The RDS states that transportation currently accounts for a quarter of man-made greenhouse gas emissions that are attributed to climate change which has an impact on species and habitats. Options 1 and 2 will contribute to improvement in air quality associated with vehicular emissions and therefore is likely to have a minor positive effect.
	12	+	+	The RDS states that emissions of sulphur (SO ₂), nitrogen (NO _x) and ammonia (NH ₃) can be deposited on land and water causing either acidification or nutrient enrichment. Options 1 and 2 are geared towards the reduction of use of the private car and associated emissions and therefore could have a minor positive effect.
	13	++	+	Option 1 will support improvements to the design of the built environment which can play a major role in encouraging pedestrian activity and improving connectivity by creating safe and attractive pedestrian routes. It is also considered that Option 1 could have a significant positive effect on the quality of the built and historic environment by encouraging a modal shift away from the motor vehicle which can detract from the quality of the built environment. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.

A SMART CONNECTED RESILIENT PLACE		SCR4 – WALKING & CYCLING (ACTIVE TRAVEL) INCLUDING DESIGN GUIDANCE FOR SCHEMES		
SA Objectives	Options		Comments	
	1	2		
14	o	o	Options 1 and 2 will have no effect.	
15	+	+	Options 1 and 2 could promote the use of open space for active travel and for walking in particular. Both Options are likely to have a minor positive effect.	
16	o	o	Options 1 and 2 will have no effect.	
17	+	+	Option 1 is likely to have a minor positive effect by promoting sustainable travel and a reduction in private car use and associated emissions which impact on water quality. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.	
18	++	+	There are four Air Quality Management Areas (AQMA's) in Belfast, where the air has been affected by pollution, principally nitrogen dioxide (NO2) from road transport. Option 1 will have a major positive effect by encouraging a modal shift away from the private motor vehicle use. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.	
19	++	+	Option 1 could have a significant positive effect by encouraging sustainable travel by reducing greenhouse gas emissions from transport. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.	

A SMART CONNECTED RESILIENT PLACE

Table A.36	SCR5 – PUBLIC TRANSPORT NETWORK
Reasons for Alternatives Considered	The RDS under RG2 states that we should ‘deliver a balanced approach to transport infrastructure’ and outlines the need to ‘Improve social inclusion’ through seeking innovative public transport services. With 37% of households in Belfast not having access to a private vehicle, there is a need to increase travel choice and promote accessibility for all to jobs and services. There is a limited capacity in the city network therefore the promotion of public transport accompanied by an appropriate level of movement of private vehicles as part of a balanced approach is the only option. There is also a requirement to meet the objective of the SPPS to integrate transportation and land use to maximise development around sustainable travel networks
Option	Balanced approach to promotion of public transport
Summary	The LDP will promote the principles of a shared society through guidance and a spatial approach that is built on improving connectivity, delivering balanced development and supporting regeneration, increasing community safety by supporting the reduction of crime and antisocial behaviour.
Social Effects	Significant positive effects: Promote accessibility to services and facilities by improving travel choice and reducing the need to travel by car. It should have a positive effect on the health and wellbeing by improving air quality and reducing community severance.
Economic Effects	Significant positive effects: A good public transportation service is essential as it provides increased mobility, reduces congestion, can generate jobs and enable economic growth.
Environmental Effects	Significant positive effects: It will promote an integrated transport system and encourage a modal shift to sustainable travel.
Reasons for Selecting Preferred Option	There are no reasonable alternatives. The approach proposed seeks to support public transport as part of a balanced approach. It will promote public transport provision and transit orientated development as part of a balance approach to the transportation network, allowing access for an appropriate level of private vehicles.
Timescale of Impact	No timescales noted.
Mitigation or enhancement	The promotion of public transport must be supported by mitigation measures to manage demand and encourage use of sustainable modes. Public transport services must be part of an integrated transport network and offer high quality, affordable services to ensure an alternative and viable travel choice.

A SMART CONNECTED RESILIENT PLACE		SCR5 – PUBLIC TRANSPORT NETWORK	
SA Objectives	Option	Comments	
Social	1	++	The option could have a significant positive effect by increasing travel choice and promoting accessibility to jobs and services. By accommodating an appropriate level of cars this will allow access for people with disabilities and others with restricted mobility.
	2	++	The RDS states that air pollution from particulate matter is currently estimated to reduce the life expectancy of every person in the UK by an average of 7-8 months and that support for public transport modes along with transit orientated development should reduce the reliance on the private car. The option should have a significant positive effect on health and wellbeing by improving air quality and reducing community severance.
	3	++	Good quality housing will benefit from good access to public transport networks. The option will have a significant positive effect on the provision of good quality housing by increasing accessibility and connectivity to local services. This option supports the SPPS objective to ensure new developments are as accessible as possible by a wide variety of travel modes and to integrate land use and transport planning.
	4	+	The RDS states that a well maintained high quality public transport system will attract greater use and a feeling of safety and security. The option is considered to have a minor positive effect by improving travel choice and attracting greater use.
	5	+	The option will have a minor positive effect by increasing travel choice and promoting accessibility for all to life long opportunities.
	6	+	The option could have a minor positive effect by increasing travel choice and promoting accessibility for all to local services and facilities.
Economic	7	+	The option could have a minor positive effect by increasing travel choice and promoting accessibility for all to employment opportunities.

A SMART CONNECTED RESILIENT PLACE		SCR5 – PUBLIC TRANSPORT NETWORK	
SA Objectives	Option	Comments	
	8	++	A good public transportation service is important as it provides increased mobility, reduces congestion, can generate jobs and enable economic growth. It is considered that the option could have a significant positive effect, by supporting economic development and contributing to Belfast's role as a regional driver.
	9	++	The option will promote an integrated transport system and encourage a modal shift towards sustainable travel. It is considered that it could have a significant positive effect.
	10	+	The option promotes public transport as part of a balanced approach which will allow for an appropriate level of car use. It is considered that Option 1 could have a minor positive effect.
Environmental	11	+	The option could contribute to the reduction of air pollution and greenhouse gas emissions associated with the private vehicle and therefore, have a minor positive effect.
	12	+	The option supports the reduction of use of private vehicles and associated emissions and therefore could have a minor positive effect. This could reduce emissions that can be deposited on land causing acidification or nutrient enrichment.
	13	+	It is considered that the option could have a minor positive effect on the quality of the built and historic environment as both approaches will facilitate the reduction of private vehicle use which can detract from the built environment.
	14	0	The option could have no effect.
	15	0	The option could have no effect.
	16	0	The option could have no effect.

A SMART CONNECTED RESILIENT PLACE		SCR5 – PUBLIC TRANSPORT NETWORK	
SA Objectives	Option	Comments	
	17	+	Emissions from transport can be deposited on water causing either acidification or nutrient enrichment. The option supports the reduction of use of the private vehicle and associated emissions, and therefore could have a minor positive effect.
	18	++	The option could have a significant positive effect by encouraging a modal shift away from the use of private vehicles.
	19	++	The option could have a significant positive effect by encouraging a modal shift away from the private vehicle and could facilitate mitigation and adaptation to climate change.

A SMART CONNECTED RESILIENT PLACE

Table A.37		SCR6 – ROAD NETWORK	
Reasons for Alternatives Considered	<p>The RDS regional guidance outlines the need to deliver a balanced approach to transport infrastructure, support the growth of the economy, enhance quality of life for all and reduce the environmental impact of motorised transport. A number of improvements to the highway network are viewed as essential to remove bottlenecks from the strategic road network and improve traffic management within the city. The highway network caters for buses, taxis, cyclists as well as cars and goods vehicles and road improvements can have benefits for bus movements, cyclists and pedestrians. Increasing road capacity could facilitate the increase of private vehicle use and have adverse impacts on the surrounding areas. Therefore, design guidance is needed to ensure benefits to the wider community in terms of improved connectivity and reduced severance in conjunction with improvements for bus movements, cyclists and pedestrians, particularly in local road schemes.</p>		
Options	<p>Option 1 Support new road & road network improvements with design guidance</p>	<p>Option 2 Rely on the SPPS</p>	
Summary	<p>This will protect land required for new road or road improvement schemes and ensure a more efficient use of road space with consideration given to improved community infrastructure and sustainable transport benefits.</p>	<p>This will identify and protect sites and routes which could be critical in developing infrastructure to widen transport choice.</p>	
Social Effects	<p>Significant positive effects: Promote accessibility to education services.</p>	<p>No significant effects</p>	
Economic Effects	<p>Significant positive effects: Essential improvements could improve accessibility and promote economic growth.</p>	<p>No significant effects</p>	
Environmental Effects	<p>Significant positive effects: Contribute to the reduction of greenhouse gas emissions from transport by removing bottlenecks and facilitating more efficient use of the road transport network.</p>	<p>No significant effects</p>	
Reasons for Selecting Preferred Option	<p>The incorporation of specific design guidance under Option 1 has potential to increase accessibility to key land uses throughout the city and encourage a balanced approach to traffic management to facilitate access and movement by the private car, but also for public transport, cyclists and pedestrians. Indeed, the RDS regional guidance outlines the need to deliver a balanced approach to transport infrastructure, support the growth of the economy, enhance quality of life for all and reduce the environmental impact of transport. A number of improvements to the highway network are viewed as essential to remove bottlenecks from the strategic road network and improve traffic management within the city. The York Street Interchange has progressed through the option appraisal stage and public inquiry process and its implementation is now dependent on funding. It is viewed as essential to improve access to Belfast and the harbour area. The non-strategic road improvement proposals can be reviewed as part of the new Belfast Transport Plan and included in the local policies plan if considered essential for local access in the city and to improve traffic management.</p>		
Timescale of Impact	<p>No timescales noted.</p>		

A SMART CONNECTED RESILIENT PLACE

Table A.37

SCR6 – ROAD NETWORK

**Mitigation or
enhancement**

The support for new road or road improvement schemes must be supported by mitigation measures outlined in design guidance. Increasing road capacity without mitigation measures could facilitate the increase of private vehicles use and have adverse impacts on the surrounding areas. Design guidance should ensure benefits to the wider community in terms of improved connectivity and reduced severance along with improvements for bus movements, cyclists and pedestrians, particularly in local road schemes.

A SMART CONNECTED RESILIENT PLACE		SCR6 – ROAD NETWORK		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	-	By specifying design guidance for new road or road improvements it can provide benefits for bus movements, cyclists, and pedestrians as well as cars and goods vehicles. Therefore, it is considered that Option 1 could have a minor positive effect by increasing accessibility. Option 2 is likely to have a minor negative effect as it would encourage wider community benefits in the absence of specific design guidance.
	2	+	-	Option 1 is considered to have a minor positive effect as it can alleviate bottlenecks which may lead to an improvement in air quality. It could also support design guidance to promote benefits to the surrounding areas through improved connectivity and reduced community severance. Option 2 may have a minor negative effect on health and wellbeing by facilitating the use of the private car which is likely to discourage active travel.
	3	+	-	Option 1 will support design guidance to promote benefits to the surrounding areas through improved connectivity and could have a minor positive effect for good quality housing. Option 2 could facilitate a slight increase in the use of the private car and is likely to have a minor negative effect on the provision of good quality housing as a car dominant environment can detract from the amenity of the residential area.
	4	+	-	Option 1 will support design guidance to promote road safety and therefore could have a minor positive effect. Without design guidance, Option 2 could have a minor negative effect.
	5	++	+	By specifying design guidance for new road or road improvements it can provide benefits for bus movements, cyclists and pedestrians as well as cars and goods vehicles. Therefore, it is considered that Option 1 could have a significant positive effect by increasing accessibility for all. Option 2 can provide improvements to the road network to increase accessibility but to a lesser degree without specific design guidance. It could therefore have a minor positive effect.
	6	++	+	Option 1 could improve access by the private car whilst also providing benefits for bus movements, cyclists and pedestrians. It is considered that Option 1 could have a significant positive effect in enhancing access. Option 2 can provide improvements to the road network to increase accessibility but to a lesser degree without specific design guidance. It could therefore have a minor positive effect.

A SMART CONNECTED RESILIENT PLACE		SCR6 – ROAD NETWORK		
SA Objectives	Options		Comments	
	1	2		
Economic	7	++	+	Option 1 could have a significant positive effect by improving access by the private car but also for public transport, cyclists and pedestrians. It is considered that Option 2 can provide improvements to the road network to increase accessibility but to a lesser degree in the absence of specific measures. It could therefore have a minor positive effect.
	8	++	+	Option 1 will support new road and road improvement schemes which are identified as essential. A number of improvements are considered necessary to remove bottlenecks from the strategic road network and improve traffic management within the city. It is considered that the essential improvements could have a significant positive effect to the economy by improving accessibility. Option 2 does not include design guidance and therefore could have a minor positive effect on this SA Objective.
	9	++	+	Option 1 will support new road and road improvement schemes that can provide improvements for public transport, cyclists and pedestrians as well as the private car. This is considered part of a balanced approach to the transport infrastructure which aims to promote public transport along with the appropriate level of movement of cars. It is considered that it could have a significant positive impact. Option 2 can provide improvements to increase accessibility but to a lesser degree without specific design guidelines. It could therefore have a minor positive effect.
	10	+	-	Option 1 could contribute to the reduction of greenhouse gas emissions from transport by removing bottlenecks from the road network and facilitating more efficient use of the road network by supporting bus, cyclist and pedestrian movements. It is considered that Option 1 could facilitate better access by sustainable modes as well as the car. It would therefore have a minor positive impact. Option 2 may have a minor negative effect if it is not accompanied by further design guidance.
Environmental	11	?	?	The effect of Options 1 and 2 is uncertain as new road and road improvements schemes could impact on biodiversity and habitats. This will be reviewed further at local polices stage.
	12	?	?	The effect of Options 1 and 2 is uncertain as new road and road improvements schemes could impact on soil quality. This will be reviewed further at local polices stage.

A SMART CONNECTED RESILIENT PLACE		SCR6 – ROAD NETWORK		
SA Objectives	Options		Comments	
	1	2		
	13	o	-	It considered that Option 1 , accompanied with design guidance to reduce severance and improve connectivity, could balance any negative impacts from new road infrastructure. Therefore, it is considered that option 1 could have a no effect on the built and historic environment. Option 2 could have a negative effect if it is not accompanied by design guidelines.
	14	?	?	The effect of Options 1 and 2 is uncertain as new road and road improvements schemes could impact on landscape and geodiversity. This will be reviewed further at local polices stage.
	15	?	?	The effect of Options 1 and 2 is uncertain as new road and road improvements schemes could impact on open space and natural green space if it is considered an essential infrastructure improvement scheme. This will be reviewed further at local polices stage.
	16	o	o	It is considered that Options 1 and 2 have no effect or relationship with this SA Objective.
	17	?	?	The effect of Options 1 and 2 is uncertain as new road and road improvements schemes could impact on water quality. This will be reviewed further at local polices stage.
	18	+	-	Option 1 is considered necessary to remove bottlenecks in the road network which in the short term should have a minor positive effect on air quality by improving the flow of traffic. However, in the long term it may facilitate an increase in travel by the private car unless it is accompanied with demand management measures. It is considered that Option 2 could have a minor negative effect if design guidance is not included to tackle congestion or improve traffic management.
	19	+	-	It is considered that Option 1 should reduce emissions associated with road transport. It would therefore have a minor positive effect. It is considered that Option 2 could have a minor negative effect in the absence of further design guidance.

A SMART CONNECTED RESILIENT PLACE

Table A.38		SCR7 – PARKING DEMAND MANAGEMENT	
Reasons for Alternatives Considered	Demand management measures can influence choice of travel mode through initiatives such as parking supply and pricing policies. There is a need to actively manage travel demand and modal choices to and within the city centre by planning, design and operation. Car parking in suitable amounts and locations is vital for the city centre to function properly. A balance is necessary between car parking and other transport modes and between the needs of short-stay and long-stay parking users.		
Options	Option 1 Rely on the SPPS	Option 2 Retain existing parking standards and areas of parking restraint	
Summary	This will provide a flexible approach to revise local parking standards and areas of parking restraint. The option could promote parking polices that will assist in reducing reliance on the private car and help tackle congestion as outlined in SPPS.	This option will retain the current approach.	
Social Effects	No significant effects	No significant effects	
Economic Effects	No significant effects	No significant effects	
Environmental Effects	Significant positive effects: Potential to influence choice of travel mode and encourage sustainable travel.	No significant effects	
Reasons for Selecting Preferred Option	It is envisaged that revised parking polices could manage demand by the private motor vehicle and promote sustainable travel. Option 1 is in line with the SPPS objective to promote polices that will assist in reducing reliance on the private car and help tackle growing congestion. The SPPS states that LDP's should provide an appropriate level of parking provision which is properly managed to assist in reducing the number of car in particular within urban areas.		
Timescale of Impact	No timescales noted.		
Mitigation or enhancement	Option 1 seeks to influence the choice of travel mode through initiatives such as parking supply and pricing policies. This may increase the parking tariff levels and make it less affordable. Therefore the promotion of enhanced public transport services which are convenient and affordable is essential to provide an alternative travel choice. The retention of blue badge parking for the disabled should remain or be enhanced to ensure accessibility for all.		

A SMART CONNECTED RESILIENT PLACE		SCR7 – PARKING DEMAND MANAGEMENT		
SA Objectives	Options		Comments	
	1	2		
Social	1	o	o	Option 1 seeks to influence choice of travel mode through initiatives such as parking supply and pricing policies. This may increase the parking tariff levels and make it less affordable. However, there are 37% of households in Belfast who do not have access to a private vehicle and therefore supply and price of car parking will have no effect. Blue badge parking for the disabled will remain unchanged. It is considered that on balance Option 1 could have no effect. Option 2 could have no effect as current pricing and supply will be retained.
	2	+	-	Option 1 could facilitate the reduction in use of the private car and is likely to encourage more active travel. This should have a minor positive effect on health and wellbeing and improve air quality. Option 2 will not revise the existing demand management measures and therefore could have a minor negative effect.
	3	+	o	Option 1 will support adequate provision of parking in new developments including housing and is likely to have a minor positive effect. Option 2 will retain the existing standards and therefore could have no effect.
	4	o	o	Options 1 and 2 could have no effect.
	5	o	o	Option 1 seeks to influence choice of travel mode through initiatives such as revising parking supply and pricing policies and this should be accompanied by measures to improve public transport access. This is likely to have a negative effect on accessibility for those who wish to travel by car. However, there are 37% of households in Belfast who do not have access to a private vehicle and therefore supply and price of car parking will have no effect. Option 2 will also have a no effect in retaining the current situation.
	6	o	o	Option 1 is likely to have a negative effect on accessibility for those who wish to travel by car, however, there are 37% of households in Belfast who do not have access to a private vehicle and therefore supply and price of car parking will have no effect. Option 2 will also have no effect retaining the current situation.

A SMART CONNECTED RESILIENT PLACE		SCR7 – PARKING DEMAND MANAGEMENT		
SA Objectives	Options		Comments	
	1	2		
Economic	7	o	o	Option 1 seeks to influence choice of travel mode is likely to have no effect. Option 2 will also have no effect, in retaining the current situation.
	8	+	-	An appropriate supply of car parking is vital for the economic growth of the city however unrestricted car use can have negative effects by increasing congestion. Option 1 will encourage a modal shift to sustainable travel as part of a balanced approach. It is considered that it could have a minor positive effect. Option 2 will have a minor negative effect by retaining the current situation.
	9	++	-	Option 1 seeks to influence choice of travel mode through initiatives such as parking supply and pricing policies. This could encourage sustainable travel and have a significant positive effect. Option 2 could have a minor negative effect as it will not encourage sustainable travel.
	10	+	-	It is likely that Option 1 could have a positive effect as it will contribute to the reduction of greenhouse gas emissions from transport by reducing the reliant on the private car. Option 2 could have a negative effect by not revising parking demand management measures to promote a modal shift to sustainable transport modes.
Environmental	11	+	-	Option 1 could have a minor positive effect on biodiversity and habitats by encouraging the use of public transport and contribute to the reduction of air pollution and greenhouse gas emissions associated with the private car. It is considered that Option 2 could have a minor negative effect by continuing to facilitate car use.
	12	+	-	Option 1 can influence travel choice and facilitate the reduction of use of the private car and associated emissions. It could therefore have a minor positive effect. Option 2 could have a minor negative effect by continuing to facilitate car use.
	13	+	-	Uncontrolled and excess parking can detract from the urban environment. Therefore, revised policy could have a minor positive effect on the built environment. Option 2 is likely to have a minor negative effect as it will not encourage a modal shift, particularly in urban areas.

A SMART CONNECTED RESILIENT PLACE		SCR7 – PARKING DEMAND MANAGEMENT		
SA Objectives	Options		Comments	
	1	2		
	14	o	o	Options 1 and 2 will have no effect.
	15	o	o	Options 1 and 2 will have no effect.
	16	o	o	Options 1 and 2 will have no effect.
	17	o	o	Options 1 and 2 will have no effect.
	18	++	-	Option 1 could have a significant positive effect by encouraging a modal shift away from private motor vehicle use. Option 2 will keep the existing situation and may result in the continuing high level of private car use in the city. It is likely to have a minor negative effect.
	19	++	-	Option 1 could have a significant positive effect by encouraging a modal shift away from the private motor vehicle use, thereby reducing greenhouse gas emissions from transport. Option 2 will keep the existing situation and may result in the continuing high level of private car use in the city. It is likely to have a minor negative effect.

