



# Belfast Local Development Plan

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

**Sustainability Appraisal Report** August 2018 – **APPENDICES 10 & 11**



## Contents

APPENDIX 10 .....	4
<b>DRAFT PLAN STRATEGY: LDP &amp; SA COMPATIBILITY .....</b>	<b>4</b>
1.1 Testing the compatibility of the SA Objectives .....	4
2.1 Testing the compatibility of the LDP and SA Objectives .....	6
APPENDIX 11 .....	16
<b>DRAFT PLAN STRATEGY: SA APPRAISAL .....</b>	<b>16</b>
Draft Plan Strategy: Themes & Policies .....	17
Draft Plan Strategy: SA Framework .....	19
<b>SUSTAINABILITY APPRAISAL OF DRAFT PLAN STRATEGY: .....</b>	<b>20</b>
Scoping Out Reasonable Alternatives .....	20
<b>SUSTAINABILITY APPRAISAL OF DRAFT PLAN STRATEGY: .....</b>	<b>32</b>
Narrative Tables And Assessment Matrices .....	32
Strategic Policies .....	32
Spatial Development Strategy .....	50
Shaping A Liveable Place .....	60
Creating A Vibrant Economy .....	194
Building a Smart Connected And Resilient Place .....	250
Promoting a Green And Active Place .....	336
<b>Strategic Policies - Scoring Formulas and Ranges .....</b>	<b>374</b>
Total Policy Score .....	375
Total Effects .....	376
<b>Spatial Development - Scoring Formulas and Ranges .....</b>	<b>378</b>
Total Policy Score .....	379
Total Effects .....	380
<b>Shaping a Liveable Place - Scoring Formulas and Ranges .....</b>	<b>382</b>
Total Policy Score .....	384
Total Effects .....	386
<b>Creating a Vibrant Economy - Scoring Formulas and Ranges .....</b>	<b>388</b>
Total Policy Score .....	390
Total Effects .....	390

<b>Building a Smart, Connected, Resilient Place - Scoring Formulas and Ranges</b> .....	392
<b>Total Policy Score</b> .....	394
<b>Total Effects</b> .....	395
<b>Promoting a Green and Active Place - Scoring Formulas and Ranges</b> .....	396
<b>Total Policy Score</b> .....	398
<b>Total Effects</b> .....	399
<b>ALL POLICY SCORE</b> .....	400
<b>Total