A SMART CONNECTED RESILIENT PLACE

Table A.39		SCR8 – ENVIRONMENTAL QUALITY	
Reasons for Alternatives Considered	<p>Belfast is a compact urban area which has developed over time and land uses continue to change. This can result in land uses in proximity to each other which may impact on their environmental quality. The acceptability of adverse effects due to air, noise, and light pollution will depend on the location and type of development, with the most sensitive sites, such as housing areas, being more vulnerable to potential changes in adjacent land uses that could affect the quality of the residential environment. In some circumstances, adverse effects can be mitigated to make the development acceptable. Belfast potentially has a number of contaminated brownfield sites within the city due to its industrial past, and future growth depends on the re-use of brownfield lands, as required by the RDS. Brownfield contamination is an issue which must be addressed to enable the appropriate development to be delivered to meet the aims and objectives of the LDP.</p>		
Options	<p>Option 1 Enhance Environmental Quality where possible to protect communities from materially harmful development</p>	<p>Option 2 Respond to the pressure for development to facilitate economic growth regardless of adjacent land use zonings or the appropriateness of reusing brownfield sites</p>	
Summary	<p>The LDP will consider the issues of environmental quality related to ground contamination, air, noise, and light pollution to ensure the amenity for the end users is protected. Also, to provide supplementary guidance for developers, outlining the information required as part of their development proposal for remediating contaminated sites, to encourage the reuse of brownfield sites to secure economic growth within the plan period.</p>	<p>The LDP will place priority on encouraging all types of development to secure new housing and economic growth without considering the compatibility of neighbouring land uses or impact of potential nuisance or pollution. Also, this option would not consider providing supplementary guidance to Developers outlining the information required for a planning application.</p>	
Social Effects	<p>Significant positive effects: Reducing environmental and health inequalities associated with air, noise and light pollution. This option can ensure that suitable brownfield sites can be identified and appropriately remediated for Housing, and to minimise environmental constraints and issues for future development</p>	<p>Minor negative effects: Responding to development pressure to promote the growth of the city may cause incompatible land use zonings and create an unacceptable environmental amenity that potentially could be harmful to residents and businesses.</p>	
Economic Effects	<p>Minor positive effects: Ensuring that brownfield sites are appropriately remediated to minimise the environmental constraints for development and facilitate economic growth.</p>	<p>Minor negative effects: The city has a legacy of contaminated sites that require remediation prior to development. This option would not consider providing supplementary guidance to Developers outlining the information required for their planning application. This potentially would cause protracted delays when assessing the planning application and constrain economic growth.</p>	

A SMART CONNECTED RESILIENT PLACE

Table A.39	SCR8 – ENVIRONMENTAL QUALITY	
Environmental Effects	<p>Minor positive effects: Encourage improvement in environmental quality as a result of new development, and the potential to help reduce air, noise and light pollution. It should help contribute to the Air Quality Management Area action plan and to help in the long term to reduce greenhouse gas emissions, which are causing the acidification of soils, damage to the building fabric.</p>	<p>Minor negative effects: It would have an adverse impact on environmental quality that would cause potential harm to biodiversity, habitats, natural heritage, and green spaces. Improving air quality is a pressing issue and the RDS and the SPPS guidance is clear that planning should support improving air quality in the city.</p>
Reasons for Selecting Preferred Option	<p>Through the LDP Option 1 can seek to encourage improvement in environmental quality as a result of new development. This should include the remediation of contaminated land as part of redevelopment; and replacing existing obtrusive lighting with a low-level scheme. The LDP will promote the growth of the city where people will live and work; with an enhanced green infrastructure to improve environmental quality and connectivity for sustainable transport that will reduce the number of car journeys in the urban area. This option will also consider the compatibility of neighbouring land uses to ensure no significant impact on local environmental quality. Good air quality is essential for our health, quality of life and the environment. Air becomes polluted when it contains substances which can have a harmful effect on the health of people, animals and vegetation. Belfast has four AQMAs where further deterioration in air quality would be of significant concern. The main causes of air pollution include transport, domestic heating systems and industrial processes, which release greenhouse gases into the atmosphere. The overwhelming body of evidence shows that the level of these gases in the atmosphere is increasing which is causing environmental change. Air quality is a pressing issue and the RDS and the SPPS guidance is clear that planning should support improving air quality in the city. There are contaminated brownfield sites within the city and future growth depends on the re-use of these lands, as required by the RDS. The proposed approach makes clear that contamination is an issue which must be addressed to enable the appropriate development to be delivered to meet the aims and objectives of the LDP.</p>	
Timescale of Impact	No timescales noted.	
Mitigation or enhancement	No mitigation measures or enhancements have been identified.	

A SMART CONNECTED RESILIENT PLACE		SCR8 – ENVIRONMENTAL QUALITY		
SA Objectives	Options		Comments	
	1	2		
Social	1	++	-	Option 1 would have a significant positive effect in helping to reduce environmental inequality as inner city areas of deprivation tend to be affected from air, noise and light pollution. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause incompatible land use zonings and create an unacceptable environmental amenity that potentially could be harmful to residents.
	2	++	-	Option 1 is expected to have a significant positive effect in helping to reduce health inequality caused by air and noise pollution, and to minimise incompatible uses being co-located when zoning land uses in the LDP. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause incompatible land use zonings and create an unacceptable environmental amenity that potentially could be harmful to residents and businesses.
	3	++	-	Option 1 is expected to have a significant positive effect to ensure that suitable brownfield sites can be identified for Housing, and providing guidance to advise on remediation of contaminated sites will help to improve the land quality. Option 2 would have a negative impact because the city has a legacy of contaminated sites that require remediation prior to development, there are issues concerning the delays to securing planning due to the lack of information concerning the existence of contamination and proposed remediation strategy. This would affect the timescales for bringing forward development.
	4	++	-	Option 1 is expected to have a significant positive effect as it should ensure that noise levels are minimised, and promote appropriately designed lighting to deter crime and antisocial behaviour. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause incompatible land use zonings and create an unacceptable environmental amenity that potentially could be harmful to residents.
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.

A SMART CONNECTED RESILIENT PLACE			SCR8 – ENVIRONMENTAL QUALITY	
SA Objectives	Options		Comments	
	1	2		
Economic	7	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	8	+	-	Option 1 is expected to have a positive effect to ensure that brownfield sites are appropriately remediated to minimise the environmental constraints for development and facilitate economic growth. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause incompatible land use zonings and create an unacceptable environmental amenity that potentially could be damaging for potential development and economic growth. This option would not consider providing supplementary guidance to Developers outlining the information required for their planning application. This potentially would cause protracted delays when assessing the planning application and constrain economic growth.
	9	+	-	Option 1 is expected to have a positive effect to ensure a reduction in air and noise pollution. It would contribute to the Air Quality Management Area action plan to help reduce NO2. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause increased pollution due to additional vehicles creating an unacceptable environmental amenity and increase in GHG emissions.
	10	+	-	Option 1 is expected to have a positive effect that should help to ensure a reduction in Green House Gas Emissions and help the City contribute to the Executives GHG Emission Targets. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause incompatible land use zonings and create an unacceptable environmental amenity that potentially could increase GHG emissions.
Environmental	11	+	-	Option 1 is expected to have a positive effect that should help to ensure a reduction in air, noise, and light pollution, to minimise adverse impacts on biodiversity. In remediating contaminated sites, would help to improve habitats. Option 2 has a negative impact because it would have an adverse impact on environmental quality that would cause potential harm to biodiversity, habitats. Improving air quality is a pressing issue and the RDS and the SPPS guidance is clear that planning should support improving air quality in the city.
	12	+	-	Option 1 is expected to have a positive effect to ensure a reduction in air pollution, to minimise further acidification of soils. In remediating contaminated sites, would help to improve soil quality. Option 2 has a negative impact because it would have an adverse impact on soil quality that would cause potential harm to humans' and biodiversity, improving air quality and reducing GHG emissions is a pressing issue and the RDS and the SPPS guidance is clear that planning should support improving air quality in the city.

A SMART CONNECTED RESILIENT PLACE		SCR8 – ENVIRONMENTAL QUALITY		
SA Objectives	Options		Comments	
	1	2		
	13	+	-	Option 1 is expected to have a positive effect that should help to ensure a reduction in air and light pollution, minimise adverse effect on the building fabric. To ensure appropriate lighting scheme to enhance the built environment. Option 2 has a negative impact because it would have an adverse impact on the built heritage; particularly light pollution due poor quality lighting would reduce the attractiveness of the built environment.
	14	+	-	Option 1 is expected to have a positive effect that should help to ensure a reduction in air, noise, and light pollution, to minimise adverse impacts on the landscape and geodiversity. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause incompatible land use zonings, increase pollution and create an unacceptable environmental amenity
	15	+	-	Option 1 is expected to have a positive effect that should help to ensure a reduction in air, noise, and light pollution, to minimise adverse impacts on the open space and natural green space including the countryside asset. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause, increase pollution and create an unacceptable environmental amenity
	16	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	17	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	18	+	-	Option 1 is expected to have a positive effect that should help to ensure a reduction in air pollution. It would contribute to the Air Quality Management Area action plan to reduce NO2. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause increased pollution creating an unacceptable environmental amenity and increase in GHG emissions.
	19	+	-	Option 1 is expected to have a positive effect that should help to ensure a reduction in Green House Gas Emissions to mitigate environmental change. Option 2 would deliver a negative impact because responding to development pressure to promote the growth of the city may cause increased pollution creating an unacceptable environmental amenity and increase in GHG emissions.

A SMART CONNECTED RESILIENT PLACE

Table A.40	SCR9 – MITIGATING ENVIRONMENTAL CHANGE
Reasons for Alternatives Considered	The Council must tackle greenhouse gas emissions to contribute towards the UK Climate Change Act Targets to reduce carbon emissions by 80% by 2050. No alternative Option was considered because there is a legislative requirement to contribute towards this target.
Option	Address through LDP policy
Summary	The LDP should address greenhouse gas emissions to mitigate environmental change and to build resilient communities. As this is a multi-faceted topic, the best way to tackle it is to ensure it is covered within the plan.
Social Effects	Minor positive effects: Help reduce health inequality due to poor air quality caused by greenhouse gas emissions. This would also help to minimise households living in fuel poverty, which can impact on health and wellbeing.
Economic Effects	Minor positive effects: Promotes sustainable development and transportation which will help to reduce GHG emissions. This would help to build the City's resilience to make it attractive to investors that will secure economic and population growth.
Environmental Effects	Minor positive effects: Promoting sustainable development, that would reduce GHG emissions to mitigate environmental change, can benefit biodiversity and the natural heritage.
Reasons for Selecting Preferred Option	There are no reasonable alternatives. The approach proposed will assist the Council in contributing to the UK Climate Change Act Target.
Timescale of Impact	No timescales noted.
Mitigation or enhancement	No mitigation measures or enhancements have been identified.

A SMART CONNECTED RESILIENT PLACE		SCR9 – MITIGATING ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
Social	1	+	The option is expected to have a positive effect that should help to help reduce environmental inequality as areas of deprivation tend to be affected by poor air quality due to their location in the inner city.
	2	+	The option is expected to have a positive effect that should help to reduce health inequality due to poor air quality caused by greenhouse gas emissions. This would also help to minimise households living in fuel poverty, which can impact on health and wellbeing.
	3	+	The option is expected to have a positive effect that should help to reduce GHG emissions, requires improvement in house design and energy efficiency. This would also help to minimise households living in fuel poverty.
	4	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	The option is expected to have a positive effect that should help to improve sustainable transport links to provide better access to services and facilities that should reduce dependency on car use, reduce congestion, and minimise GHG emissions, to contribute to government targets.
Economic	7	+	The option is expected to have a positive effect that should help to Improve sustainable transport links to provide better access between neighbourhoods and employment areas that should reduce dependency on car use, reduce congestion, and minimise GHG emissions, to secure government targets.
	8	+	The option is expected to have a positive effect in mitigating environmental change will strengthen the city's economic resilience and competitiveness, by adopting clean technology to deliver energy efficiency, and a sustainable transport infrastructure to reduce GHG
	9	+	The option is expected to have a positive effect in reducing car journeys and promoting public transport walking and cycling will help to reduce GHG emissions.
	10	+	The option is expected to have a positive effect in mitigating environmental change will involve adopting clean technology to deliver renewable energy and energy efficiency, and a sustainable transport infrastructure to reduce GHG emissions

A SMART CONNECTED RESILIENT PLACE		SCR9 – MITIGATING ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
Environmental	11	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions and improve air quality should benefit biodiversity.
	12	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions should help to reduce the acidification of soils due to airborne pollutants.
	13	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions should help to reduce damage to the exterior fabric of buildings due to acidification of rain water.
	14	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions should help to minimise temperature changes and intense rainfall that would cause erosion of geological features and impact on native plant species.
	15	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions should ensure that open and green spaces have improved air quality. As well as minimise temperature changes and intense rainfall that would impact on native plant species.
	16	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions from methane gas caused by decomposing waste in landfill sites, the LDP will facilitate recycling and the development of the circular economy.
	17	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions should help to reduce the acidification of water due to airborne pollutants in rain water.
	18	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions should help to improve air quality.
	19	+	The option is expected to have a positive effect mitigating environmental change to reduce GHG emissions should help to minimise temperature changes and intense rainfall that would cause flash floods.

A SMART CONNECTED RESILIENT PLACE

Table A.41		SCR10 – RENEWABLE ENERGY	
Reasons for Alternatives Considered	Energy security is a major issue, as the City is heavily dependent on imported fossil fuels for its primary energy needs. High electricity cost impacts on local business and household fuel poverty in Belfast. The decarbonisation of the power sector is the key to achieving renewable energy and emissions reduction targets. The NI Executive’s Strategic Energy Framework has a target of 40% electricity consumption from renewable sources and a 10% renewable heat target by 2020. A robust and sustainable renewable energy infrastructure is required to maintain the City’s global economic competitiveness and community resilience. This needs to deliver reliable and secure sources of renewable energy to communities and businesses across Belfast. This is likely to mean an increase in the number of wind farms, solar PV, tidal stream and bio-energy sources, energy storage and the grid infrastructure to support them. A renewable heat network is likely to require new infrastructure to support it.		
Options	Option 1 Support the delivery of a planned and integrated Renewable Energy supply network appropriate to the urban area	Option 2 Maintain existing planning policies for renewable energy	
Summary	This Option is focussed on providing a positive basis for assessing the delivery of renewable energy technology where appropriate. This would provide certainty for investment decisions. It would provide for the planning of new development to make use of opportunities for decentralised and local renewable sources of heat and power.	This option would maintain the existing renewable energy planning policy which is concerned with the management of larger scale renewable schemes which have limited scope in the urban environment.	
Social Effects	Significant positive effects: Encouraging stronger communities and fostering ownership in securing financial benefits, learning new skills, gaining experience, creating local jobs, and supporting local economic growth.	Minor positive effects: As per option 1, however there is potential for a lack of a planned and appropriate, integrated network for the urban area. In addition, there is no encouragement for community renewable energy schemes. Therefore, any positive effect is likely to be minimal.	
Economic Effects	Significant positive effects: Promotes development of decentralised renewable energy generation and district heating schemes, which will help build a resilient city economy, offer energy security and provide a competitive economic advantage for businesses requiring renewable energy power source. It would market Belfast as an attractive location for inward investment, businesses and residents who are committed to renewable energy sources.	Minor positive effects: It would promote delivery of renewable energy schemes, however more effort is required for a planned and integrated renewable energy and district heating network within the city.	

A SMART CONNECTED RESILIENT PLACE

Table A.41	SCR10 – RENEWABLE ENERGY	
Environmental Effects	<p>Significant positive effects: Focussed on developing a planned and integrated renewable energy supply appropriate for the urban environment, which in the long term will help to reduce greenhouse gas emissions to contribute towards the targets in the Climate Change Act and the draft PfG. It will help to improve air quality that will benefit biodiversity, habitats, soils, and natural heritage.</p>	<p>Minor negative effects: It would not facilitate the delivery of a planned and integrated renewable energy and district heating network within the city and more effort is required in this area to be able to deliver the environmental benefits.</p>
Reasons for Selecting Preferred Option	<p>Option 1 provides a positive basis for assessing the delivery of renewable energy technology where possible. This would provide certainty for investment decisions. It would provide for the planning of new development to make use of opportunities for decentralised and local renewable sources of heat and power. It would provide a secure energy supply that would help to improve air quality in Belfast. It would contribute to the delivery of the renewable energy targets, and the reduction of greenhouse gasses as set out in the Climate Change Act and the draft PfG. It is important that we create opportunities through the planning system for decentralised energy and reducing our reliance on fossil fuels. It would also help to deliver an increase in decentralised local power generation capacity required to power electric vehicles and heating buildings. This policy therefore aims to encourage new renewable energy schemes whilst setting out safeguards to ensure they have no or minimal impact on quality of life in the city. Fuel poverty is an issue in disadvantaged communities which have an effect on health and wellbeing. Local communities developing their own renewable energy schemes can take ownership of reducing greenhouse gas emissions and saving money whilst enjoying the benefits locally. Putting communities in control of the energy they generate and use can have wider benefits such as building stronger communities, fostering ownership, and empowering communities to be involved in securing the financial benefits; learning new skills, gaining experience and creating local jobs; and supporting local economic growth.</p>	
Timescale of Impact	<p>No timescales noted.</p>	
Mitigation or enhancement	<p>Whilst no significant negative effects are envisaged for either option there is scope to ensure that the minor negative effects are properly mitigated against through an appropriate criteria based policy.</p>	

A SMART CONNECTED RESILIENT PLACE		SCR10 – RENEWABLE ENERGY		
SA Objectives	Options		Comments	
	1	2		
Social	1	++	+	Option 1 has a significant positive effect because it provides opportunities for community renewable energy schemes to build resilience and cohesion. Option 2 has a positive effect, though there would potentially be a lack of a planned and integrated network appropriate for the urban area, which may not maximise the potential benefits for community renewable energy schemes.
	2	++	+	Option 1 has a significant positive effect because it provides opportunities for reducing fuel poverty in Belfast and help to improve health outcomes in the reduction of GHG emissions. Option 2 would deliver a positive effect however there would potentially be a lack of a planned and integrated network appropriate for the urban area, which would not maximise the potential benefits of a planned district heating system to reduce the use of fossil fuels for space heating.
	3	++	+	Option 1 has a significant positive effect because it provides opportunities for reducing fuel poverty through the adoption of renewable energy i.e. solar panels and energy efficiency measures. Option 2 would deliver a positive effect however there would potentially be a lack of a planned and integrated network appropriate for the urban area, which would not maximise the potential benefits of a planned district heating system to reduce the use of fossil fuels for space heating or help to reduce fuel poverty.
	4	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.

A SMART CONNECTED RESILIENT PLACE		SCR10 – RENEWABLE ENERGY		
SA Objectives	Options		Comments	
	1	2		
Economic	7	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	8	++	+	Option 1 has a significant positive effect because it promotes the development of decentralised renewable energy generation and district heating schemes will build a resilient city economy, offer energy security, and provide a competitive advantage for businesses requiring renewable energy power source. Option 2 would have a positive effect in delivering renewable energy schemes, though more effort is required for a planned and integrated renewable energy and district heating network within the city. This would potential lead to piece meal development of district heating systems and economy of scale may not be achieved top be able to minimise energy cost.
	9	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	10	++	+	Option 1 would deliver a strongly positive effect because it is focussed on developing a planned and integrated renewable energy supply appropriate for the urban environment; The adoption of clean renewable energy technology will reduce GHG emissions and provide energy security that should help in the transition to a low carbon economy. Option 2 would have a positive effect in delivering renewable energy schemes, though this option would potential lead to piece meal development of district heating systems and economy of scale may not be achieved to be able to minimise GHG emission to enable the transition to a low carbon city.
Environmental	11	+	-	Option 1 has a positive effect because it will enable the adoption of clean renewable energy technology within the urban environment which should reduce GHG emissions and improve air quality for biodiversity. Option 2 has a negative effect in delivering renewable energy schemes within the urban environment, because more effort is required to facilitate a planned and integrated renewable energy and district heating network within the city to be able to deliver the environmental benefits of reducing GHG emissions and improving air quality.
	12	+	-	Option 1 has a positive effect because the adoption of clean renewable energy technology should reduce GHG emissions and improve air quality to mitigate the acidification of soils due to airborne pollutants. Option 2 has a negative effect in delivering renewable energy schemes within the urban environment, because more effort is required to facilitate a planned and integrated renewable energy and district heating network within the city to be able to deliver the environmental benefits of reducing GHG emissions and improving air quality.

A SMART CONNECTED RESILIENT PLACE		SCR10 – RENEWABLE ENERGY		
SA Objectives	Options		Comments	
	1	2		
	13	+/-	-	Option 1 has a mixed effect because the adoption of clean renewable energy technology should reduce GHG emissions and improve air quality to mitigate the acidification of the exterior fabric of buildings. Though certain renewable technologies may not be appropriate for historic buildings, a renewable district heating scheme may have a positive effect. Option 2 has a negative effect in delivering renewable energy schemes within the urban environment, may not facilitate a planned and integrated renewable energy and district heating network within the city to deliver the environmental benefits of reducing GHG emissions improving air quality and providing a potential renewable heat solutions for historic buildings.
	14	+	-	Option 1 has a positive effect because the adoption of clean renewable energy technology in the urban area should reduce GHG emissions that would help to minimise temperature changes and intense rainfall that would cause erosion of geological features and impact on native plant species. Option 2 has a negative effect because it would not facilitate the delivery of a planned and integrated renewable energy and district heating network within the city thereby GHG emissions would not be reduced to contribute towards the Climate Change Act targets to mitigate environmental change.
	15	+	-	Option 1 has a positive effect because the adoption of clean renewable energy technology should reduce GHG emissions should ensure that open and green spaces have improved air quality. As well as minimise temperature changes and intense rainfall that would impact on native plant species. Option 2 has a negative effect because it would not facilitate the delivery of a planned and integrated renewable energy and district heating network within the city thereby GHG emissions would not be reduced to contribute towards the Climate Change Act targets to mitigate environmental change.
	16	++	-	Option 1 has a significant positive effect because the adoption of clean renewable energy technology should reduce GHG emissions from methane gas caused by decomposing waste in landfill sites, the LDP will facilitate recycling and the development of the circular economy whereby energy can be produced from waste. Option 2 has a negative effect because it would not facilitate the delivery of a planned and integrated renewable energy and district heating network within the city thereby GHG emissions would not be reduced to contribute towards the Climate Change Act targets to mitigate environmental change.
	17	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.

A SMART CONNECTED RESILIENT PLACE		SCR10 – RENEWABLE ENERGY		
SA Objectives	Options		Comments	
	1	2		
	18	+	-	Option 1 has a positive effect because the adoption of clean renewable energy technology should reduce GHG emissions should help to improve air quality. Option 2 has a negative effect because it would not facilitate the delivery of a planned and integrated renewable energy and district heating network within the city thereby GHG emissions would not be reduced to contribute towards the Climate Change Act targets to mitigate environmental change.
	19	+	-	Option 1 has a positive effect because renewable energy schemes in the urban area should help to reduce GHG emissions and mitigate environmental change that contributes to increase flood risks. Option 2 has a negative effect because it would not facilitate the delivery of a planned and integrated renewable energy and district heating network within the city thereby GHG emissions would not be reduced to contribute towards the Climate Change Act targets to mitigate environmental change and increased flood risks.

A SMART CONNECTED RESILIENT PLACE

Table A.42	SCR11 – ADAPTING TO ENVIRONMENTAL CHANGE
Reasons for Alternatives Considered	The city is already experiencing extreme weather events, which has had an impact on the communities in Belfast. To leave the city vulnerable without adapting to the future changes will be a high-risk strategy, and financially very expensive in the long term. No alternative Option was considered as it is a policy requirement that the Plan addresses environmental change adaptation.
Option	Address through LDP policy
Summary	The LDP should address adaptation to environmental change to fulfil sustainability commitments, and to build a resilient city. This can be addressed in a number of ways, including through the provision, management and improvement of green and blue infrastructure (network of open spaces and water features) and sustainable urban drainage systems (SUDs). As this is a multi-faceted topic, the best way to tackle adaptation to environmental change is to ensure it is covered thoroughly throughout the plan.
Social Effects	Minor positive effects: Adapting to environmental change would build community cohesion and resilience through the delivery of a green and blue infrastructure network of open spaces and water features. This should help minimise the impact of high temperature on the health of young and older people. Also, there should be a reduction in ill health due to a decrease in fuel poverty with improved energy efficiency measures.
Economic Effects	Minor positive effects: Adapting to environmental change would facilitate the delivery of the green and blue infrastructure to minimise the impact of higher temperature and intense rainfall. It should also help to build the City’s economic resilience making it attractive for investment.
Environmental Effects	Significant positive effects: Adapting to environmental change to develop an integrated green and blue infrastructure within the urban environment to provide a multi-functional network of accessible open spaces for wildlife and recreation. The incorporation of SUD’s into the blue and green infrastructure would help to mitigate flood risk. It would also incorporate linear routes to create wildlife corridors as well as for walking and cycling between the city centre and the countryside.
Reasons for Selecting Preferred Option	There are no reasonable alternatives. The approach proposed will allow the Council to address environmental change adaptation through the LDP.
Timescale of Impact	No timescales noted.
Mitigation or enhancement	No mitigation measures or enhancements have been identified.

A SMART CONNECTED RESILIENT PLACE		SCR11 – ADAPTING TO ENVIRONMENTAL CHANGE
SA Objectives	Option	Comments
Social	1 +	The option has a positive effect because it would help to build community resilience and cohesion.
	2 +	The option has a positive effect because adapting to environmental change through the delivery of a green and blue infrastructure network, should help minimise the impact of high temperature on the health of young and older people. Also, there should be a reduction in ill health due to a decrease in fuel poverty with improved energy efficiency measures.
	3 +	The option has a positive effect because adapting to environmental change involves promoting passive solar housing and ensuring housing is not built on flood plains. Potential to reduce household fuel poverty with improved energy efficiency measures.
	4 o	The option would not be considered to have any effect on or relationship with this SA Objective.
	5 o	The option would not be considered to have any effect on or relationship with this SA Objective.
	6 o	The option would not be considered to have any effect on or relationship with this SA Objective.

A SMART CONNECTED RESILIENT PLACE		SCR11 – ADAPTING TO ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
Economic	7	o	The option would not be considered to have any effect on or relationship with this SA Objective.
	8	+	The option has a positive effect because adapting to environmental change would facilitate the delivery of the green and blue infrastructure to minimise the impact of higher temperature and intense rainfall, it should also help to build the City's economic resilience making it attractive for investment.
	9	+	The option has a positive effect because adapting to environmental change would facilitate the implementation of an integrated green and blue infrastructure which should provide safe routes for walking and cycling.
	10	+	The option has a positive effect because adapting to environmental change would involve the development of sustainable clean technology and the green and blue infrastructure to support the transition to a low carbon economy.
Environmental	11	+	The option has a positive effect because adapting to environmental change involves the development of an integrated green and blue infrastructure which should provide ecological corridors for wildlife
	12	+	The option has a positive effect because adapting to environmental change involves the development of an integrated green and blue infrastructure with increasing vegetation cover and trees would help to improve soil quality. It would also help to prevent loss of top soils due to flash floods.

A SMART CONNECTED RESILIENT PLACE		SCR11 – ADAPTING TO ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
	13	+	The option has a positive effect because adapting to environmental change to develop an integrated green and blue infrastructure within the urban environment to provide shade and sustainable urban drainage to minimise the impact of changing weather would enhance the historic environment.
	14	+	The option has a positive effect because adapting to environmental change to develop an integrated green and blue infrastructure sustainable urban drainage to minimise the impact of intense rainfall and erosion of the landscape and geodiversity.
	15	++	The option has a significant positive effect because adapting to environmental change to develop an integrated green and blue infrastructure within the urban environment to provide a multi-functional network of accessible open spaces for recreation and nature.
	16	o	The option would not be considered to have any effect on or relationship with this SA Objective.
	17	+	The option has a positive effect because adapting to environmental change to develop an integrated green and blue infrastructure within the urban environment to provide a sustainable urban drainage network and to promote grey water recycling.
	18	o	The option would not be considered to have any effect on or relationship with this SA Objective.
	19	+	The option has a significant positive effect because adapting to environmental change to develop an integrated green and blue infrastructure within the urban environment to provide shade to mitigate the effects of the urban heat island. The sustainable urban drainage would help to minimise the impact of flooding by reducing the speed of storm water flows after heavy rainfall.

A SMART CONNECTED RESILIENT PLACE

Table A.43	SCR12 – FLOOD RISK	
Reasons for Alternatives Considered	<p>There have been an increasing number of flood events in Belfast in recent years and these have demonstrated the potential for widespread impact on communities and our vulnerability to this risk. The effects of flooding on human activity are wide ranging, with the potential to cause displacement of people, pollution and health risk, damage to buildings, adverse environmental impacts and to severely compromise economic and social activities. Extreme weather resulting in flooding of properties and infrastructure is expected to be a significant long term risk associated with environmental change with predictions for more intense rainfall and stormier weather in summer months, wetter winters and rising sea levels.</p> <p>Flooding is a natural process that cannot be entirely prevented. Some areas across the city are already susceptible to intermittent flooding from various sources, principally from:</p> <ul style="list-style-type: none"> • Rivers / watercourses, (fluvial) • Coastal • Surface water runoff. (pluvial / ponding) <p>With regard to flood risk and addressing all phases of flood risk management cycle, there are three main areas to focus upon:</p> <ul style="list-style-type: none"> • Prevention of damage caused by floods by avoiding construction of houses and industries in present and future flood-prone areas or by adapting future developments to the risk of flooding; • Protection by taking measures to reduce the likelihood of floods and/or the impact of floods in a specific location such as restoring flood plains, wetlands, and gullies, and; • Preparedness such as providing instructions to the public on what to do in the event of flooding. (flood warnings /community flood action plans, flood evacuation protocols) <p>The traditional approach to flood risk management has been based on flood defence and flood warning. However, there is a need to manage and mitigate the increasing probability of flooding.</p>	
Options	Option 1 Review the scope of existing policy to focus on the management and mitigation of potential flood risk in the urban area	Option 2 Adopt a sequential approach for zoning land use to minimise flood risk
Summary	Provide a positive basis for managing potential flood risk in the urban area. This will consider the potential for supplementary guidance on how to incorporate flood mitigation measures such as sustainable drainage systems that helps to mimic the natural water cycle, to promote the development of a green and blue infrastructure network appropriate to the urban environment.	All sites would be zoned using a sequential approach, which seeks to direct the land uses of highest vulnerability to the areas of lowest flood risk within the urban area, which would be based on identifying a classification for flood zones of high, medium, low and no hazard within the Urban Area.
Social Effects	Minor positive effects: Belfast is vulnerable to the potential flood risk from coastal, rivers combined sewers, and surface runoff. Added protection to manage flood risk is important to existing communities and infrastructure to build community resilience and cohesion.	Minor positive effects: Sequential land use zoning based on flood probability would be beneficial in mitigating the flood risk for vulnerable uses; however, this would have a potential impact in restricting population and economic growth.

A SMART CONNECTED RESILIENT PLACE

Table A.43	SCR12 – FLOOD RISK	
Economic Effects	<p>Significant positive effects: Managing flood risk through the incorporation sustainable urban drainage solutions and green and blue infrastructure network could help to minimise potential damage from flooding. It would help to build the City's resilience to ensure that it is attractive for investment.</p>	<p>Mixed effects: Sequential land use zoning based on flood probability would be beneficial in mitigating the flood risk for vulnerable uses; however, this would have a potential impact in restricting population and economic growth.</p>
Environmental Effects	<p>Minor positive effects: Managing flood risk through the incorporation of sustainable urban drainage solutions and green and blue infrastructure network could help to provide an ecological corridor for wildlife and help to protect and create habitats.</p>	<p>Minor negative effects: Focussing on sequential land use zoning may potentially affect habitats.</p>
Reasons for Selecting Preferred Option	Option 1 will provide a strategic approach to flood risk by considering the River Lagan catchment area as a whole, ensuring that new development is not exposed unnecessarily to flooding, whilst having regard to the cumulative effects of existing development within the city boundary. It will provide a framework to ensure that flood risk to people and property is not increased as a result of new development.	
Timescale of Impact	No timescales noted.	
Mitigation or enhancement	Whilst no significant effects are envisaged for either option there is scope to ensure that the minor negative effects are properly mitigated against through an appropriate criteria based policy.	

A SMART CONNECTED RESILIENT PLACE		SCR12 – FLOOD RISK		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	+/-	Option 1 has a positive effect because Belfast is vulnerable to the potential flood risk from coastal, rivers combined sewers, and surface runoff. Added protection to manage flood risk is important to existing communities and infrastructure to build community resilience and cohesion. Option 2 would have a mixed effect because sequential land use zoning based on flood probability, would be beneficial in mitigating the flood risk for vulnerable uses; however, this would have a potential impact in restricting population and economic growth.
	2	+	+	Option 1 has a positive effect because managing flood risk is important to build community resilience because it can impact on health due to water borne disease. Option 2 has a positive effect because sequential land use zoning based on flood probability, would be beneficial in mitigating the flood risk for vulnerable lands uses and protect health from water borne disease.
	3	+	+/-	Option 1 has a positive effect because managing flood risk is important to ensure that land use zoning for residential sites are not located in high risk flood areas. But it will ensure that the projected housing needs can be developed in Belfast. Option 2 has a mixed effect because sequential land use zoning based on flood probability, would be beneficial in mitigating the flood risk for vulnerable lands uses particularly housing, though it potentially could restrict the supply of land for developing the projected housing need in the City.
	4	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.

A SMART CONNECTED RESILIENT PLACE		SCR12 – FLOOD RISK		
SA Objectives	Options		Comments	
	1	2		
Economic	7	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	8	+	+/-	Option 1 would have a positive effect because in managing flood risk through the incorporation sustainable urban drainage solutions and green and blue infrastructure network could help to minimise potential damage from flooding. It would help to build the City's resilience to ensure that it is attractive for investment. Option 2 would have a mixed effect because sequential land use zoning based on flood probability, would be beneficial in mitigating the flood risk for vulnerable uses; however, this would have a potential impact in restricting population and economic growth.
	9	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	10	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
Environmental	11	+	-	Option 1 would have a positive effect because managing flood risk through the development of a green and blue infrastructure network incorporating a sustainable urban drainage system would provide an ecological corridor and help to protect habitats. Option 2 has a negative effect as it is focussed on a sequential approach to land zoning to mitigate flood risk.
	12	+	-	Option 1 would have a positive effect because managing flood risk through the development of a green and blue infrastructure network would help to protect soil quality from the impact of flash flooding which could cause erosion. Option 2 has a negative effect as it is focussed on a sequential approach to land zoning to mitigate flood risk and would not be a potential flood risk solution to protecting existing buildings.

A SMART CONNECTED RESILIENT PLACE		SCR12 – FLOOD RISK		
SA Objectives	Options		Comments	
	1	2		
	13	+	-	Option 1 would have a positive effect because managing flood risk through sustainable urban drainage system and land use zoning to minimise potential damage to property. Option 2 has a negative effect as it is focussed on a sequential approach to land zoning to mitigate flood risk.
	14	+	-	Option 1 would have a positive effect because managing flood risk through the development of a green and blue infrastructure network incorporating a sustainable urban drainage system which could provide an ecological corridor and help to protect habitats. Option 2 has a negative effect as it is focussed on a sequential approach to land zoning to mitigate flood risk.
	15	+	-	Option 1 would have a positive effect because managing flood risk through the development of a green and blue infrastructure network incorporating a sustainable urban drainage system which could provide a valuable recreational resource for the City. Option 2 has a negative effect as it is focussed on a sequential approach to land zoning to mitigate flood risk.
	16	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	17	+	o	Option 1 would have a positive effect because managing flood risk through a sustainable urban drainage network mimics the natural water cycle and reduces the volume of storm water in the waste water pipe network which has to be treated. Option 2 has the options would not be considered to have any effect on or relationship with this SA Objective.
	18	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	19	+	+/-	Option 1 would have a positive effect because managing flood risk through the development of a green and blue infrastructure network incorporating a sustainable urban drainage system, trees, green roofs and walls to help absorb storm water and slow the potential for flash flood events. Option 2 has a mixed effect as it is focussed on a sequential approach to land zoning to mitigate flood risk but would not enhance the protection of the built environment.

A SMART CONNECTED RESILIENT PLACE

Table A.44	SCR13 – WASTE INFRASTRUCTURE
Reasons for Alternatives Considered	Moving towards more sustainable waste management is a key government objective for the future. The emphasis on waste management in Northern Ireland (NI) is changing from the need to divert waste away from landfill in favour of delivering resource management and adopting more sustainable approaches as increasingly captured in the circular economy in which waste is recognised as a resource. This is acknowledged by the SPPS which aims to support wider government policy focused on the sustainable management of waste. Only one option is considered in this instance as the SPPS directs that the LDP should support this aim and policy objectives, tailored to the local circumstances of the plan area.
Option	Address through LDP policy
Summary	The LDP should facilitate the development of new infrastructure in appropriate locations or upgrade existing facilities to increase resource efficiency, and to enable a shift towards a circular economy as well as have regard to the proximity principle. This would also ensure that appropriate provision is made for the storage of waste recycling containers in all new development schemes to maintain a high-quality environment.
Social Effects	Significant positive effects: Contributing towards a reduction in the adverse effects of waste can improve health and wellbeing, and quality of life.
Economic Effects	Significant positive effects: It would facilitate development associated with the waste management industry, support inward investment and the potential for employment opportunities, accessible to local residents. In having regard to the proximity principle, it would also help to retain and enhance access to local services and facilities.
Environmental Effects	Significant positive effects: Enabling a shift towards a circular economy would support the transition to a Low Carbon Economy, and promote the sustainable management of waste.
Reasons for Selecting Preferred Option	There are no other alternatives considered as reasonable. The approach proposed will allow the Council to support the SPPS approach, tailored to the local circumstances of the plan area.
Timescale of Impact	<u>Social:</u> The positive impacts will increase overtime as new infrastructure is provided, and existing facilities upgraded. <u>Economic:</u> It is envisaged that the positive impacts will increase overtime as new infrastructure is provided, and existing facilities upgraded. <u>Environmental:</u> It is envisaged that the positive impacts will increase overtime as new infrastructure is provided, and existing facilities upgraded.
Mitigation or enhancement	SA Objectives 3, 11, 13 & 15: A precautionary approach and the use of locational criteria could help to further direct new waste facilities and infrastructure away from important areas of the City.

A SMART CONNECTED RESILIENT PLACE		SCR13 – WASTE INFRASTRUCTURE	
SA Objectives	Option	Comments	
Social	1	o	The option would not be considered to have any effect on or relationship with this SA Objective.
	2	++	Sustainable waste management is essential for health and wellbeing, and our quality of life. In enabling a shift towards a circular economy, the Option would have a significant positive effect on this SA Objective by contributing towards a reduction in the adverse effects of waste.
	3	+/-	The Option would have mixed effects on this SA Objective. It has potential to bring some localised positive effects by helping to ensure that appropriate provision is made for the storage of waste recycling containers in all new development schemes to maintain a high quality environment. The upgrade of existing facilities also has potential to improve the management of wastewater. Conversely, facilitating an upgrade of existing facilities that exist in close proximity to residential development, and the development of new facilities and infrastructure, depending on location, have potential to have a negative impact on this SA Objective.
	4	o	The option would not be considered to have any effect on or relationship with this SA Objective.
	5	o	The option would not be considered to have any effect on or relationship with this SA Objective.
	6	++	By having regard to the proximity principle, the Option would have a significant positive effect on this SA Objective in that it would help to ensure that new waste facilities and infrastructure are conveniently located, to both residents of the city and its waste collection operators.

A SMART CONNECTED RESILIENT PLACE		SCR13 – WASTE INFRASTRUCTURE	
SA Objectives	Option	Comments	
Economic	7	++	The waste management industry is an important provider of jobs and investment. The Option would enable a shift towards a circular economy, and thereby, contribute to the development of employment opportunities arising from the reuse, remanufacture and refurbishment of goods. This Option would, therefore, have a significant positive effect on this SA Objective.
	8	++	The waste management industry is an important provider of jobs and investment. The Option would have a significant positive effect on this SA Objective by facilitating inward investment from businesses associated with the waste management sector and in encouraging new start-ups, which recognise the business opportunities to be found within the circular economy.
	9	+	By having regard to the proximity principle, the Option would have a minor positive effect on this SA Objective in that it would help to ensure that new waste facilities and infrastructure are conveniently located. This would have consequential benefits in facilitating a reduction in the travel distances of residents when disposing of products and materials at waste management and recycling centres, and also in helping to reduce the mileage intensity of heavy goods vehicles used by waste collection operators.
	10	++	By facilitating the development of new infrastructure or an upgrade of existing facilities to contribute towards an increase in resource efficiency, and which enables a shift towards a circular economy, the Option would have a significant positive effect on this SA Objective.
Environmental	11	+	The Option would have a minor positive effect on this SA Objective. Whilst any potential impact of new waste facilities or infrastructure would depend on the location of the proposed development, the Option, in facilitating the development of new infrastructure in appropriate locations could help direct new waste facilities and infrastructure away from areas that are deemed to be of significant importance.
	12	+	In enabling a shift towards a circular economy, the Option would encourage a lesser focus on landfill operations. This would help to prevent a need for new landfill sites. The Option would, therefore, have a minor positive effect on this SA Objective.

A SMART CONNECTED RESILIENT PLACE		SCR13 – WASTE INFRASTRUCTURE	
SA Objectives	Option	Comments	
	13	+	The Option would have a minor positive effect on this SA Objective. Whilst any potential impact of new waste facilities or infrastructure would depend on the location of the proposed development, the Option, in facilitating the development of new infrastructure in appropriate locations could help direct new waste facilities and infrastructure away from important areas of the built and historic environment. In addition, the Option would ensure that appropriate provision is made for the storage of waste recycling containers in all new development schemes, which would help to maintain the quality of the built environment.
	14	+	Any potential new infrastructure or upgrade of existing facilities, have potential to generate some level of visual intrusion. Whilst any potential impact of new waste facilities or infrastructure would depend on the location of the proposed development, the Option, in facilitating the development of new infrastructure in appropriate locations could help direct new waste facilities and infrastructure away from specific areas in a way which helps to protect the quality of the City's distinctive landscape and diversity. Enabling a shift towards a circular economy would also help to prevent a need for new landfill sites.
	15	+	The Option would have a minor positive effect on this SA Objective. Whilst any potential impact of new waste facilities or infrastructure would depend on the location of the proposed development, the Option, in facilitating the development of new infrastructure in appropriate locations could help direct new waste facilities and infrastructure away from areas of open space and natural greenspace, including Belfast's countryside asset.
	16	++	The option would have a significant positive effect on this SA Objective by facilitating development to contribute towards an increase in resource efficiency, and which enables a shift towards a circular economy. This would help to reduce the consumption of materials and resources, and to promote a more sustainable management of waste, by encouraging an environment in which materials are reused and remanufactured as standard.
	17	+	The option would have a minor positive effect on this SA Objective. There is potential for the discharge of wastewater from facilities, including recycling plants. Enabling a shift towards a circular economy and facilitating an upgrade of existing facilities could help to encourage more effective management of wastewater.
	18	+	The Option would have a minor positive effect on this SA Objective by enabling a shift towards a circular economy which would contribute towards improving air quality, by helping to prevent the need for landfill operations which result in harmful emissions to air.
	19	+	The Option would have a minor positive effect on this SA Objective by enabling a shift towards a circular economy which would contribute towards improving air quality, by helping to prevent the need for landfill operations which result in harmful emissions to air.

A GREEN AND ACTIVE PLACE

Table A.45 GA1 – OPEN SPACE, SPORT & OUTDOOR RECREATION

<p>Reasons for Alternatives Considered</p>	<p>Open space is essential in any society for both amenity and recreation purposes. It makes a valuable contribution in enhancing the character, attractiveness, economic competitiveness, and vitality of our City. It provides areas for child play, sports pitches, passive recreation, spaces for community events, and enhances the quality of the built environment. Open spaces and green networks are valuable areas for nature and biodiversity, promotes safe accessible pedestrian linkages, can act as a buffer between conflicting land uses, helps to reduce flood risk, and crucially provide ‘green lungs’ that can help to improve air quality. The City has a variety of parks, sports pitches, children’s playgrounds, allotments, golf courses, community gardens, and community greenways. The adopted Belfast Metropolitan Area Plan 2015 protected existing open spaces as well as proposing community greenways and green wedges. There is the opportunity to retain the community greenways and green wedges to form the basis of an integrated blue and green infrastructure network. Belfast’s preferred option is to promote population growth, and it will be necessary to ensure that there is adequate access to open spaces and enhance the potential multi functionality of spaces. This would provide benefits for recreation and sports, tourism, visual amenity, biodiversity, active transport network, flood prevention, health and wellbeing. It would build sustainable and resilient communities; in mitigating the impacts of climate change, promoting the healthy living agenda and safeguarding biodiversity.</p>	
<p>Options</p>	<p>Option 1 Retain the existing policy concerning the provision and protection of open spaces, to support the integrated development of a green and blue infrastructure network</p>	<p>Option 2 Respond to the pressure for development to facilitate economic growth regardless of adjacent land use zonings or the appropriateness of reusing brownfield sites</p>
<p>Summary</p>	<p>This Option is focussed on providing a positive basis for the retention and enhancement of parks, open spaces, playing fields, woodlands, allotments, community gardens, landscape features and amenity areas that would constitute the city’s green and blue infrastructure. The provision of additional open space and green corridors will be required as part of new developments to deliver the integrated and connected green and blue infrastructure network provision. This option aims to ensure that green spaces around new development are treated as integral to a planning and design process which is conscious of the proposed green and blue infrastructure network master plan.</p>	<p>This Option is focussed on protecting all existing open spaces in public and private ownership. The predicted growth of the City requires land for additional housing and this option would assist in directing new development to brownfield sites, although it would not necessarily deliver new and improved open space.</p>
<p>Social Effects</p>	<p>Significant positive effects: An integrated and connected network would provide safe access to open spaces that could help to reduce inequality and build community cohesion. A multi-functional green network could encourage safe walking and cycling that would encourage activity and exercise to improve health outcomes.</p>	<p>Minor negative effects: It would not provide the opportunity to encourage the connections between open spaces or the opportunity to deliver an integrated green and blue infrastructure network to support a growing city.</p>

A GREEN AND ACTIVE PLACE

Table A.45 GA1 – OPEN SPACE, SPORT & OUTDOOR RECREATION

<p>Economic Effects</p>	<p>Significant positive effects: Recognises the unique relationship between a vibrant city and its green spaces that helps to make the city an attractive place to live, work and visit. The city’s green and blue infrastructure could create a positive visual impression that could have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment.</p>	<p>Minor negative effects: Whilst it could help deliver more brownfield sites for development, with the predicted growth of the city there is a need to provide additional open space which will add to the attractiveness of the city and provide recreational areas for residents and visitors. Option 2 merely safeguards existing open space.</p>
<p>Environmental Effects</p>	<p>Significant positive effects: An integrated and connected green and blue infrastructure would have the potential to provide ecological corridors between the city centre and the countryside for wildlife and green spaces for wildlife habitats.</p>	<p>Minor negative effects: The lack of potential interconnectivity of green open spaces to create potential ecological corridors within a growing city.</p>
<p>Reasons for Selecting Preferred Option</p>	<p>Option 1 supports the retention and enhancement of policies to protect, provide and improve important parks, open spaces, playing fields, woodlands, allotments, community gardens, landscape features and amenity areas that would constitute the city’s green and blue infrastructure. The provision of additional open space and green corridors will be required as part of new developments to deliver the integrated and connected green and blue infrastructure network provision. It aims to ensure that green spaces around new development are treated as integral to a planning and design process which is conscious of the proposed green and blue infrastructure network master plan. Limited releases of open space for development will only be considered in exceptional circumstances where the loss would not result in detriment to the overall green infrastructure provision and there is scope for improving the quality of provision elsewhere. It also recognises that there is a unique relationship between a vibrant city and its green spaces that helps to make the city an attractive place to live, work and visit. The city’s green and blue infrastructure will create a positive visual impression that will have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment.</p>	
<p>Timescale of Impact</p>	<p><u>Social:</u> Short term impacts are envisaged through protection and improvement of open spaces, with medium term impacts through new development and network enhancement. <u>Economic:</u> Medium term impacts are envisaged as the open space network enhancements are recognised as part of the city’s attraction. <u>Environmental:</u> Short term impacts are envisaged through protection and improvement of open spaces and medium term impacts through new development and network enhancement.</p>	
<p>Mitigation or enhancement</p>	<p>Whilst no significant negative effects are envisaged for either option there is scope to ensure that the minor negative effects are properly mitigated against through an appropriate criteria based policy.</p>	

A GREEN AND ACTIVE PLACE		GA1 – OPEN SPACE, SPORT & OUTDOOR RECREATION		
SA Objectives	Options		Comments	
	1	2		
Social	1	++	-	Option 1 has a significant positive effect because an integrated and connected network would provide safe access to open spaces that could help to reduce inequality and build community cohesion. Option 2 has a negative effect as it would not provide the opportunity to encourage the connections between the open spaces and neighbourhoods to provide safe access to bring communities together.
	2	++	-	Option 1 has a significant positive effect because it would ensure that there is safe access to open spaces through a connected network of walkways and cycleways, to encourage activity and exercise to improve health outcomes. Option 2 has a negative effect as it would not provide the opportunity to encourage the connections between the open spaces and neighbourhoods to provide safe access which would encourage increased physical activity and mental wellbeing.
	3	++	-	Option 1 has a significant positive effect because it would ensure that there is quality open space or easy access to an open space network from residential areas. Opportunities to enhance the residential environment that is attractive. Option 2 has a negative effect as it retains the existing open spaces designated in the plan. It does not provide the opportunity to link residential areas to a network of open spaces.
	4	++	+/-	Option 1 has a significant positive effect because quality accessible open space would be designed as defensible spaces to encourage more active uses of the spaces to deter crime and anti-social behaviour. Option 2 has a mixed effect because the existing open spaces designated in the plan are not integrated into a green infrastructure network. It does not provide the opportunity to link residential areas to a network of open spaces that would encourage increased public use of the recreational spaces for walking and cycling.
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	+/-	Option 1 has a positive effect because a green and blue infrastructure network for walking and cycling through linear open spaces could provide attractive accessible routes between residential areas and local services that would encourage an active lifestyle. Option 2 has a mixed effect because there is limited proposal for greenways, but option one scores higher because it proactively integrates potential linear pathways and cycleways.
Economic	7	+	+/-	Option 1 has a positive effect because a green and blue infrastructure network for walking and cycling through linear open spaces could provide attractive accessible routes between residential areas and local services that would encourage an active lifestyle. Option 2 has a mixed effect because there is limited proposal for greenways, but option one scores higher because it proactively integrates potential linear pathways and cycleways.

A GREEN AND ACTIVE PLACE		GA1 – OPEN SPACE, SPORT & OUTDOOR RECREATION		
SA Objectives	Options		Comments	
	1	2		
	8	++	-	Option 1 has a significant positive effect because it recognises that there is a unique relationship between a vibrant city and its green spaces that helps to make the city an attractive place to live, work and visit. The city's green and blue infrastructure could create a positive visual impression that could have a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment. Option 2 has a negative impact because it could provide more brownfield sites for development uses. However, with the predicted growth of the city there is a need to provide open space which will add to attractiveness of the city, and provide recreational areas for residents and visitors.
	9	++	+/-	Option 1 has a significant positive effect because a green and blue infrastructure network for walking and cycling through linear open spaces could provide attractive accessible routes between residential areas and local services that would encourage an active lifestyle. Option 2 has a mixed effect because there is limited proposal for greenways, but option one scores higher because it proactively integrates potential linear pathways and cycleways.
	10	++	+/-	Option 1 has a significant positive effect because an integrated green and blue infrastructure network for walking and cycling would reduce the number of car journeys and reduce GHG emissions. Option 2 has a mixed effect because there is limited proposal for greenways, but option one scores higher because it proactively integrates potential linear pathways and cycleways, which will attract more users because greater continuous dedicated routes in Belfast.
Environmental	11	+	+/-	Option 1 has a positive effect because an integrated and connected green and blue infrastructure would have the potential to provide ecological corridors between the city centre and the countryside for wildlife and green spaces for wildlife habitats. Option 2 would have a mixed effect impact because of the lack of potential interconnectivity of green and blue open spaces to create potential ecological corridors.
	12	+	+/-	Option 1 would have a positive effect because the development of a green and blue infrastructure network with more SUD's, vegetation and tree cover would help to protect soil quality from the impact of flash flooding which could cause erosion. Option 2 has a mixed effect as it does not proactively promote the integrated green and blue infrastructure, though open spaces are protected.
	13	++	+	Option 1 would have a significant positive effect because the development of a green and blue infrastructure network of good quality open spaces and boulevards would protect and enhance the quality of the built environment. Option 2 has a positive effect because it would visually enhance the quality of the built and historic environment, though option one would provide additional protection through the incorporation of attractive sustainable drainage solutions.

A GREEN AND ACTIVE PLACE		GA1 – OPEN SPACE, SPORT & OUTDOOR RECREATION		
SA Objectives	Options		Comments	
	1	2		
	14	+	+/-	Option 1 would have a positive effect because the development of a green and blue infrastructure network of good quality open spaces and natural heritage spaces would be zoned to protect valuable spaces for biodiversity and enhance the setting of the City. It would also protect the features from environmental change. Option 2 has a mixed effect because it would visually enhance the features of the natural environment, though option one would provide additional protection through the incorporation of attractive sustainable drainage solutions that would mitigate the impact of environmental change.
	15	+	+/-	Option 1 would have a positive effect because the development of a green and blue infrastructure network of good quality network of connected open and green spaces could provide access from the city to the countryside for recreational activities. Option 2 has a mixed effect because it would protect existing open spaces for recreation and links to the countryside option one would provide additional protection through the incorporation of attractive sustainable drainage solutions that would mitigate the impact of environmental change.
	16	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	17	+	-	Option 1 has a positive effect because an integrated green and blue infrastructure network of connected open and green spaces incorporating a sustainable urban drainage network to mimic the natural water cycle would help to improve water quality and encourage grey water recycling. Option 2 does not consider the integration of the green and blue infrastructure to provide a network of SUD's that would encourage better use of the water resources.
	18	+	+	Both options would have a positive effect green open spaces should be protected as trees and vegetation help to absorb GHG emissions and improve air quality.
	19	++	+/-	Option 1 has a significant positive effect because an integrated green and blue infrastructure network of connected open and green spaces incorporating a sustainable urban drainage network to mimic the natural water cycle would help to mitigate potential flood risk. Option 2 does not consider the integration of the green and blue infrastructure to provide a network of SUD's that would mitigate flood risk. Both options would provide green spaces containing vegetation and trees that would provide natural cooling and shade to protect the public from higher temperatures.

A GREEN AND ACTIVE PLACE		
Table A.46	GA2 – PROVISION OF NEW OPEN SPACE AND GREEN CORRIDORS	
Reasons for Alternatives Considered	The Council is intending to adopt Section 76 Agreements to secure Developer Contributions through a charging schedule and use the proceeds for the development of the Green and Blue Infrastructure network across the city. A Green and Blue Infrastructure Network master plan is to be prepared to provide an integrated plan that can be used for decision making purposes for development management as well as for investment decisions. This is a multi-functional space that will have a coherent sustainable urban drainage network, and will involve a number of partners to deliver the green and blue infrastructure network. It will provide a transparent plan that can be used to secure funding from a variety of sources which may include Section 76 financial contributions from Developers.	
Options	Option 1 Integrated Plan for the provision of new open space, the provision of a green and blue infrastructure	Option 2 Provision of new open space and green corridors
Summary	This Option is focussed on providing guidance to secure section 76 developer contributions to support the development of the green and blue infrastructure. An overall integrated plan would provide guidance for transparent decision making for investment to deliver a multi-functional space that will have a coherent sustainable urban drainage network.	This option assumes that Section 76 would be applied on a case by case basis to allocate funding for open space as and when planning applications were submitted. There would be no overall master plan or guidance to deliver new open space provision that would be part of a green and blue infrastructure network.
Social Effects	Significant positive effects: The potential to seek section 76 Developer contributions would help to create an accessible integrated network of open spaces in the City. This would help to build cohesive communities and would encourage more activity to improve health outcomes and promote an active lifestyle. The provision of new quality open spaces in residential areas and linkages between open spaces that are accessible and attractive to the community would deter crime and anti-social behaviour.	Minor negative effects: Whilst it may deliver open space it would be piecemeal and fragmented due to a lack of a coherence master plan to guide investment decisions.
Economic Effects	Significant positive effects: The potential to seek section 76 Developer contributions would help to create a planned accessible integrated network of open spaces in the City that would encourage connected walking and cycling routes between residential areas and employment areas. It would also enhance the quality of the City's image and make it attractive for potential investors and growing the population.	Minor negative effects: There would be no overall plan and guidance to determine which components of the network should be funded. This option would be a piecemeal approach that lacks an overall coherent plan to deliver a green and blue infrastructure network in the City.

A GREEN AND ACTIVE PLACE

Table A.46

GA2 – PROVISION OF NEW OPEN SPACE AND GREEN CORRIDORS

<p>Environmental Effects</p>	<p>Significant positive effects: The potential to seek section 76 Developer contributions to create an integrated green and blue infrastructure network of ecological corridors between the city centre and the countryside, that protects soils, improves water and air quality, and provide habitats.</p>	<p>Minor negative effects: There would be no overall plan to determine which components of the network should be funded. This option would encourage a piecemeal approach that lacks an overall coherent plan to deliver a connected open space network in the City. It would not facilitate a coherent infrastructure to tackle the risk of storm water flooding.</p>
<p>Reasons for Selecting Preferred Option</p>	<p>Option 1 recognises the opportunity for an integrated green and blue infrastructure network to be provided through connecting existing green spaces to create new interconnecting areas of multifunctional green spaces and corridors as part of new developments. The preparation of a green and blue infrastructure master plan will provide an integrated plan that can be used for decision making purposes for development management as well as for investment decisions. This is important as this is a multi-functional space that will have a coherent sustainable urban drainage network, and will involve a number of partners to deliver the green and blue infrastructure network. It will provide a transparent plan that can be used to secure funding from a variety of sources which may include Section 76 financial contributions from Developers. This would be considered where residential developments require access to the green and blue infrastructure network nearby. Improving access to green and blue infrastructure network will be pursued where this does not create unacceptable conflict in areas of high biodiversity value.</p>	
<p>Timescale of Impact</p>	<p><u>Social:</u> Short to medium term impacts are likely as social effects, such as wellbeing and cohesion, arise from green and blue network enhancement that is secured through new development. <u>Economic:</u> Medium term impacts are envisaged as green and blue network enhancements that are secured through new development are recognised as part of the city’s attraction. <u>Environmental:</u> Short to medium term impacts are envisaged as environmental effects arise from green and blue network enhancement that is secured through new development</p>	
<p>Mitigation or enhancement</p>	<p>Whilst no significant negative effects are envisaged for either option there is scope to ensure that the minor negative effects are properly mitigated against through an appropriate criteria based policy.</p>	

A GREEN AND ACTIVE PLACE		GA2 – PROVISION OF NEW OPEN SPACE AND GREEN CORRIDORS		
SA Objectives	Options		Comments	
	1	2		
Social	1	++	+/-	Parts of Belfast have poor access to open spaces. Option 1 has a significant positive effect because the potential to use a master plan to seek section 76 Developer contributions would help to create a planned accessible integrated network of open spaces in the City. This would help to build cohesive communities with new linkages between open spaces that are accessible and attractive. Option 2 has a mix of positive and negative effects because it proposes a case by case approach is likely to be piecemeal delivery of open spaces and linkages.
	2	++	+	Parts of Belfast have poor access to open spaces and contribute to the health inequalities. Option 1 has a significant positive effect because the potential to use a master plan to seek section 76 Developer contributions would help to create an accessible integrated network of open spaces in the City that would encourage a healthier lifestyle with more activity to improve health outcomes. Option 2 has a positive effect because it proposes a case by case approach is likely to be piecemeal delivery of open spaces and linkages, it would take longer to secure the potential health benefits secure through increase physical activity of walking and cycling.
	3	++	+	Option 1 has a significant positive effect because the potential to seek section 76 Developer contributions would help to create a planned accessible integrated network of open spaces within and without the housing areas that could improve environmental quality and create attractive green routes to nearby open spaces. Option 2 has a positive effect because it proposes a case by case approach is likely to be piecemeal delivery of open spaces and linkages that may result in left over space that has little value or benefit to the community or the wider city.
	4	++	-	Option 1 has a significant positive effect because the provision of new quality spaces and linkages that are accessible and attractive to the community will generate higher usage would deter crime and anti-social behaviour. Option 2 , has a negative effect because it proposes a case by case approach is likely to be piecemeal delivery of open spaces and linkages that may result in left over space that has little value to the community that become gathering spaces for anti-social behaviour.
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	+	-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create a planned accessible integrated network of open spaces in the City that would encourage connected walking and cycling routes between residential areas and local services. This would promote an active lifestyle. Option 2 has a negative effect because it proposes a case by case approach is likely to be piecemeal delivery of open spaces and linkages that may not result in creating attractive integrated links between residential and local services

A GREEN AND ACTIVE PLACE		GA2 – PROVISION OF NEW OPEN SPACE AND GREEN CORRIDORS		
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create a planned accessible integrated network of open spaces in the City that would encourage connected walking and cycling routes between residential areas and employment areas. This would promote an active lifestyle. Option 2 has a negative effect because it proposes a case by case approach is likely to be piecemeal delivery of open spaces and linkages that may not result in creating attractive sustainable integrated links between residential and employment areas.
	8	++	+/-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create a planned accessible integrated network of open spaces in the City that would encourage connected walking and cycling routes between residential areas and City Centre. It would also enhance the quality of the City's image and make it attractive for potential investors and growing the population. Option 2 has a mixed effect because there would be no overall plan and guidance to determine which components of the network should be funded. This option is a piecemeal approach that lacks an overall coherent plan to deliver a green and blue infrastructure network in the City.
	9	++	-	Option 1 has a significant effect because the potential to seek section 76 Developer contributions based on a planned accessible integrated network of open spaces in the City would encourage the delivery of a connected safe walking and cycling routes within an integrated green and blue infrastructure network. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded. This option is a piecemeal approach that lacks an overall coherent plan to deliver a green and blue infrastructure network that could incorporate cycling and walking routes in the City.
	10	++	-	Option 1 has a significant positive effect because the potential to seek section 76 Developer contributions would help to create an integrated green and blue infrastructure network for walking and cycling would reduce the number of car journeys and reduce GHG emissions. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded. This option is a piecemeal approach that lacks an overall coherent plan to deliver a green and blue infrastructure network that could incorporate cycling and walking routes in the City.

A GREEN AND ACTIVE PLACE		GA2 – PROVISION OF NEW OPEN SPACE AND GREEN CORRIDORS		
SA Objectives	Options		Comments	
	1	2		
Environmental	11	+	-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create an integrated green and blue infrastructure network of open and green spaces that could provide an ecological corridor for wildlife. It could mitigate the potential impact of the development on biodiversity. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded. This option is a piecemeal approach that lacks an overall coherent plan to deliver a green and blue infrastructure network that could incorporate wildlife corridors.
	12	+	-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create a planned integrated green and blue infrastructure, encouraging more vegetation and trees could help to protect soil quality. The blue infrastructure of an integrated SUD's would help to protect soils from flash floods. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded. This option is a piecemeal approach that lacks an overall coherent plan to deliver a green and blue infrastructure network that could incorporate SUD's leading to a higher incidence of soil quality erosion.
	13	+	-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create a planned green and blue infrastructure network of good quality open spaces and boulevards that could enhance the quality of the built environment. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded delivering a piecemeal approach to design and spatial layouts.
	14	+	-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create a green and blue infrastructure network of good quality open spaces and natural heritage spaces should be zoned to protect valuable spaces for biodiversity and enhance the setting of the City. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded delivering a piecemeal approach to design and spatial layouts that would not protect or enhance the features and natural heritage.
	15	+	-	Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create planned integrated green and blue infrastructure network of connected open and green spaces that could provide access from the city to the countryside for recreational activities. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded delivering a piecemeal approach to design and spatial layouts that would not provide the enhancement of open spaces and connectivity to the countryside.
	16	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.

A GREEN AND ACTIVE PLACE		GA2 – PROVISION OF NEW OPEN SPACE AND GREEN CORRIDORS		
SA Objectives	Options		Comments	
	1	2		
	17	+	-	<p>Option 1 has a positive effect because the potential to seek section 76 Developer contributions would help to create an integrated green and blue infrastructure network of connected open and green spaces incorporating a sustainable urban drainage network to mimic the natural water cycle to mitigate potential flood risk and have opportunities to recycle water. Option 2 has a negative effect because there would be no overall plan and guidance to determine which components of the network should be funded delivering a piecemeal approach to design and spatial layouts of a network of SUD's which are an integral part of the blue and green infrastructure.</p>
	18	+	+	<p>The options have a neutral effect because the potential to seek section 76 Developer contributions would help to create a green open should be protected as trees and vegetation help to absorb GHG emissions and improve air quality.</p>
	19	++	+/-	<p>Option 1 has a significant positive effect because the potential to seek section 76 Developer contributions would help to create an integrated green and blue infrastructure network of connected open and green spaces incorporating a sustainable urban drainage network to mitigate potential flood risk. Trees provide shade for the natural cooling the urban environment. Option 2 has a mixed effect</p>

A GREEN AND ACTIVE PLACE

Table A.47	GA3 – NATURAL HERITAGE
Reasons for Alternatives Considered	<p>The City’s natural heritage is of outstanding quality and beauty. The diversity of landscapes, habitats, species and geology, and their relationship with the urban area, contribute enormously to the City’s distinctive and attractive character. The surrounding hills, Belfast Lough and the Lagan Valley Regional Park have outstanding visual amenity value, and provide a unique and iconic setting for Belfast. No alternative Option was considered as it is a policy requirement that the Plan is compliant with existing legislation, SPPS and the PPS 2 Natural Heritage. The Council has a statutory duty to further the conservation of biodiversity, as required under the Wildlife and Natural Environment (Northern Ireland) Act 2011.</p>
Option	Address through LDP policy
Summary	<p>Provide a strategic approach in reviewing existing policies to consider the potential for further management plans and local design guides for designated areas such as AONB and Special Countryside areas. The LDP will adopt a strategic approach to opportunities for green and blue infrastructure networks to help support biodiversity. It will establish policies to recognise the value of community greenways, natural heritage areas, open spaces, green wedges, and linear, green open spaces, as part of integrated green and blue infrastructure networks.</p>
Social Effects	<p>Minor positive effects: It would protect the natural heritage and ensure that there is appropriate access through a connected green and blue infrastructure network, to reduce inequality and build community cohesion. It recognises that the protection of the heritage and community access would improve health and wellbeing.</p>
Economic Effects	<p>Minor positive effects: It would protect the natural heritage that would enhance the environmental quality of the City’s image and make it attractive for potential investors and growing the population. The potential green and blue infrastructure may help to provide benefits to encourage sustainable forms of transport through walking and cycling.</p>
Environmental Effects	<p>Minor positive effects: It would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure network that connects open and green spaces between the city and countryside which could provide habitats and an ecological corridor for wildlife. The incorporation of SUD’s would help to minimise the risk of flooding that could damage the natural heritage, though it could also provide habitats for flora and fauna.</p>
Reasons for Selecting Preferred Option	<p>There are no reasonable alternatives. All reasonable steps should be taken to ensure that development conserves and enhances the quality of natural heritage, which must be balanced against the need to facilitate sustainable economic growth. In this context ‘conserve and enhance’ will allow for appropriate development in line with the principles of sustainability, which are to balance environmental, economic and social needs. Appropriate development will need to minimise impacts, conserve and enhance valued landscapes, and significant biodiversity sites.</p>

A GREEN AND ACTIVE PLACE

Table A.47	GA3 – NATURAL HERITAGE
Timescale of Impact	<p><u>Social</u>: Short to medium term impacts are likely as social effects are realised, such as wellbeing and cohesion arising from the protection of natural heritage and creation of a green and blue infrastructure network.</p> <p><u>Economic</u>: Medium term impacts are likely as natural heritage protection and creation of green and blue network infrastructure network are recognised as part of the city's attraction.</p> <p><u>Environmental</u>: Short term impacts are likely through protection of natural heritage, with medium term impacts through enhancement of green and blue infrastructure network resulting from new development.</p>
Mitigation	To mitigate the potential impact of new developments there should be a requirement to provide where possible net gains in biodiversity whilst protecting or enhancing green infrastructure provision in recognition of its wide-ranging benefits.

A GREEN AND ACTIVE PLACE		GA3 – NATURAL HERITAGE	
SA Objectives	Option	Comments	
Social	1	+	The option has a minor positive effect because it would protect the natural heritage and ensure that there is appropriate access through a connected green and blue infrastructure network, to reduce inequality and build community cohesion.
	2	+	The option has a minor positive effect because it would protect the natural heritage in a compact city to ensure that the communities have appropriate access to nature that should benefit health and wellbeing.
	3	+	The option has a minor positive effect because it would protect the natural heritage in a compact city and facilitate the development of a green and blue infrastructure network that could enhance environmental quality and benefit biodiversity.
	4	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	o	The option would not be considered to have any effect on or relationship with this SA Objective.
	6	+	The option has a minor positive effect because it would protect the natural heritage in a compact city and facilitate the development of a green and blue infrastructure network that could enhance appropriate access and benefit biodiversity.
Economic	7	+	The option has a minor positive effect because it would protect the natural heritage in a compact city and facilitate the development of a green and blue infrastructure network that could enhance appropriate access and benefit biodiversity.
	8	+	The option has a minor positive effect because it would protect the natural heritage would enhance the environmental quality of the City's image and make it attractive for potential investors and growing the population.

A GREEN AND ACTIVE PLACE		GA3 – NATURAL HERITAGE	
SA Objectives	Option	Comments	
	9	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure network for walking and cycling could provide attractive accessible routes within the city.
	10	+	The option has a minor positive effect because it would integrate green and blue infrastructure network for walking and cycling would reduce the number of car journeys and reduce GHG emissions. Trees and vegetation would help to absorb CO2 and mitigate air pollution.
Environmental	11	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure network that connects open and green spaces between the city and countryside which could provide habitats and an ecological corridor for wildlife
	12	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure; encouraging more vegetation and trees will help to protect soil quality
	13	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of a green and blue infrastructure network of good quality open spaces and boulevards would enhance the quality of the built environment as well as providing habitats for wildlife in the urban area.
	14	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of a green and blue infrastructure network of good quality open spaces and natural heritage spaces should be zoned to protect valuable spaces for biodiversity and enhance the setting of the City.
	15	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure network of connected open and green spaces could provide appropriate access from the city to the countryside for recreational activities with appropriate management to protect designated habitats.
	16	o	The option would not be considered to have any effect on or relationship with this SA Objective.

A GREEN AND ACTIVE PLACE		GA3 – NATURAL HERITAGE	
SA Objectives	Option	Comments	
	17	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure network incorporating a sustainable urban drainage network to mimic the natural water cycle to mitigate potential flood risk and potentially protect and enhance biodiversity.
	18	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure network could help to absorb air borne pollutants and improve air quality.
	19	+	The option has a minor positive effect because it would protect and enhance the natural heritage through the provision of an integrated green and blue infrastructure network of connected open and green spaces incorporating a sustainable urban drainage network to mitigate potential flood risk that could impact on habitats. Trees provide shade for cooling the urban environment that could help protect biodiversity from higher temperatures.

A GREEN AND ACTIVE PLACE

Table A.48	GA4 – TREES	
Reasons for Alternatives Considered	Trees make an important contribution to the environment, creating a varied, interesting and attractive landscape. They help define the character of an area and create a sense of place. It is proposed that population and economic growth is a plan priority, which will require additional sites to be zoned for housing and economic development. Currently trees can be protected through Tree Preservation Orders (TPO) under the Planning (Trees) Regulations (Northern Ireland) 2003 and the Planning (Amendment) (Northern Ireland) Order 2003. A TPO provides protection for trees considered to be of special value in terms of amenity, history or rarity.	
Options	Option 1 Protect existing trees and encourage further provision to offset unavoidable carbon emissions, reduce air pollution, provide shade and mitigate flood risks	Option 2 Protect existing trees considered to be of special value in terms of amenity, history or rarity
Summary	This Option is focussed on protecting existing trees with TPO's considered to be of special value in terms of amenity, history or rarity. It also requires more trees to be provided as part of the Development to help the City to mitigate and adapt to environmental change.	This Option is focussed on protecting existing trees with TPO's considered to be of special value in terms of amenity, history or rarity, because they help to enhance the sense of place or have a distinctive heritage value.
Social Effects	Minor positive effects: More trees would be encouraged that would help improve the quality of the environmental amenity, improve air quality, and reduce the community's vulnerability to environmental change and build their resilience. It provides opportunities for community woodlands and growing biocrops. Trees make places more attractive; people want to live in leafy suburbs not concrete jungles.	Minor negative effects: Whilst it would protect existing trees that contribute to the environmental amenity and would help to offset effects of environmental change, it would not encourage more trees to be planted in areas that have few trees, creating vulnerabilities that would not build community cohesion or contribute to improving health and wellbeing.
Economic Effects	Minor positive effects: This would enhance the environmental quality of the City's image, build the City's resilience to environmental change to mitigate flood risk and provide cooling. This would help to make the City attractive to potential investors and growing the population.	Minor positive effects: Protecting trees helps to enhance the environment, although it is not as strong as option 1 in helping to build city resilience.
Environmental Effects	Significant positive effects: Additional trees incorporated into an integrated green and blue infrastructure network that connects open and green spaces between the city and countryside would provide habitats and an ecological corridor for wildlife. One of the practical ways to combat environmental change is to lock up or sequester more carbon from the atmosphere through planting more trees.	Minor positive effects: Trees provide habitats; however, it may not facilitate additional trees that cover help to provide improved canopy cover. In addition, whilst existing protected trees will continue to assist in improving environmental resilience, the opportunity to further enhance this through additional planting is not taken and more needs to be done in this regard to take account of the growing city.

A GREEN AND ACTIVE PLACE

Table A.48	GA4 – TREES
Reasons for Selecting Preferred Option	Option 1 represents a proactive approach in protecting important trees and securing additional tree planting, including replacement for trees lost during development. This will maximise the benefits to the growing city, including in terms of visual amenity, biodiversity & wildlife and environmental resilience.
Timescale of Impact	<p><u>Social</u>: Short to medium term impacts are envisaged as social effects, such as health, arising from the protection of trees and securing additional tree planting are realised.</p> <p><u>Economic</u>: Medium term impacts are likely as tree protection and additional planting secured through new development are assisted with city resilience and are recognised as part of the city's attraction.</p> <p><u>Environmental</u>: Short term impacts are likely through tree protection, with medium term impacts envisaged as additional trees are secured and mature through new development.</p>
Mitigation	Whilst no significant negative effects are envisaged for either option there is scope to ensure that the minor negative effects are properly mitigated against through an appropriate criteria based policy.

A GREEN AND ACTIVE PLACE			GA4 – TREES	
SA Objectives	Options		Comments	
	1	2		
Social	1	+	+/-	Option 1 would have a minor positive effect because more trees would be encouraged that would help improve environmental amenity and reduce the community's vulnerability to environmental change and build their resilience. It provides opportunities for community woodlands and growing biocrops. Option 2 has a mixed effect because it would protect existing trees that contribute to the environmental amenity and would help to offset effects of environmental change. However, option 2 would not encourage more trees to be planted in areas that have few trees, creating vulnerabilities that would not build community cohesion and resilience.
	2	++	+/-	Option 1 has a significant positive effect as it would protect existing trees and encourage more tree planting. Trees can help to improve air quality in the urban area by absorbing pollution and dust that can impact on health. Option 2 has a mixed effect because, whilst existing protected trees will continue to assist in improving air quality, the opportunity to enhance this affect through additional planting is not taken and more needs to be done in this regard to take account of air quality in a growing city.
	3	++	+/-	Option 1 would have a significant positive effect because more trees would be encouraged that would help improve the quality of housing developments. Trees in city centre residential schemes can be planted as street trees outside of the development plots, which will help to facilitate population growth. Option 2 has a mixed effect because it would protect existing trees that contribute to the environmental amenity. However, option 2 would not encourage more trees to be planted in areas that have few trees limiting the opportunity to enhance the environmental amenity
	4	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	5	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	6	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
Economic	7	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	8	++	+	Option one has a significant positive effect has this would enhance the environmental quality of the City's image, build the City's resilience to environmental change to mitigate flood risk and provide cooling. This would help to make the City attractive to potential investors and growing the population. Option two has a minor positive effect because protecting trees help to enhance the environment though it is not as strong as option one in helping to build city resilience.

A GREEN AND ACTIVE PLACE			GA4 – TREES	
SA Objectives	Options		Comments	
	1	2		
	9	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	10	++	o	Option one has a significant positive effect as this would encourage the development of community woodlands and biocrops for bio mass used for renewable energy generation. Option two would not be considered to have any effect on or relationship with this SA Objective.
Environmental	11	++	+	Option 1 has a significant positive effect as additional trees incorporated into an integrated green and blue infrastructure network that connects open and green spaces between the city and countryside would provide habitats and an ecological corridor for wildlife. Option 2 has a positive effect as trees provide habitats; however it may not facilitate additional trees that cover help to provide improved canopy cover.
	12	++	+	Option 1 has a significant positive effect because additional trees would help to absorb pollutants that contaminate soils. Option 2 has a minor positive affect because it would not have a strong effect in helping to absorb pollutants that adversely affect soil quality.
	13	++	+	Option 1 has a significant positive effect as additional trees to create boulevards would enhance the quality of the built environment as well as providing habitats for wildlife in the urban area. Option 2 has a minor positive effect as trees can enhance the built environment it would not encourage additional trees.
	14	+	+	Both options have a minor positive effect as trees can enhance the landscape and natural heritage of the city.
	15	++	+	Option 1 has a significant positive effect to enhance and incorporate trees into an integrated green and blue infrastructure network of connected open and green spaces could provide appropriate access from the city to the countryside for recreational activities. Option two has a minor positive effect as they enhance open spaces and the countryside.
	16	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.
	17	o	o	The options would not be considered to have any effect on or relationship with this SA Objective.

A GREEN AND ACTIVE PLACE		GA4 – TREES		
SA Objectives	Options		Comments	
	1	2		
	18	++	+/-	Option one has a significant positive effect because trees can absorb air pollutants and dust, to help improve air quality. Option 2 has a mixed effect because, whilst existing protected trees will continue to assist in improving air quality, the opportunity to enhance this affect through additional planting is not taken. Belfast has four air quality management areas and more trees are required to improve air quality in a growing city.
	19	++	+	Option one has a significant positive effect because trees can help with the adaptation to climate change. Trees can absorb water and slow storm water flows, to mitigate potential flash flooding events. Trees provide shade for natural cooling the urban environment that could help protect humans and biodiversity from higher temperatures, particularly the effects of the urban heat island. Option 2 has a minor positive effect as it would support the adaptation to climate change; Belfast requires additional trees to build the City's environmental resilience.

APPENDIX 8

PREFERRED OPTIONS: LIKELY SIGNIFICANT EFFECTS

- 1.1 This appendix presents the likely significant and cumulative effects identified through the appraisal of options for the Preferred Options Paper.
- 1.2 The following table presents full details of the key effects that were identified against the SA Objectives, and which were summarised in [Section 4.4](#) of the SA Report.
- 1.3 The subsequent matrices combine the results of all preferred options to show a total overview of the plans' predicted effects.

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
SOCIAL OBJECTIVES		
1. Reduce deprivation and encourage an inclusive and equal society	<ul style="list-style-type: none"> • Our preferred option for growth targets brownfield lands and higher densities in central areas and seeks to support greater access to jobs and wealth opportunities which can act as a catalyst in regenerating deprived communities. • Whilst the preferred option proposes an ambitious level of growth, the LDP can ensure that infrastructure is in place to facilitate population growth, balanced with the need to retain and protect environmental assets. • The preferred options also encourage greater connectivity to green, open space and physical access by better transport links. • Specifically, the preferred option positively supports community cohesion which encompasses the ethos inclusive and equal society. • Improving wealth and economic opportunities provides, creates job creation. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on reducing deprivation and encouraging an inclusive and equal society.</p>	++
2. Improve health and wellbeing for an improved quality of life.	<ul style="list-style-type: none"> • The projected population growth could increase pressure on existing healthcare facilities. The POP proposes to ensure there is adequate access to serve the population. • The POP encourages a modal shift towards sustainable transport and movement through increased walking and cycling. • The use of sustainable transport should reduce congestion and has the potential to improve air quality. • The safeguarding and enhancement of existing green spaces can help soften and provide refuge from the city's built form thus increasing mental and physical wellbeing. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on health and wellbeing.</p>	++

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
<p>3. To provide opportunity for good quality housing and enable people to meet their housing needs</p>	<ul style="list-style-type: none"> The POP plans to deliver 37,000 new homes to support the population increase required to facilitate economic growth. The POP suggests better design for new homes which will ensure houses are built to good quality and meet the housing needs of the population. The POP plans to ensure there are adequate infrastructure to facilitate the plan level of good quality housing. Whilst the plan could encourage better design of new development incorporating sustainable waste management, it is inevitable that more waste will be created with additional development. New economic development could bring potentially new innovative ideas to managing waste whilst also providing jobs. The development of housing could potentially result in the redevelopment of brownfield land. Whilst the redevelopment of brownfield land could have a positive effect on soils by reducing contamination, some brownfield sites that have remained vacant for a long period of time may have elements of sites of Open Mosaic Habitats in Previously Development Land (note, not all brownfield sites support Open Mosaic Habitats). Increased level of growth will place pressure on land resources and could result in environmental impacts on landscape, biodiversity and cultural heritage. However, the preferred option seeks to target brownfield land/sites, increase densities to mitigate these impacts. There is scope to positively reuse existing buildings including those of heritage value and those on the heritage risk register, into functional buildings. Also, mitigation through environmental policies in the draft plan could help to mitigate the effects of development. Due to the strategic nature of this stage of the LDP process, no sites have been allocated for housing, thus the uncertainty regarding compatibility with the proposed Tall Building option. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on housing.</p>	<p>++</p>

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
4. Increase community safety by supporting the reduction of crime & antisocial behaviour	<ul style="list-style-type: none"> The POP will indirectly affect crime and community safety through encouragement of better design and incorporating secure by design ethos into policy. Due to the strategic nature of the POP, there are uncertainties due to the lack of detail on the site locations particularly for Travellers Accommodation and Housing Mix. <p>Overall, the cumulative effects of the preferred option remain uncertain at this stage of the process.</p>	?
5. To improve skills & education of residents by providing high quality, accessible lifelong learning opportunities	<ul style="list-style-type: none"> The projected population growth will increase the need for education facilities including schools. The POP seeks to encourage the protection of existing infrastructure and proposes that essential infrastructure is in place ahead of future development. Each preferred option has been assessed in relation to education and lifelong learning and have found that sustainable use of transport has had a significant positive effect. There are a number of neutral effects or no relationship has been identified. <p>Overall, the preferred option is therefore considered to have a cumulative neutral effect on access to education and lifelong learning opportunities</p>	0
6. Retain and enhance access to local services and facilities	<ul style="list-style-type: none"> Population growth could put pressure on existing local services and facilities. The POP seeks to ensure their protection and enhancement to address demand. Alongside this, encouraging appropriate improvement in infrastructure as well as sustainable transportation will provide improved access to services The SPPS seeks to use a sequential approach by directing development to maximise existing infrastructure, services and facilities within the urban footprint. This should help strengthen existing neighbourhood centres and arterial routes with local services adding to local viability and viability. Due to the strategic nature of the POP, there are uncertainties due to the lack of detail on the site locations particular with regards to affordable housing. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on access to local services and facilities.</p>	++

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
Economic Objectives		
<p>7. To ensure local residents have access to employment opportunities</p>	<ul style="list-style-type: none"> • The preferred option helps to ensure projected population growth enables employment growth, therefore increasing access to employment opportunities. • The POP also seeks to reduce the need to travel with having the resident population closer to places of work and seeks to support the improvement of sustainable modes of transport which will ensure people (including those without a car) are able to access employment opportunities. • The development of housing could potentially result in the redevelopment of brownfield land. Whilst the redevelopment of brownfield land could have a positive effect on soils by reducing contamination, some brownfield sites that have remained vacant for a long period of time may have elements of sites of Open Mosaic Habitats in Previously Development Land (note, not all brownfield sites support Open Mosaic Habitats). • Increased level of growth will place pressure on land resources and could result in environmental impacts on landscape, biodiversity and cultural heritage. However, the preferred option seeks to target brownfield land/sites, increase densities to mitigate these impacts. There is scope to positively reuse existing buildings including those of heritage value and those on the heritage risk register, into functional buildings. Also, mitigation through environmental policies in the draft plan could help to mitigate the effects of development. • Due to the strategic nature of the POP, there are uncertainties and mixed effects due to the lack of detail on the site locations for example on employment locations and housing. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on access to employment opportunities.</p>	<p>++</p>

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
<p>8. Support economic development of Belfast as a competitive place & contribute to its role as a regional economic driver</p>	<ul style="list-style-type: none"> The likely cumulative effects of the preferred options are similar to those described above in relation to employment, particularly due to the correlation between both, employment development will make a significant contribution towards achieving economic growth in Belfast making it an attractive place work and live. Equally this could increase the demand for housing growth too. The preferred option also seeks to safeguard existing employment sites as well as ensuring access to educational opportunities. Protecting, enhancing and managing the built and historic environment could indirectly support economic growth making Belfast a more attractive place to invest in, to work in and to visit. As expected the vibrant economy approaches within the POP identify a significant positive cumulative effect on this SA objective. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on the economic development of Belfast and its role as the regional economic driver.</p>	<p>++</p>
<p>9. Promote an integrated transport system and encourage sustainable travel</p>	<ul style="list-style-type: none"> The POP seeks to facilitate sustainable transport use rather than accommodate private car use including promoting walking and cycling and better use of the public transport network as well as managing the road network and parking management within the city. Public transport and transit orientated development as part of a balanced approach is important in many ways as it provides increased mobility, reducing congestion, can generate jobs, enabling economic growth The RDS recognises the need to improve facilities for walking and cycling which will assist in making streets safer and more user friendly and will promote active travel networks which could have a significant positive effect by promoting health and well-being. It is recognised that increased physical activity can improve physical and mental health. This could also contribute towards minimising vehicle emissions. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on sustainable transport and sustainable travel.</p>	<p>++</p>

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
10. Support the transition to a Low Carbon Economy	<ul style="list-style-type: none"> The model for growth concentrates on the existing urban area and encourages people to live closer to jobs. The POP seeks to reduce the need to travel and support the use of sustainable modes of transport including promoting walking and cycling and better use of the public transport network The POP provides support and encourages the use of appropriate renewable energy development which could encourage actions to mitigate climate change. The POP encourages the creation of opportunities for decentralising energy and reducing reliance on fossil fuels. It encourages renewable energy schemes whilst setting out safeguards to ensure they have no or minimal impact on quality of life. The POP encourages a circular economy approach and the benefits associated with innovative ways in reducing, reusing and recycling waste, the economic benefits and job opportunities arising of the approach as well as the environmental benefits from reducing the need to landfill and in climate emissions associated with raw materials. <p>Overall, the preferred option is therefore considered to have a cumulative significant positive effect on low carbon economy.</p>	++

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
Environmental Objectives		
11. Maintain and enhance biodiversity assets, protect habitats and species	<ul style="list-style-type: none"> The preferred options have been assessed for their likely effects on biodiversity. While a number of options have been identified as having potential negative effects, it is difficult to assess at this strategic level. It may be possible to implement mitigation measures at site allocation stage so to reduce or avoid these effects. A Habitats Regulation Assessment, which is being undertaken separately through SES, will also help inform mitigation measures. All potential negative effects are uncertain at this strategic level of assessment as they will depend largely on the integration of green and blue infrastructure and the direction of the mitigation measures of the draft Plan Strategy and the Local Policies Plan. The preferred options seek to retain areas of open space which will help to provide habitats and retain ecological networks. Whilst new development could enhance economic activity, it may put pressure on open space and green-field sites which harbour biodiversity. However, mitigation measures can be implemented to offset any adverse effects by encouraging the development or enhancement of open and green space which is particularly lacking in the City Centre. <p>It is therefore considered to have a cumulative mixed effect on biodiversity although this is currently uncertain until detailed policy and site proposals are known.</p>	+/-
12. Protect and enhance soil quality	<ul style="list-style-type: none"> The development of housing could potentially result in the redevelopment of brownfield land. The redevelopment of brownfield land could have a positive effect on soils by reducing contamination. Mixed effects have been identified in employment locations due to potential by-products and pollution from new industry. Uncertain effects have been identified for improvements to the road network due to uncertainties of location. <p>It is considered to have a cumulative mixed effect on soil quality.</p>	+/-

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
13. Protect, conserve and enhance the historic environment, heritage assets and their settings	<ul style="list-style-type: none"> All potential negatives are uncertain at this stage due to the strategic level of the POP. The LDP aims to achieve good quality design and be sympathetic to the built and historic environment promoting sustainable reuse to foster local distinctiveness. However, new high quality development in keeping with the landscape and townscape can have positive effects on heritage assets improving their surroundings and appearance. The LDP's proposed growth scenario may adversely impact on the historic environment and it is less easy to retrofit these buildings to meet high standards on energy efficiency. <p>It is therefore considered to have a cumulative mixed effect on the built and historic environment.</p>	+/-
14. Protect, maintain & enhance the quality of Belfast's distinctive landscape & geodiversity.	<ul style="list-style-type: none"> With the proposed population projections and the encouragement of further development on sites for employment, economic development and housing, green-field sites and sites close to sensitive areas could potentially be impacted. In the next stage of the LDP, draft Plan Strategy, sites will be prioritised for allocation following an assessment of likely effects on landscape and geodiversity. All potential negative effects at this strategic stage are uncertain as they will depend on the proposed development. Incorporating environmental screening will be imperative for mitigation. Uncertain effects have been identified for improvements to the road network due to uncertainties of location. <p>Overall, the cumulative effects of the preferred option remain uncertain at this stage of the process. There could be potential to include appropriate design measures into policy at Draft Plan Strategy stage.</p>	?

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
<p>15. Protect and enhance open space and natural greenspace including Belfast's countryside asset.</p>	<ul style="list-style-type: none"> The POP makes significant reference for the safeguarding and enhancement of open space and places of outdoor recreation and sport in taking forward policy. The preferred options can have benefits in terms of recreation, access to community greenways, walking and cycling networks including the expanding Belfast Bikes network in the city centre. Minor negative effects have been identified for economic growth and employment land supply. With the proposed population projections and the encouragement of further development on sites for employment, economic development and housing, green-field sites and sites close to sensitive areas could potentially be impacted. In the next stage of the LDP, draft Plan Strategy; sites will be prioritised for allocation following an assessment of likely effects on natural greenspace including Belfast's countryside asset. Mixed effects have been identified as it recognises that the City Centres boundary requires defining to reflect projected development which necessities reviewing open space requirements for example to reflect increases in residential populations. Uncertain effect has been identified for improvements to the road network due to uncertainties of location. <p>It is considered to have a cumulative significant positive effect on open space and countryside asset.</p>	<p>++</p>
<p>16. Promote the sustainable management of waste</p>	<ul style="list-style-type: none"> Whilst the plan could encourage better design of new development incorporating sustainable waste management, it is inevitable that more waste will be created with additional development. New economic development could bring potentially new innovative ideas to managing waste whilst also providing jobs. <p>It is considered to have neutral effects on waste overall.</p>	<p>0</p>

Sustainability Objective	Summary of Likely Significant Effects	Cumulative Effect
17. Promote the quality and efficient use of water resources	<ul style="list-style-type: none"> The POP seeks to ensure the necessary infrastructure is in place to support new development. Through a combination of the Strategic Drainage Infrastructure Plan through the Living with Water Programme; the water quality objectives under the Water Framework Directive; and the North East River Basin Management Plan measures, the LDP will seek to support economic growth, protect the environment and address flood risk. Whilst the provision of new development could put additional pressure on water sources including water waste treatment works, housing development will be provided on a phased approach. Measures to mitigate water stress could be planned for with the appropriate statutory body. <p>It is considered to have cumulative mixed effects on water.</p>	+/-
18. Reduce air pollution and ensure continued improvements to air quality	<ul style="list-style-type: none"> The proposals for population, economic and housing growth could result in increased air pollution from increased vehicular traffic, emissions associated from economic growth. The preferred options also include various options and measures seeking to reduce private car use and provide improved access and opportunities for walking, cycling and sustainable modes of transport. New economic development could bring potentially new innovative ideas to managing air pollution whilst also providing jobs such new Cleantech Technologies and the circular economy <p>It is considered to have cumulative minor positive effects on air quality.</p>	+
19. Support the adaptation to Climate Change and effectively manage flood risk	<ul style="list-style-type: none"> There is potential of an overall increase in greenhouse gas emissions from vehicular traffic, commercial activity and housing. The inclusion of sustainable modes of transport, energy efficient design, clean technology and proposals of increased opportunities to walking and cycling are expected to minimise emissions. The POP provides support for appropriate renewable energy development which could encourage actions to mitigate climate change. Minor negatives have been identified for employment land supply and locations given that existing locations are located within flood risk areas. <p>It is considered to have a cumulative mixed effect on climate change.</p>	+/-

↓ Strategic Aim & Preferred Option ↓		← SA Objectives →																			
		SOCIAL						ECONOMIC				ENVIRONMENTAL									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
GR1	Economic Growth	2	++	+	+	o	o	+	+	+	+	+	-	+	++	+	-	+	+/-	+	+
SHAPING A LIVEABLE PLACE	LP1 New Homes	4	++	++	++	++	o	++	++	++	++	++	+	++	+/-	++	+	++	+/-	++	++
	LP2 Affordable Housing	3	+	+	++	+	?	?	?	+	?	?	o	o	o	o	o	o	o	o	o
	LP3 Housing Mix	3	+	+	+	?	o	++	o	+	o	o	o	o	o	o	+	o	o	o	+
	LP4 Acc. for Older People	4	++	++	+	+	+	+	o	o	+	+	o	o	o	o	o	o	o	o	o
	LP5 Traveller Accommod	2	+	+	++	?	o	+	?	o	+	+	o	o	o	o	o	+	+	+	+
	LP6 Shared Housing	2	+	+	+	+	++	+	++	++	+	+	o	o	+	o	o	o	o	o	o
	LP7 Quality Design in Res	N/A	+	+	+	+	o	+	+	+	+	+	+	o	+	+	+	+	o	+	++
	LP8 Health & Well-being	2	+	++	+	+	o	+	+	o	+	+	o	o	o	o	+	o	o	+	+
	LP9 Community Infrastructure	N/A	+	+	+	+	+	++	+	+	+	+	o	o	o	o	o	o	o	+	+
	LP10 Community Cohesion	3	++	++	++	++	++	++	++	++	++	++	o	o	+	o	o	o	o	++	++
	LP11 Urban Design	N/A	+	+	+	+	o	+	+	+	+	+	+	o	++	+	+	+	o	+	++
	LP12 Arterial Route / Gateways	2	+	+	+	+	o	+	+	+	+	+	o	o	+	o	+	o	o	+	+

↓ Strategic Aim & Preferred Option ↓			← SA Objectives →																			
			SOCIAL						ECONOMIC				ENVIRONMENTAL									
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
	LP13 Greater Connectivity	2	++	+	o	+	+	+	+	+	++	++	++	o	o	o	o	o	+	+	+	+
	LP14 Tall Buildings	2	+	o	?	o	o	+	+	+	++	++	o	o	++	+	+	o	o	+	+	
	LP15 Archaeology & Heritage	3	+	+	o	o	o	o	o	+	o	o	o	o	++	+	o	o	o	o	o	
	LP16 Local Distinctiveness	2	+	+	o	o	o	o	o	+	o	o	o	o	+	o	o	o	o	o	o	
	LP17 Energy Efficient Design	2	++	++	+	o	o	o	o	+	o	++	+	+	+/-	+	+	+	+	+	+	

↓ Strategic Aim & Preferred Option ↓			← SA Objectives →																		
			SOCIAL						ECONOMIC				ENVIRONMENTAL								
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CREATING A VIBRANT ECONOMY	VE1 Employment Land Supply	2	++	+	++	o	++	++	++	++	++	+	-	+	++	+	-	+	+/-	-	-
	VE2 Strategic Employment Locations	1	++	++	+	+	++	++	++	++	+	+	o	+/-	+	+	+	+/-	+/-	+/-	-
	VE3 Existing Employment Locations	1	++	++	+	+	+	+	+/-	++	+	+	o	+/-	+	+	+	+/-	+/-	+	+
	VE4 Needs of HEI's	1	+	++	++	+	+	+	++	++	+	+	+	+	+	o	+	+	+/-	+	+
	VE5 Network & Hierarchy of Centres	1	++	++	o	+	o	++	+	++	+	+	o	o	+	o	+	o	+/-	+	+/-
	VE6 Centre Boundaries	1	+	+	o	+	o	+	+	++	+	+	o	o	+	o	+	o	+/-	+	+
	VE7 Vitality & Viability of Centres	1	+	+	o	+	o	++	+	++	+	+	o	o	+	o	+	+	+/-	+	+
	VE8 City Centre Boundary	1	+	+	+	+	o	+	+	++	++	+	?	+	+/-	o	+/-	o	+/-	++	+
	VE9 City Centre Primary Retail Area	1	+	+	o	+	o	+	++	++	+	+	o	+	+/-	o	o	o	+/-	+	+/-
	VE10 Leisure & Tourism in City Centre	1	+	+	o	+	o	+	+	++	+	+	o	+	+	o	+	+	+/-	+	+
	VE11 City Centre Living	1	+	+	++	+	o	+	++	++	++	++	+/-	+	+	+	+	+	+/-	++	+
	VE12 Shared Space in City Centre	N/A	++	++	+	++	o	+	++	++	+	+	o	+	+	o	+	o	+/-	+	+
	VE13 City Centre Opportunities	1	++	++	++	+	o	+	++	+	+	+	o	+	++	o	+	+	+/-	+	+

↓ Strategic Aim & Preferred Option ↓			← SA Objectives →																		
			SOCIAL						ECONOMIC				ENVIRONMENTAL								
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SMART CONNECTED RESILIENT PLACE	SCR1 Telecommunications	2	+	+	o	o	+	+	++	++	o	+	++	++	++	++	++	o	o	+	+
	SCR2 Water & Sewerage	2	+	+	++	o	+	+	++	++	o	++	+	+	++	+	++	++	++	++	++
	SCR3 Electricity & Gas	2	++	+	++	+	++	++	++	++	+	+	+	+	+	+	+	o	o	+	+
	SCR4 Sustainable Travel	1	++	++	++	++	+	+	+	+	++	++	+	+	++	o	o	o	+	++	++
	SCR5 Public Transport Network	N/A	++	++	++	+	+	+	+	++	++	+	+	+	+	o	o	o	+	++	++
	SCR6 Road Network	1	+	+	+	+	++	++	++	++	++	+	?	?	o	?	?	o	?	+	+
	SCR7 Parking Demand	N/A	o	+	+	o	o	o	o	+	++	+	+	+	+	o	o	o	o	++	++
	SCR8 Environmental Quality	1	++	++	++	++	o	o	o	+	+	+	+	+	+	+	+	o	o	+	+
	SCR9 Mitigating Env. Change	N/A	+	+	+	o	o	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	SCR10 Renewable Energy	1	++	++	++	o	o	o	o	++	o	++	+	+	+/-	+	+	++	o	+	+
	SCR11 Adapting to Env. Change	N/A	+	+	+	o	o	o	o	+	+	+	+	+	+	+	++	o	+	o	+
	SCR12 Flood Risk	1	+	+	+	o	o	o	o	+	o	o	+	+	+	+	+	o	+	o	+
	SCR13 Waste Infrastructure	N/A	o	++	+/-	o	o	++	++	++	+	++	+	+	+	+	+	++	+	+	++

↓ Strategic Aim & Preferred Option ↓			← SA Objectives →																		
			SOCIAL						ECONOMIC				ENVIRONMENTAL								
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
GREEN & ACTIVE PLACE	GA1 Open Space, Sport & Outdoor Recreation	1	++	++	++	++	o	+	+	++	++	++	+	+	++	+	+	o	+	+	++
	GA2 New Open Space & Green Corridors	1	++	++	++	++	o	+	+	++	++	++	+	+	+	+	+	o	+	+	++
	GA3 Natural Heritage	1	+	+	+	o	o	+	+	+	+	+	+	+	+	+	+	o	+	+	+
	GA4 Trees	1	+	++	++	o	o	o	o	++	o	++	++	++	++	+	++	o	o	++	++

APPENDIX 9

PREFERRED OPTIONS: CONSULTATION RESPONSES

- 1.1 Following the publication of the Preferred Options Paper and the Interim SA Report, the Consultation Body provided formal consultation responses. The Consultation Body consists of:
- Historic Environment Division (HED), Department for Communities; and
 - Northern Ireland Environmental Agency (NIEA), Department for Agriculture, Environment & Rural Affairs (DAERA)
- 1.2 This appendix presents the responses received from the Consultation Body, along with the how the council has responded to each comment.
- 1.3 Where changes have been made, or any aspect of the LDP or SA has been influenced as a result of the consultation process, these have been recorded here.

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
INTRODUCTION		
LDP Strategic Objectives (page 7)	HED recommends that objective 10 reads ‘to protect, conserve, and enhance...’ in line with the RDS. The amendment of this objective is advised throughout current and future documents.	Changed to state ‘ <i>protect, conserve, and enhance</i> ’. Changes to objectives will be reflected in subsequent reports.
SUSTAINABILITY CONTEXT FOR DEVELOPMENT IN BELFAST		
Section 3.2: Links with the Belfast Agenda	HED considers that the Historic Environment should feature as a theme in this section.	The links with the Belfast Agenda have been fully updated in this SA Report and include reference to the Historic Environment.
Section 3.4: Key Sustainability Issues	HED have reviewed table 4 and would recommend that the following sustainability issues be considered going forward;	Addressed as below.
Tourism	HED considers that heritage assets in neglect and decay are a significant sustainability issue, and there is an opportunity to seize on the tourism potential of several underutilised heritage assets.	This is addressed under Cultural and Built Heritage. Wording has been strengthened to include: <i>‘Alongside this, some of Belfast’s heritage assets are in neglect and decay with one fifth of NI’s buildings and monuments recorded on the Built Heritage Risk Register. There is opportunity to seize on the tourism potential of several underutilised heritage assets’.</i>
	HED recommends consideration of the following sustainability issues going forwards:	Addressed as below.

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
Historic Environment (Cultural and Built Heritage)	1. Heritage assets at risk from neglect or decay or development pressure	1. Covered as above under Cultural and Built Heritage. The issue of development pressure is also covered.
	2. The large number of vacant historic properties in Belfast.	2. Cultural and Built Heritage: Point 2 of 'Implications for LDP' now includes ' <i>vacant and/or derelict historic buildings</i> '. Point 5 now includes existing listed <i>and/or historic buildings</i> '.
	3. Inappropriate development/enhancement/design which does not demonstrate an informed understanding of heritage assets and their settings (e.g. through having conducted adequate assessments or compiling conservation management plans).	3. Cultural and Built Heritage: Covered in Point 1 of 'Implications for the LDP' – ' <i>The LDP should seek to protect, conserve and enhance the historic environment that will allow sympathetic development which preserves historic assets and their settings</i> '. Conservation Plans are requested in association with individual planning applications as required through the development management process, and the council will continue to work actively with HED through consultation on all appropriate planning applications.
	4. Areas where there is a risk of significant loss or erosion of landscape or townscape character or quality, or where development might have a significant impact on the historic environment and/or peoples enjoyment of it.	4. Landscape: Points 1 & 3 of 'Implications for the LDP' now include reference to townscape.

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
5.	Conserving and enhancing designated and non-designated assets and their settings.	5. Cultural and Built Heritage: Point 1 of 'Implications for the LDP' updated to ' <i>Protect, conserve and enhance the historic environment....which preserves historic assets (designated and non-designated) and their settings.</i>
6.	Lack of awareness of the historic environment.	6. Lack of awareness of the historic environment is not viewed as a sustainability issue in planning terms nor can the LDP fully address this. The LDP will raise awareness of the historic environment through a suite of policy proposals through the draft Plan Strategy and the LPP will note historical sites
7.	Heritage Crime	7. This will be considered where appropriate in forthcoming stages of the plan-making process.
8.	Permitted Development	8. The LDP does not have any influence over existing permitted development rights.
9.	Demolition or loss of heritage assets, prior to them being protected	9. Unless the assets are in a designated Conservation Area or Area of Townscape Character, within which the council can exercise control, this would require a change to legislation and is therefore outwith the remit of the LDP.
10.	Traffic pollution	10. The LDP as a whole will promote sustainable modes of transport and impact of development on air quality. Refer to the sustainability issues 'Air Quality', 'Climate Change' and 'Transportation'

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	11. Tall buildings and their impact on the historic environment.	11. This is reflected under Cultural and Built Heritage – ‘Implications for the LDP’. Tall buildings and their impact on the historic environment were also covered under LP14 ‘Tall Buildings’.
Historic Environment	HED note opportunities for the Historic Environment within table 4 include:	Addressed as below.
	1. Point 1- HED considers this should read ‘Protect, Conserve and Enhance... (in line with the SA Objective- page 101, table 20) and ‘...sympathetic, heritage led development...’	1. Cultural and Built Heritage: Point 1 of ‘Implications for the LDP’ – Text changed to ‘ <i>Protect, conserve and enhance... that will allow sympathetic, heritage led development which preserves historic assets (designated and non-designated) and their setting.</i>
	2. Point 2- Derelict buildings which are not likely to be reused may benefit from temporary works in order to protect their historic fabric from further decay e.g. removal of vegetation, temporary roof covers and temporary closure of window openings (with ventilation).	2. The LDP will not seek opportunities to carry out remedial or cosmetic works, but may potentially support interventions to bring derelict buildings back into use through consultation with HED.
	3. Removing buildings from the Buildings at Risk (BARNI) register (Relates to Point 2).	3. As point 2 above, the LDP will not influence the BARNI register.
	4. Point 5- HED suggests; ‘Encouraging and promoting the sensitive and innovative reuse of existing historic listed and non-listed building stock’.	4. Cultural and Built Heritage: Point 5 updated to ‘ <i>Encourage and promote the sensitive and innovative re-use of existing historic listed and non-listed building stock.</i>

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5.	The creation of more Conservation Areas, Areas of Townscape Character and Areas of Village Character and supporting vitality of these areas, through heritage led development (Relates to Point 6).	5. Heritage reviews will be carried out as part of the LDP process, including public consultation seeking views of residents as per possible future area built heritage designations.
6.	Developing and maintaining a sense of place by informing design based on historic environment evidence.	6. Clarity has been provided within LP16 'Local Distinctiveness' with further explanation in the justification / amplification text.
7.	Heritage based tourism.	7. Tourism: Point 3 of 'Implications for the LDP' will ensure that the built and landscape character of Belfast are a consideration of facilitating tourism growth.
8.	Promoting awareness involvement and understanding of the historic environment.	8. The LDP will raise awareness of the historic environment and local distinctiveness through a suite of policy proposals through the draft Plan Strategy and the LPP will note historical sites. The Council will actively consult with HED on planning proposals as appropriate.
9.	Encouraging and nurturing traditional skills and using the historic environment as an educational resource (see previous comments Training and Employment)	9. The Council will actively consult with HED on planning proposals as appropriate, and will support encouragement by HED to utilise and nurture traditional skills and education.
10.	The creation of Quiet Areas in Parks, Gardens and Demesnes.	10. Historic parks and gardens generally form part of the city's open space and important landscape areas, as well as its green & blue infrastructure network.

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		However the LDP does not have any influence over their designation; this is primarily a matter for DAERA.
Section 3.5: SA of LDP Objectives: Table 5	HED have reviewed this table and the associated scoring matrices. HED disagree with some of the scoring afforded in relation to compatibility with SA 13 and would highlight particularly;	Addressed as below.
	1. In relation to objective 3 HED would highlight that effects can be positive or negative	1. The objective seeks to promote and deliver high quality design to protect and enhance the built environment. Development proposals will come forward that could conserve and enhance the historic environment, for example, conversion and re-use of historic warehouse buildings in the City Centre to office accommodation. However there may be the possibility that development proposals could impact negatively on the historic built environment through unsympathetic adaption.
	2. In relation to objective 4 we highlight a minor positive in this objective can help reduce heritage crime	2. Minor positive effect was already noted & remains.
	3. HED considers that objective 5 would have a positive effect on SA13. HED advocates encouraging and nurturing traditional skills and using the historic environment as a sustainable resource to create new employment opportunities	3. Strategic objective 5 relates to 'improved access for all groups to public services through design and location of new development. It does not relate to nurturing skills and using the historic environment to create new employment opportunities.
	4. In relation to objective 8 HED would highlight that effects on the historic environment can be positive or negative	4. We agree that economic development can potentially have a positive or negative impact on the historic environment. The Draft Plan Strategy will seek to

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		protect and enhance the historic environment within policies DES 1-4 and BH1-6.
	5. In relation to objective 12 we would highlight that the effect here is neutral	5. The appraisal has been updated to reflect a neutral effect.
Sustainability Appraisal of Reasonable Alternative Options	<p>HED highlight that where any new development is concerned be it economic, renewable energy, infrastructure or housing, while in some cases there may be a positive effect for the historic environment, there is almost always also a significant potential for negative effects e.g. Development in the setting of historic assets, historic structures continue to decay or destruction of previously unidentified below ground archaeological remains.</p> <p>These issues need to be factored into and reflected in future scoring and it would be more appropriate to score the effects of such options as positive and negative or uncertain, rather than positive/neutral.</p> <p>HED note that comments in relation to the table in Appendix 4 for LP15 highlight some further co-relationships of historic environment matters with other objectives.</p>	<p>We agree that effects would be mixed, and this has been considered and reflected in the SA of the Draft Plan Strategy.</p>
Section 4.2.14: LP14: Tall Buildings	<p>HED have concerns that the factors below will have a combined negative effect on the historic environment and set a negative precedent for future development.</p>	
	1. Demand for taller buildings as a replacement for historic buildings	1. We believe that there should be a tall buildings policy in place. This has been reaffirmed to a large extent by

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		<p>the 86% of respondents who expressed an opinion and were generally supportive of this option within the POP. Demand for taller buildings does exist, as witnessed by the increasing number of applications, and such applications will be assessed against a specific tall buildings policy which includes safeguards in respect of historic buildings.</p>
	<p>2. The proposed policy change to replace BH10 Demolition of a Listed Building with a new policy where economic viability of development can outweigh adverse impact on the heritage asset</p>	<p>2. Demolition will only be permitted in exceptional circumstances – as governed by the Barnwell Manor test case.</p>
	<p>3. The present preferred option for a policy on tall buildings which is designed to give more certainty to investors and support the strategic aim of a vibrant economy</p>	<p>3. Option 2 (Specific Tall Buildings Policy) was chosen as the preferred option as it would be criteria based and would have the capability of identifying sites where taller buildings may be acceptable.</p> <p>This would integrate with broader design policy objectives to create more coherent urban form, contributing to public spaces and appropriate enclosure patterns for key streets, whilst considering potential impact on heritage assets such as listed buildings, conservation areas and key city views, including views into and out of city centre.</p> <p>In reaching the decision on a preferred option, no weight was allotted to the provision of more certainty to investors or support of the strategic aim of a vibrant economy.</p>

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	<p>4. HED considers that the intent in Option 2 (Specific Tall Building Policy), to ‘consider the potential impact on heritage assets such as listed buildings, conservation Areas and key city views, including views into and out of city centre,’ does not translate into the Tall Buildings Preferred Option, in the Preferred Options Paper.</p>	<p>4. Planning policy relating to tall buildings will provide planning officers and developers with a consistent approach to dealing with them. This can be whether to resist their location in sensitive areas, such as the setting of heritage assets, and direct them to locations where they may be deemed appropriate or to provide guidance to promote design quality.</p>
	<p>5. HED note that while the quality of detailed design of tall buildings is important to the overall success of the development, this alone will not protect built heritage assets. Regardless of good quality design, the principle of tall buildings may not be acceptable in the near/wider setting of heritage assets due to their height, scale, massing and alignment and HED would welcome the opportunity to comment on proposed policy and locations in due course. HED comments that the term setting applies to anything in the physical space that is part of, has an impact on or contributes to the significance and distinctive character of a heritage asset, or through association with the site, or how the asset may be seen, understood or experienced.</p>	<p>5. LP14 ‘Tall Buildings’ does state that consideration should be given to the potential impact on heritage assets such as listed buildings, conservation areas and key city views, including views into and out of the city. It is acknowledged that the principle of a taller building may not be acceptable in the near/wider setting of heritage assets.</p> <p>In addition to LP14 any such applications will also by default be assessed against LP11 ‘Urban Design’ in relation to setting and relationship to heritage assets, layout, scale, enclosure, proportion, massing form, detailing, materials, density, uses, local character, distinctiveness and adaptability.</p>
Section 4.2.15: LP15: Archaeology and Built Heritage	<p>HED highlights that there is a difficulty in scoring the policies in relation to option 3, at present as these have not been drafted. HED strongly recommend that the policies in SPSS are articulated as written as these have in the past (through application in PPS6) a demonstrable track record of</p>	<p>Plan policies will be supplementary to / articulation of the SPSS policies and will not replace these. The intention will be to address the needs, development pressures affecting area built heritage assets at the level of the plan.</p>

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	<p>protecting the historic environment, its assets and settings effectively and in line with the requirements of international conventions on the protection of heritage to which the UK is a signatory. Supplementary local policy and guidance akin to that laid out in PPS 6 could then flow from these. HED disagree that option 1, the utilising of policies as outlaid in the SPPS would have a negative impact on the historic environment and believe that this scoring needs to be reviewed. It is the view if HED that this would have a neutral or a minor positive effect.</p>	
MONITORING		
Table 9	<p>In relation to the decision making criteria for objective 13, bullet point 7. HED recommend rewording. The decision making criteria should not solely be about encouraging and supporting the articulation of statutory requirements in relation to the Order. There is an issue about cross compliance here as well (i.e. the plan should not zone a scheduled monument for development or articulate policy that would cause this to happen).</p>	<p>Criteria has been reworded to: 'Encourage and support the articulation of statutory requirements in relation to Scheduled Historic Monuments (i.e. requirement for consent), together with appropriate site zoning and policy preparation'.</p>
APPENDIX 1 SCOPING REPORT CONSULTATION RESPONSES		
	<p>HED highlight that it is important to note that historic environment assets not recorded on HED records are still important and to recognise that information held by HED is</p>	<p>SA Report Appendix 5: Baseline Information for Belfast: Cultural & Built Heritage: 'Undesignated Heritage Assets including Local Listings':</p>

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SCOPING REPORT CONSULTATION RESPONSES	one part of a much wider body of information that exists on the historic environment.	Reworded to include: <i>'historic environment assets not recorded on HED records are still important, and the Council recognises that information held by HED is one part of a much wider body of information that exists on the historic environment'</i> .
	Excavations conducted in Belfast are not all yet recorded on the SMR. HED recommend arranging an appointment to access records within the publicly accessible archive at the Klondyke Building in Belfast.	Sub section of same referring to 'Areas of archaeological potential': Updated to include: <i>'it is noted that excavations conducted in Belfast are not all yet recorded on the SMR. Access to records within the publicly accessible archive can be arranged via appointment at the Klondyke Building in Belfast'</i>
APPENDIX 2 PLANS, POLICIES & PROGRAMMES REVIEW		
Implications	HED highlight that the implications outlined in relation to Conventions on the Historic Environment on page 135 are incorrect and relate to natural environment and energy issues. This should be reviewed and articulated appropriately.	All implications reviewed and updated accordingly.
International	The following documentation would also be of relevance at an international level: <ul style="list-style-type: none"> • The X'ian Declaration • UNESCO Convention on the Protection of the Underwater Cultural Heritage (2001) 	Relevant documentation has been updated and added to International Level as suggested.

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Regional	<p>The Planning Act (NI) 2011; HED considers this section should state the following:</p> <ul style="list-style-type: none"> • Article 80- The requirement for lists of buildings of special and architectural interest to be compiled. • Article 86- The requirement of Listed Building Consent. • Article 104- Designation of Conservation Areas (CA) of special architectural or historic interest. • Article 105- Conservation Area Consent is required for demolition in a CA. 	<p>The purpose of the PPP is to identify key documents that influence, or are influenced by, the LDP. The Planning Act is identified as one of these, including all relevant articles therein.</p> <p>As such the articles are not listed individually in the PPP; however they have all been fully considered as part of the Planning Act in its wider context.</p>
	<p>With regard to the first point in relation to the Historic Monuments and Archaeological Objects (NI) Order 1995, HED highlight that it is important to note that there is no presumption in favour of granting scheduled monument consent. HED also highlight that the implication here should take account of designated (scheduled) monuments in scheduled areas (the statutorily protected zones) around these sites will be of particular importance.</p>	<p>A specific policy affecting scheduled monuments has now been included in the LDP to address this.</p>
	<p>HED highlight the following documents as also being of relevance at a Regional Level:</p> <ul style="list-style-type: none"> • The Protection of Wrecks Act 1973 • The Protection of Military Remains Act 1986 • The Planning (Listed Buildings) Regulations (Northern Ireland) 2015 	<p>Regional documentation has been added as suggested.</p>

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	<ul style="list-style-type: none"> • The Protocol for the Care of the Government Historic Estate • Regeneration: The Value of our Built Heritage. Position Paper 2017 • A Study of the Economic Value of Northern Ireland's Historic Environment • British Standard BS 7913:2013 Guide to the conservation of Historic Buildings • Historic Buildings and Energy Efficiency- A Guide to Part F of the Northern Ireland Building Regulations 2006. 	
APPENDIX 3 BASELINE EVIDENCE: HOUSING		
Housing	<p>HED would be grateful for confirmation/information as to the number of vacant properties in Belfast. This should be considered against requirements for the number of new properties required when there are so many vacant properties in Belfast. HED recommend that there is an opportunity to utilise the existing vacant listed and non-listed building stock, instead of resorting to new-build development as the first option.</p>	<p>In 2015, Belfast had an estimated 12,817 vacant units (NIHE Housing Market Review and Perspectives 2015-2018). DFI's 2012 Housing Growth Indicators methodology paper estimated 15,300 empty properties in Belfast. As this figure has been included within the calculation for setting the Housing Growth Indicators to 2025, the LDP can be seen to take account of vacant housing in the assessment of new housing requirements, at a council level.</p>

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	<p>HED highlight that the re-use of historic building stock should be considered as a sustainability issue in relation to housing.</p>	<p>Implications for the LPD has been updated to include the sensitive and innovative re-use of existing historic listed & non-listed building stock for Housing.</p>
Social Inclusion and Deprivation	<p>HED highlights that historic buildings are often of high quality, with respect to spatial design and quality of materials. They may not meet the Decent Homes Standard however, which considers thermal comfort. HED refer BCC to the publication Historic Buildings and Energy Efficiency- A Guide to Part F of the Northern Ireland Building Regulations 2006.</p>	<p>LP17 'Energy Efficient design' promotes an approach which facilitates high standards of energy efficiency in design, unless it is demonstrated not to be viable. The reuse of historic buildings is encouraged and energy efficiency technologies should be considered where viable.</p>
Disability and Health	<p>HED advises that when making alterations to Listed Buildings in line with the Disability Discrimination Act 1995 (DDA) and when making a Building Control application, that dispensation may be required for standards, in order to protect the fabric of the building</p>	<p>The application of Building Regulations lies outside the scope of the LDP. However, the LDP does recognise the importance of respecting the city's heritage assets in terms of good quality urban design and is aware of the need to re-stitch the historic fabric where the existing townscape has been damaged / fragmented.</p>
Human Health	<p>HED would highlight the important role which the historic environment, its individual assets and spaces, has in promoting positive health benefits. Greenways, historic monuments, graveyards and Historic Parks, Gardens and Demesnes in particular, significantly contribute to the quality of the local landscape and those that are open provide an</p>	<p>Historic parks and gardens generally form part of the city's open space and important landscape areas, as well as its green & blue infrastructure network. The LDP will actively seek to protect, preserve and enhance these as appropriate.</p>

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	<p>important outdoor recreational resource for physical activity and may be candidates for 'Quiet Areas'.</p>	<p>As regards quiet areas, the LDP does not have any influence over their designation as this is primarily a matter for DAERA.</p>
Education, Skills and Training	<p>Further and Higher Education: The National Heritage Training Group (NHTG) 'Traditional Building Craft Skills-Skills Needs Analysis of the Built Heritage Sector,' report for Northern Ireland 2009 highlights a shortage of people with Traditional Craft skills, such as thatchers, stone masons and ironmongers. The Skills Action Plan, which was a response to the report, requires for a network of traditional building skills training and exchange programmes to be established. HED considers the NVQ Level 3 in Heritage Skills is a way forward for the creation of apprenticeships in traditional building skills in NI. Furthermore, Buildings at Risk or other heritage structures across Belfast may provide ideal training locations for the education of craft skills. HED advocates encouraging traditional skills and using the historic environment as an educational resource and recommend that the nurturing of and training in traditional skills should be considered a sustainability issue.</p>	<p>The 'Culture and Built Heritage' section under 'Implications for the LDP' has now been updated to include reference to opportunities for retention, protection and restoration of heritage assets, which can in turn facilitate maintenance of craft skills and encourage the use of traditional materials.</p>
Levels of Segregation	<p>HED would highlight the opportunity to foster community pride and identity through conservation or regeneration of local heritage assets and would welcome the inclusion of this as a sustainability issue. In turn we advise that this approach may discourage Heritage Crime and address problems associated with dilapidated or unsightly buildings and neglected sites, particularly those on the Buildings at</p>	<p>The 'Culture and Built Heritage' section under 'Implications for the LDP' has now been updated to encourage opportunities to foster community pride and identity through conservation or regeneration of local heritage assets, such</p>

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	Risk (BARNI) register and other vacant listed and non-listed buildings.	as the retention of heritage assets in peace line areas for community use.
Culture, Leisure and Recreation	HED welcomes the reference to the register of Historic Parks, Gardens and Demesnes of Special Historic Interest under this heading and consider that it could be expanded to include Listed Buildings and archaeology. HED strongly advise that those developing the plan utilise the suite of historic environment datasets to identify heritage assets such as archaeological sites and listed buildings, around which new areas of open space could be designated.	The designation of open spaces will be dealt with at the Local Policies Plan stage.
	HED suggests research into whether there are Historic Parks, Gardens and Demesnes in the city that are currently inaccessible but which could potentially be made open to the public, particularly those with significant open space and/or designed landscapes, or that are council owned assets e.g. graveyards.	We agree that historic parks, gardens and cemeteries form an integral part of the city's open space, as well as its green & blue infrastructure network. Public access is supported, where possible and appropriate through the LDP.
	With reference to Greenways, HED would welcome sympathetic re-use of any disused railway lines, which are an important asset of Industrial Heritage. We comment that in the event of a historic route way being used, associated disused structures associated with the network may be listed or of special architectural or historic interest. It may contribute to the quality of the area to also restore any of these features, subject to attaining to appropriate approvals.	The council will actively seek to protect, preserve or enhance the historic environment through the policies within LDP. However we do note that the potential for the further reuse of disused railway lines as greenways, such as the Comber Greenway, is extremely limited in Belfast.

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APPENDIX 3 BASELINE EVIDENCE: ECONOMIC		
Skills and Employability Issues	Further to HED's comments on <i>Education, Skills and Training</i> , HED advocates encouraging and nurturing traditional skills and using the historic environment as a sustainable resource to create new employment opportunities.	This does not need to be covered under the economic baseline evidence as any development located within brownfield land is a sustainable option.
Key Employment Areas Belfast harbour	HED advises that Belfast Harbour, which includes Titanic Quarter, and which also contains a number of scheduled historic monuments and listed buildings, is a sensitive and significant location for Regional Maritime Heritage. We consider that this historic environment attribute is under represented in this section. Any development in this area has the potential to affect the setting of listed buildings, scheduled monuments and industrial and maritime archaeology and would require a sympathetic heritage led approach, with high quality design (in terms of scale, height, massing and alignment), detailing and materials in line with SPPS. Seascape as well as landscape is a key consideration here and developments which expand the harbour outward should take account of assets such as shipwrecks and have requirements toward reporting any remains they encounter.	Given Belfast's rich maritime heritage there needs to be greater cognisance of the listed buildings, scheduled monuments and archaeology located in Belfast Harbour and Titanic Quarter. The Council agrees that a strong heritage led approach to development proposal is needed to ensure these assets are not adversely impact upon.

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Belfast City Centre	HED would highlight the requirement for Listed Building Consent for the change of use, alteration, extension or demolition of listed buildings.	There is no need to include this within the economic baseline data for the City Centre. The baseline data does not need to cover information that is already set out in the planning legislation.
Tourism	HED would further highlight the important role of Belfast's remaining historic environment (particularly Listed Buildings, Scheduled Monuments and Conservation Areas) plays in tourism and the economic life of the area feel these historic assets could be better represented. Such heritage assets are finite and need to be carefully looked after to ensure that their intrinsic value and attractiveness remains unspoiled.	Whilst it is covered to some degree, we agree that greater detail is required to reflect the uniqueness of our heritage assets and how these deliver from a tourism perspective. The proposed draft Policy TLC 2 titled Existing tourism, leisure and cultural facilities and assets takes account of historic environment and offers protection of existing tourism, leisure and cultural provision and assets from being adversely affected new development.
	With regard to hotels, restaurants, bar etc. HED comment that many of the higher quality establishments are located in Listed Buildings, such as The Merchant Hotel and due to complete Harland and Wolfe Headquarters Building and Drawing Offices, we consider this should also be highlighted. Recent acquisitions of listed buildings at risk on the BARNI Register, such as Crumlin Road Courthouse and The Holy Rosary Church on the Ormeau Road (for a hotel and restaurant respectively) may also worthy of comment and the role that the regeneration and promotion of heritage assets has had on the tourism industry.	There are a number of recent success stories relating to sympathetic conversion of listed buildings to hotels and other tourism related uses. The proposed draft Policy TLC 1 titled supporting tourism leisure and cultural development states that tourism is inextricably linked to the cultural life of the city and contributes to the prosperity of the local economy. Draft Policy TLC 2 titled existing tourism, leisure and cultural facilities and assets takes account of historic environment and affords protection given their contribution to the economy. Other draft policies such as BH1- listed buildings ensure protection of these assets from unsympathetic development.

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	<p>HED also welcomes promoting awareness, involvement and understanding of the historic environment, through events such as the annual event European Heritage Open Days (EHOD).</p>	<p>We welcome the support of HED for these events.</p>
Digital Infrastructure / Direct Fibre Connectivity / Broadband / Mobile / Super-connected Belfast Programme	<p>HED comments that where development for digital infrastructure such as structures and ground- works are required in the setting of heritage assets, any proposed works should be sympathetic in terms of detailed design, materials and building techniques, with all approvals and consultations in place. The potential for previously unrecorded below ground remains should be factored in when proposals for work are located adjacent to heritage assets.</p>	<p>We agree with this comment and have incorporated this within BH4, BH5</p>
APPENDIX 3 BASELINE EVIDENCE: ENVIRONMENTAL		
Belfast Metropolitan Area Plan (BMAP)	<p>HED considers that the historic environment shares common pressures with Natural Heritage, with regard to the impact of development and that there is often an overlap between biodiversity and habitats of protected species (e.g. bats) and the historic environment. HED welcomes the reference to listed buildings and scheduled monuments with industrial heritage value, in association with environmentally sensitive areas in the Belfast Metropolitan Area Coastal Area (Table 12).</p>	<p>We welcome the support of HED on these aspects.</p>

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Water	<p>Sustainability issue– as well as the impact on wildlife and environmental ecology, changes in water level can have positive or negative impacts on some heritage features. Preserved organics can be negatively impacted by drying out, while canals and millraces can be effected positively where re-watering these features is conducted sensitively to their heritage interests.</p>	<p>Agreed, and baseline date updated to reflect that in addition to environmental impacts on natural heritage, changes in water level may also have impacts on some built heritage features.</p>
Soil	<p>In relation to sustainability issues HED would highlight that as well as having important ecological value, peat soils are also important for the archaeological remains and paleo-environmental evidence that they contain.</p>	<p>Agreed, and baseline date updated to reflect that in addition to having important ecological value, peat soils are also important for archaeological and paleo-environmental reasons.</p>
Agriculture	<p>With regard to rural development and ‘non-listed’ vernacular buildings, HED would advocate retention and sympathetic conservation of such assets, where this would secure their upkeep and retention.</p>	<p>This has been considered and reflected in the preparation of the draft LDP policies that seek to protect non-listed vernacular buildings in the countryside.</p>
	<p>We comment that Permitted Development on farms can be problematic with respect to the erection of agricultural sheds and additional farm dwellings, which may have a negative impact on the setting of nearby historic environment assets.</p>	<p>We acknowledge the potential for impact. Notwithstanding this, the LDP does not have any influence over existing permitted development rights.</p>
Cultural and Built Heritage	<p>HED welcomes the information in this section and comments further as follows;</p>	

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<p style="text-align: center;">HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities</p>	<p style="text-align: center;">BELFAST CITY COUNCIL</p>
<p>For consistency and accuracy we recommend the use of the term “Historic Environment” in future documents,” instead of headings such as ‘Cultural and Built Heritage,’ as this term better reflects the full suite of heritage assets, which include archaeology, listed buildings and historic parks, gardens and demesnes.</p> <ul style="list-style-type: none"> • The SA objective is ‘Protect, conserve and enhance the historic environment, heritage assets and their settings.’ HED considers that these three words, “protect, conserve and enhance” as per the RDS should be used consistently in phrasing objectives in relation to the historic environment. • We still note some references to NIEA in relation to historic environment evidence. These should be amended to HED. • BCC may want to add a section regarding how the Corporate Plan objectives are relevant to Belfast’s Historic Environment. 	<p>The term historic environment has been criticised in academic debate as it implies the area is old / preserved and not conserved – the contemporary paradigm of managing change. The term historic urban landscape is now used – since the Vienna Memorandum on ‘World Heritage and Contemporary Architecture – Managing the Historic Urban Landscape’ (2005) – reflecting the fact that historic environments are continually changing and adapting to change reflecting the changing social and economic needs of society. Nonetheless for the purposes of consistency throughout the LDP and SA process, the council has retained references to Cultural and Built Heritage.</p> <ul style="list-style-type: none"> • A 104 of the Planning (NI) Act 2011 reflects the statutory obligation to preserve or enhance Conservation Areas. The policy in PP6 Addendum for ATCs is to ensure that development maintains or enhances its overall character and respects the built form of the area. • Terminology references have been noted and applied where appropriate.

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	<ul style="list-style-type: none"> Paragraph 1; HED suggests using the term 'Parks, Gardens and Demesnes,' instead of 'historic parks and gardens,' to reflect the name of the associated Parks, Gardens and Demesnes of Special Historic Interest register. 	
	HED highlight the importance of ongoing review of your evidence and our datasets through this process to ensure consistency and accuracy through the LDP process. It is important to highlight that our records are "organic" in their nature and may change as new sites or buildings are discovered, surveyed or designated.	Planning recognises that heritage assets are reviewed on an ongoing basis – e.g. through the Second Survey, review of conservation areas, areas of townscape character etc. Nothing in policy will prevent future designated assets being protected.
State Care Sites	For clarification HED considers it would be better to use the title 'State Care Monuments,' for this section. HED also considers it would be better to state that 'HED has responsibility for many sites...,' instead of 'They have responsibility for many sites...'.	Terminology references have been noted and applied where appropriate.
Scheduled Monuments	For clarification HED considers it would be better to use the title 'Scheduled Historic Monuments,' for this section. The statutory protected zones associated with these regionally important sites can be extensive. It would be worth your referring to standing advice in relation to scheduled monument consent and articulating that this permission is legislatively distinct and separate from planning permission and is determined by DFC Historic Environment Division.	Terminology references have been noted and applied where appropriate.

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HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
Unscheduled Monuments	HED considers it would be better to use the title 'Undesignated Monuments,' for this section. These are sites of archaeological interest on the Sites and Monuments Record (SMR Sites), which are not statutorily protected but which are of local importance as per SPPS 6.9 (PPS6 BH2)	Terminology references have been noted and applied where appropriate.
Undesignated Heritage Assets including Local Listings	These undesignated sites are of local importance and it may be better to use the term 'Historic Assets of Local Importance.'	The terms used in the SPSS is Non Designated Heritage Assets. This includes historic buildings of local importance – defined as a building, structure or feature. Whilst not statutory listed, they are identified by the council on account of their heritage importance, due to its local architectural or historic significance.
Listed Buildings	<ul style="list-style-type: none"> HED considers that there should be some discussion of the legislative protection for Listed Buildings in Northern Ireland, The Planning Act (NI) 2011. These legislative protections have specific implications with regard to the listing and protection of historic structures and buildings, HED considers the number of Listed Buildings protected under Article 80 of The Planning Act (NI) 2011 within Belfast City Council area should be stated. As stated above, our datasets should be consulted for up to date information. We suggest that the numbers of Listed Buildings in the area are also identified according to their sub- classifications as follows; Grade A, Grade B+, Grade B1, Grade B2. 	<p>Listed Buildings legislation is referred to in the SPSS.</p> <p>The council does not consider reference to the numbers of listed buildings appropriate as this is constantly changing. It may be more appropriate to refer to total numbers when the plan is adopted and if the second survey has been completed.</p> <p>Additionally we would not consider it appropriate to give examples of Grade A listed buildings. The requirement for listed building consent is set out in the legislation. Legislative change would be required to bring demolition of buildings prior to listing under protection.</p>

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	<ul style="list-style-type: none"> • HED considers that examples of significant or Grade A Listed Buildings in BCC should be referred to in this section, such as; Parliament Buildings, Stormont Castle, The Grand Opera House, Crown Bar, St. Malachy's Church, Ulster Hall, Crumlin Road Gaol, Cliften House, Belfast City Hall, Albert Clock, Merchant Hotel, Central Library, Belfast Harbour Office and Belfast Castle. • Listed Building Consent permission is distinct and separate from Planning Permission and is required for material alterations to Listed Buildings including development involving a change of use, works of extension or alteration (including repairs that affect the buildings special interest) and in exceptional cases (part) demolition. • HED considers that it may be of benefit to state that 'The Second Survey of historic buildings in Northern Ireland is currently being undertaken by Historic Environment Division (HED)' The Second Survey in Belfast is currently being completed. Currently the demolition of buildings prior to listing is a concern. 	
Buildings at Risk (BARNI)	Appendix 15; It would be prudent to clarify with UAHS prior to publication if the Buildings at Risk you wish to refer to in the plan are still on the BARNI register. See link to Buildings at Risk register; http://appsc.doeni.gov.uk/barni/ Please note there may be other historic environment structures that are at 'risk' within BCC, which do not appear on the BARNI register.	The council will clarify with UAHS prior to publication as suggested.

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	<p>It may be positive to highlight some buildings in the area that are now 'saved' from the BARNI Register. Note that it would be prudent to attain permission of any building owners prior to publication.</p>	
Conservation Areas	<p>HED considers that there should be some discussion of the legislative protection for Conservation Areas in Northern Ireland, The Planning Act (NI) 2011. These legislative protections have specific implications with regard to the listing and protection of historic structures and buildings,</p> <ul style="list-style-type: none"> • HED welcomes listing the Conservation Areas protected under Article 104 of The Planning Act (NI) 2011 within Belfast City Council in this section. As stated above, HED datasets should be consulted for up to date information. • Conservation Area Consent is distinct and separate from Planning Permission and is required for material alterations within Conservation Areas including new development, works of extension or alteration, change of use, advertisements and (part) demolition. 	<p>The legislative provisions for Conservation Areas is set out in the SPSS. Listing of Conservation Areas will be at the Local Policies Plan stage of the LDP. Conservation Area Consent is only required for demolition works.</p>
ATC's and AVC's	<p>HED would welcome if the LDP were to consider designation of new ATC's and AVC's</p>	<p>Designation of new ATC's and AVC's will be considered as part of the LDP process.</p>
Historic Parks, Gardens and Demesnes	<p>Historic Parks, Gardens and Demesnes are not designated through the plan, but are identified within it on the basis of HED records. While no statutory controls will follow from inclusion of a site in the register, the effect of proposed</p>	<p>Historic parks, gardens and demesnes are now covered by a policy in the LDP.</p>

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	<p>development on a park, garden or demesne or its setting included in the register is a material consideration in the determination of planning and/or listed building consent applications and appeals.</p>	
Industrial Heritage	<p>Last paragraph; The Industrial heritage record is included in the DFC HED Monument and Building Record.</p>	<p>Text has been updated to include reference</p>
Section 4.3.12: Landscape	<p>HED welcomes the reference to historic assets in bullet point two and consider that it may also be worthy to include vernacular buildings.</p>	<p>Text has been updated to include reference to vernacular buildings as suggested.</p>
	<p>Where historic environment assets are referred to in the text, either figuratively (e.g. historic estates and important archaeological remains) or specifically (e.g. Ormeau Park and Belfast Castle), HED considers it may be beneficial to more clearly state both the name and the protected status of the assets. If vernacular buildings are being described under Derrykillultagh; ‘...small white rendered buildings...,’ we consider that this should also be stated.</p>	<p>This is a summary of the information published in the <i>Northern Ireland Landscape Character Assessment 2000</i>. It is included in the SA to provide a description of the key LCA characteristics. It does not to specifically relate to built or natural heritage designations, which are listed elsewhere in the SA.</p>
	<p>For information we cannot see LLPAs as being expanded in the text as Local Landscape Policy Areas. HED suggests including a Glossary of terms.</p>	<p>LLPA full name and description was included in Table 11. A Glossary has been included within the SA Report.</p>

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
Areas of Outstanding Natural Beauty	HED highlights that the designation of Quiet Areas associated with some heritage assets could be considered a sustainability issue.	We agree with this, however the LDP does not have any influence over the designation of quiet areas as this is primarily a matter for DAERA.
Countryside Recreation / Cavehill Country Park	HED consider it may be beneficial to more clearly state the name and the protected status of assets.	This is a description of the key countryside recreation assets in the LDP area. It does not specifically relate to built or natural heritage designations, which are listed elsewhere in the SA.
Seascape	HED questions if the Titanic Quarter should be included in paragraph 2, along with the historic environment assets and tourist draw.	Text has been updated to acknowledge and reflect the significant economic, cultural and heritage interest and tourist draw of the Titanic Quarter.
APPENDIX 3 BASELINE EVIDENCE: MATERIAL ASSETS		
Minerals	HED advise that mineral developments have the potential to impact on historic environment assets, particularly previously unrecorded archaeological remains. Conversely certain quarries may be important resources of natural stone used in historic buildings, which may be utilised when carrying out repair works.	This is now covered in the draft design policy BH4, BH5
Energy Consumption	Renewables; HED advises that renewable energy structures including solar and wind farms or single turbines can have a significant effect on the setting and physical remains of heritage assets due to inappropriate location and the cumulative impact of tall structures.	We agree with these comments and will ensure due consideration is given where relevant.

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	In relation to reducing energy consumption, HED would refer BCC to the document 'Historic Buildings & Energy Efficiency – A Guide to Part F of the Northern Ireland Building Regulations 2006.	This is covered in the draft design policies DES1, DES2, DES3.
Climate Change	HED comment that the historic environment is an existing and finite physical resource with a low carbon footprint, natural materials and embodied energy in its structure. Often it is underused or are not sustainably managed, which is converse to the Principle of Conservation – Sustainability. Subject to Listed Building consent being sought (where necessary), we consider there is an opportunity to utilise the existing historic building stock, instead of resorting to new- build development as the first option. HED would highlight that the re-use of existing historic architecture and infrastructure could be considered a sustainability issue.	This has helped to inform draft LDP policies, which include provisions to seek reuse of buildings (including those of built heritage value) in favour of demolition, in the interests of mitigating environmental change.
APPENDIX 4: ASSESSMENT OF OPTIONS, COMPATIBILITY MATRICES		
LP 14: Tall Buildings	Without a proposed policy and locations for tall buildings being identified, on which to comment, HED cannot comment if LP14 Option 2, will have a significant positive outcome for the historic environment. We consider that proceeding on a site by site basis gives the opportunity to assess proposals for tall buildings as they arise, taking	Specific geographic areas within the city, where tall buildings may be considered appropriate, were not identified during the POP or Draft Plan Strategy stage. Consideration will be given to the identification of tall building zones in Local Planning Policies stage of the LDP process.

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	into account the heritage asset and its setting at time of application.	
LP15: Archaeology and Built Heritage	HED recommend the term “Historic Environment”. The comments below relate to the scoring in this matrix and we would ask that the scoring be reviewed in light of these.	
	We note that Option 1 is scored negatively in several instances through the matrix and highlight that as this proposes implementation of policies as per SPPS, the effect should be neutral or minor positive. The policies in SPPS are similar to those contained in PPS6 (and these have a demonstrable track record in protecting the historic environment effectively in line with the requirements of international conventions on the protection of heritage to which the UK is a signatory). This is particularly so when the option is scored against objective 13.	The SA of the DPS has considered and addressed these points in the narrative tables and corresponding matrices.
	We highlight that policies which help protect, conserve and enhance the historic environment could have a minor positive outcome in relation to objective 3 in relation to providing good quality housing through reuse of vacant historic structures.	The SA of the DPS has considered and addressed these points in the narrative tables and corresponding matrices.
	We highlight that policies which protect the historic environment can be of minor positive effect in relation to objective 5, through the maintenance of historic environment assets and access to these.	The SA of the DPS has considered and addressed these points in the narrative tables and corresponding matrices.

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	<p>We highlight the potential for positive minor effect in relation to objective 10. The historic environment is a carbon neutral resource with embodied energy. Through re-use of existing historic environment assets such as empty buildings a positive contribution can be made toward a low carbon economy.</p>	<p>The SA of the DPS has considered and addressed these points in the narrative tables and corresponding matrices.</p>
	<p>Historic environment assets often provide a key habitat for protected species and many assets such as historic graveyards and boundaries are rich in biodiversity, particularly Parks, Gardens and Demesnes of special historic interest. Positive protection of the historic environment through the appropriate policies therefore has a minor positive impact in relation to objective 11.</p>	<p>The SA of the DPS has considered and addressed these points in the narrative tables and corresponding matrices.</p>
	<p>We highlight that policies which provide protection for historic environment assets such as historic parks, gardens and demesnes, ASAI's and sites, monuments, graveyards and buildings have a minor positive impact in relation to objective 15.</p>	<p>The SA of the DPS has considered and addressed these points in the narrative tables and corresponding matrices.</p>
	<p>In relation to objectives 18 and 19, we believe that policy which protects historic environment assets has a minor positive impact, because of the assets' carbon neutral make up and embodied energy.</p>	<p>The SA of the DPS has considered and addressed these points in the narrative tables and corresponding matrices.</p>
	<p>We further advise that the Appraisal of Preferred Options should be reviewed generally in relation to the historic</p>	<p>The appraisal of the preferred options for the DPS has considered and addressed these points.</p>

Consultee Comment		Response
HISTORIC ENVIRONMENT DIVISION (HED) Department for Communities		BELFAST CITY COUNCIL
	<p>environment objective and its cross compatibility with other objectives.</p> <p>HED welcomes specific consideration of the historic environment in several options e.g. VE13 - Development Opportunity Sites (to guide development and regeneration on opportunity sites), where it is stated that the reuse of heritage buildings will be facilitated through site master-plans. Although HED agrees that this approach would have a significantly positive outcome for heritage assets, there may also be negative outcomes in relation to development in the setting of heritage assets and proposed alterations to listed buildings, which shall only be realised on receipt of proposals. For this reason we suggest scoring also as unknown. This also applies to options that are designed to attract investment and development (e.g. VE12 – Shared Space in the City), as well as those which encourage the conversion/adaption and re-use of listed buildings and those in Conservation Areas (e.g. VE8 – City Centre Boundary and VE11 – City Centre Living), with the aim of safeguarding their future.</p>	<p>The council is satisfied that policy control is sufficient to address these concerns through the development management process.</p>

Consultee		Response
NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)		BELFAST CITY COUNCIL
GENERAL COMMENTS		
Proposed Scope & Level of Detail	The Interim Report has covered all the relevant environmental topics and generally included sufficient detail on the current state of the environment and strategic nature of the plan to allow an assessment to be carried out. The matrix table clearly lays out the thought process behind the scoring. In a few cases, mitigation measures offered for the preferred option are lacking in any detail, however this can be addressed in the environmental report with the plan strategy.	We agree that mitigation measures must be suitably detailed, and have reflected this within the SA Report. This includes greater consideration and explanation as to how the mitigation measure can help avoid negative effects.
DETAILED COMMENTS		
Water	DAERA have concerns in relation to the water environment in the plan area as all of the water bodies in the Belfast vicinity are failing to meet Water Framework Directive (WFD) objectives. Within Appendix 1 Scoping Report Responses, extensive comments were made on the importance of building in the water issues into the LOP Sustainability Appraisal. Specific comments were made on the links with the North Eastern River Basin Management Plan and the water quality issues highlighted there. As WFD objectives are currently failing, it is vital for LOPs to recognise this to ensure that the LOP does not further compound these issues and to recognise the need to protect and improve water quality.	This has been taken into account when drafting the LDP policies where there is a greater and more explicit recognition of the importance of protecting and improving water quality. In addition, the overall strategy of the draft LDP recognises the need for sustainable development and environmental protection and resilience.

Consultee		Response
<p>NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)</p>		<p>BELFAST CITY COUNCIL</p>
	<p>The improvement of water quality is a PfG indicator</p>	<p>We agree that this is a PfG indicator.</p>
	<p>Water body statistics are incorporated into the document appendices, and the Living with Water Programme is referred to in the core text of the document. However waste water treatment in the city is under pressure and is potentially at capacity. What follows are some examples of how water issues need to be incorporated.</p>	<p>These comments have been taken into account when drafting the LDP policies as noted below.</p>
	<p>Under GR1: Supporting Economic Growth Aspiration, the preferred option (Option 2), which will result in 66000 additional residents, does not refer to the pressures that this will place on sewerage infrastructure in the core text. Presumably this could be mitigated by better sewage treatment, but there is no mention of the need for this. The LWWP recognises that this will be challenging to achieve. NIW needs to be approached on whether there is currently headroom within the Belfast WWTWs to treat this additional population equivalent and what mitigation is possible. The summary table at Annex 4 indicates that there are mixed effects. Given that all Belfast water bodies are already failing, we would suggest that any further increase, before the necessary infrastructure and mitigation measure are taken, could lead to further deterioration in water quality which may be a significant negative effect. This is being highlighted within the LWWP, but the solutions have not yet been identified.</p>	<p>The current pressures are reflected in the Public Utilities Topic Paper and in Appendix 5: Baseline Information for Belfast (C.10 Water infrastructure), which notes that NI Water confirmed that the Belfast Waste Water Treatment Works currently has capacity to accommodate modest growth. However, significant investment will need to be made to increase the capacity during the period of the LDP to meet the growth strategy. Given the scale of the investment required and the lead in time for delivery, there may be a period in the early part of the Plan where higher growth could not be accommodated.</p> <p>This has subsequently helped inform the LDP strategy in that growth will be phased to align with required infrastructure improvements.</p>

Consultee	Response
<p align="center">NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)</p>	<p align="center">BELFAST CITY COUNCIL</p>
	<p>Similarly LP1 -there is no mention in the core text that the new homes required will put further pressures on the water environment as the potential significant effect has not been recognised. The report says there will be no significant negative environmental effect. DAERA could not agree with this statement until there is a clear understanding about how the additional sewage will be treated to avoid any further deterioration in water quality. See comments above.</p> <p>LP7: Quality Design in Residential Developments. Under design mitigation, green infrastructure with SuDS could be included as it is important to include it within designs to ensure it works. We consider that there can be a relationship between quality design and the SA objective 17.</p> <p>Under SCR2: Water and Sewerage Infrastructure - the incorporation of SuDS and the low carbon economy is welcomed. However, there is a failure to recognise that current infrastructure is at capacity and under increasing pressure.</p> <p>Under SCR8: Environmental Quality- there is no mention of water quality, or meeting WFD objectives.</p> <p>SCR11: Adapting to Environmental Change - SuDS and Blue Green infrastructure are welcomed. However, the</p>
<p>The LDP will seek to ensure that growth is phased to align with infrastructure improvements, as noted above.</p>	<p>This has been taken into account when drafting the LDP Natural Heritage policy, including avoiding hard surfacing in residential areas and incorporating SuDS measures in all built development.</p>
<p>This is outlined in the Public Utilities Topic Paper and is now reflected in the Baseline Evidence. The LDP will seek to ensure that growth is phased to align with infrastructure improvements.</p>	<p>This has been taken into account when drafting the LDP Natural Heritage policy, with a greater and more explicit recognition of the importance of protecting and improving water quality.</p>
<p>This has been taken into account when drafting the LDP Natural Heritage policy, with a greater and more explicit</p>	

Consultee		Response
NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)		BELFAST CITY COUNCIL
	document fails to make the link with improved water quality, which is a key benefit in addition to flood mitigation.	recognition of the importance of protecting and improving water quality.
	GA2: Provision of New Open Space and Green Corridors - this is to be welcomed, and particularly the reference to integrating blue and green infrastructure, and making the links with biodiversity etc.	Support is welcomed, and the Draft Plan Strategy continues to promote these principles.
	GA3: Natural Heritage – there is one mention of blue and green infrastructure, but a failure to deal with the linkages with water quality and water-reliant biodiversity.	This has been taken into account when drafting the LDP Natural Heritage policy, with a greater and more explicit recognition of the importance of protecting and improving water quality.
Summary of likely effects on SA Objective 17	Promote the quality and efficient use of water resources. Although this section refers to the Living with Water Programme, it fails to make the links with water quality objectives under the WFD, and the current risks with water status throughout Belfast and Belfast Lough.	We agree that this link should be highlighted, and reference to WFD and NERBMP measures and objectives are now included.
Section 5.2: Cumulative Effects and Mitigation	Reference to the North Eastern River Basin Management Plan could be made against SA Objective 17. Specifically noting the Programme of measures contained within the RBMP which provide for actions and mitigation against further deterioration in water quality in the Basin and the attainment of 'Good' water quality.	As above, we agree that this is relevant, and reference to WFD and NERBMP measures and objectives are now included.

Consultee		Response
NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)		BELFAST CITY COUNCIL
	Table 9: the potential indicators related to flooding against SA 17 could be moved to SA 19 which is specifically related to flooding.	The flood risk indicators have been moved to SA Objective 19 as suggested.
Natural Heritage	GR1: Supporting Economic Growth: appraisal of options - environmental. The additional growth and housing proposed on brownfield sites could have a disproportionate adverse effect on the priority habitat, Open Mosaic Habitats in Previous Development Land which should be recognised and adequately mitigated. This should also be recognised for VE2, p321 and the review of strategic employment locations	We agree that this should be recognised and adequately addressed. The potential ecology interest of brownfield land (eg: Open Mosaic Habitats in Previous Development Land) has now been identified as a potential minor negative impact against Policy SP1, with potential mitigation through natural heritage and green and blue draft policies, and consideration of KSRs at the later Local Policies Plan stage.
	LP8: Promotion of Health and Wellbeing. The appraisal of the options indicates that there are neither positive nor negative environmental effects from the options. However if green infrastructure was used to connect open space and provide greater connectivity there is likely to be additional benefits for biodiversity, landscape and water quality and quantity if designed correctly.	We agree that green connections may bring additional benefits. Minor positive environmental impacts for biodiversity, landscape and water have been identified against Policy HC1 in the appraisal.
	LP16: Local Distinctiveness. The appraisal indicates no environmental effects from a policy on local distinctiveness. However local landscapes and habitats can be important features of local character and distinctiveness which would benefit from a local policy.	We agree that benefits may be achieved from a policy on local distinctiveness in respect of natural heritage. This has been reflected under DES 1 of the Draft Plan Strategy, which has identified minor positive environmental impacts in respect of high quality design responding to topography, landscape setting and impact on views. This will have a minor positive effect on SA objective 14.

Consultee		Response
NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)		BELFAST CITY COUNCIL
	VE8: City Centre Boundary. We consider that there could be an impact on Belfast's cityscape from the policy options which should be considered in the subsequent LOP environmental reports and could be recognized in SA objective 14 assessment.	Any review of the city centre boundary will take place at the next stage of the LDP (Local Policies Plan). We will ensure we consider these points in full when undertaking the subsequent appraisal.
	VE10: Leisure and Tourism. We consider that the selection of tourism sites has the potential to impact on biodiversity and landscape which should be considered in the subsequent LOP environmental reports	Identification of land uses, including tourism, will take place at the next stage of the LDP (Local Policies Plan). We will ensure we consider these points in full when undertaking the subsequent appraisal.
	VE13: Development Opportunity Sites. There is the opportunity to further biodiversity and enhance landscape if there was a framework or plan for development sites.	Identification of opportunity sites and KSRs will take place at the next stage of the LDP (Local Policies Plan). We will ensure we consider these points in full when undertaking the subsequent appraisal.
	GA3: Natural Heritage. We consider that this policy could have a significant positive effect on SA objective 11 as it aims to improve linkage of sites as well as protecting existing areas of natural heritage interest.	This has been considered under Policy NH1 which indicates significant positive environmental impact for natural heritage.
Air Quality	'Local Plans, Policies and Programmes' – this could include the Department's Local Air Quality Management Policy Guidance- LAQM PGNI (09) found at http://www.airqualityni.co.uk/assets/documents/3100729laqm_policy_guidance_final_version_may_2010_1.pdf	Policy Guidance included in the PPP review as suggested.
	Policies that promote energy efficiency and sustainable travel, as well as reducing carbon emissions, can often	We agree that there would be benefits for air quality from such policies – this has been considered when carrying out the SA of the Draft Plan Strategy.

Consultee		Response
NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)		BELFAST CITY COUNCIL
	benefit air quality also, for example, in options LP17, VE5 and SCR6.	
	LP8: Promotion of Health and Wellbeing – option 2 - promotion of sustainable transport and cycling could have benefits for air quality (as is described on p273)	We agree that there would be benefits for air quality – this has been considered when carrying out the SA of the Draft Plan Strategy.
	LP12: Arterial Routes and Gateways- the promotion of a hierarchy of arterial routes could have air quality implications for more heavily used routes which should be considered and mitigated within any design guidance.	One of the overarching principles within the LDP is to minimise travel and maximise high density development in accessible locations such as along City Corridors (arterial routes). Car parking is also outlined as a demand management tool to minimise travel by private car.
	Environmental baseline section p194 – note that the air quality baseline information could also include reference to nitrogen dioxide levels on the A12 Westlink corridor as being in breach of limit values in Air Quality Directive 2008/50/EC.	The Interim SA Report refers to exceedances of the EU nitrogen dioxide objectives – including the Westlink Corridor, and this is reflected in the Appendix 5: Baseline Information for Belfast (C.8 Air quality).
Climate Change	The SA Objective in relation to climate change has not included mitigation – we suggest that this is reworded in subsequent LOP reports to 'Measures to mitigate against the impact of climate change and support action to adapt to climate change'	SA Objective 19 updated to ' <i>support measures to mitigate against the impact of climate change, support action to adapt to climate change, and effectively manage flood risk</i> '.
	Page 24/Appendix 2: International and European plans, policies and programmes - EU Adaptation Strategy 2013 should also be considered in the subsequent LOP reports.	The EU Adaptation Strategy has been added to the PPP under International Level: European.

Consultee		Response
NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)		BELFAST CITY COUNCIL
	Page 139: UK Climate Change Act 2008-the act also makes it a requirement to produce an Adaptation Programme	Requirement added as suggested.
	Page 148: NI Climate Change Adaptation Programme (2014) - remove CCRA as this is a different document. NI CCRA was produced in 2012.	Text updated, CCRA removed as suggested.
	P219: in Northern Ireland, emissions in 2014 fell to 20.3 MtCO ₂ e ⁵⁶ , a reduction of 17.4% below the 1990 base year.	Percentage of reduction added.
	Page 223 – Paragraphs relating to NI Climate Change Adaptation Programme 2014 are repeated 3 times.	Repeated paragraphs removed.
Marine	Page 138: the abbreviation of the Strategic Planning Policy Statement is the SPPS and not the SPSS.	Text updated as suggested.
	Page 124 and page 140: reference to the Marine Plan for NI (2017): 'draft' should be added as the Marine Plan has not yet been adopted. Third column: it should be noted that 'Once the draft Marine Plan has been adopted the local plan must have regard to the policies set out due to the potential impacts on the marine area.'	Text updated as suggested.
	Natural resources and water sections: subsequent LOP assessments should make more explicit reference to the potential impacts of the LOP on the marine area.	Agreed. This has been considered further when undertaking the SA of the Draft Plan Strategy, including any draft Marine Plan.

Consultee		Response
<p>NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)</p>		<p>BELFAST CITY COUNCIL</p>
	<p>Appendix 2: International and European plans, policies and programmes - UNESCO Convention on the Protection of the Underwater Cultural Heritage (2001) should also be considered. The Convention sets out basic principles for the protection of underwater cultural heritage. Amongst its main principles are an obligation to preserve underwater cultural heritage, with in situ preservation as first option, and a ban on its inappropriate commercial exploitation. The implications for the local plan are that the Plan will recognise the Annex or 'Rules' of the Convention as being 'best practice' for underwater archaeology.</p>	<p>The UNESCO Convention on the Protection of the Underwater Cultural Heritage (2001) has been added to the PPP Review under International Level.</p>
	<p>Appendix 2: Regional- Protection of Wrecks Act (1973) should also be considered. Wrecks and wreckage assessed to be of historical, archaeological or artistic importance can be protected by way of site specific designation. It is an offence to carry out certain activities within a defined area surrounding a designated wreck, unless a licence for those activities has been obtained through HED. The implications for the local plan are that the Plan will take into account any future designated historic shipwrecks.</p>	<p>Protection of Wrecks Act (1973) has been added to the PPP review under Regional Level.</p>

Consultee		Response
NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)		BELFAST CITY COUNCIL
ADDITIONAL COMMENTS		
LP14: Tall Buildings: Appraisal of options	Tall buildings can significantly change the local wind environment which could also be considered within a tall buildings policy.	Minimising the effects of wind turbulence and other potentially adverse microclimatic impacts is now a key consideration within draft policy DES 3.
APPENDIX 4: COMPATIBILITY MATRICES		
P384: Electricity and Gas Infrastructure	<p>The narrative here says 'Encouraging the use of micro-generation and other technology can contribute to a reduction of greenhouse gas emissions and other pollutants. Options 1 and 2 would, therefore, have a minor positive effect in helping to reduce air pollution and in contributing to improvements in air quality.'</p> <p>Please note that the micro-generation of energy does not necessarily have the same positive effects on air quality that it may have with regard to reducing greenhouse gas emissions. If micro-generation is based on, for example, biomass burning, there can be significant potential to increase the levels of air pollutants that are associated with this type of combustion. This assessment therefore may need further consideration.</p>	These comments are welcomed and have been considered when undertaking the SA of the Draft Plan Strategy.

Consultee		Response
<p>NORTHERN IRELAND ENVIRONMENTAL AGENCY (NIEA) Department for Agriculture, Environment & Rural Affairs (DAERA)</p>		<p>BELFAST CITY COUNCIL</p>
<p>P401-402: Environmental Quality</p>	<p>Option 2 is cited twice in the assessment for air quality, when it appears that it should be Option 1 and then Option 2.</p>	<p>Text has been updated.</p>
<p>P408: Renewable Energy</p>	<p>Please note comments as for air quality assessment of Electricity and gas infrastructure above, to be taken into consideration.</p>	<p>These will be taken into consideration.</p>
<p>P427: Provision of new Open Space and Green Infrastructure P430: Natural Heritage</p>	<p>Provision of green infrastructure could perhaps link in with active travel infrastructure (walking, cycling) thereby decreasing private car use and leading to reduction in air pollutant emissions.</p>	<p>Agreed – this has been included in Policy Tran 1 ‘Active Travel’</p>

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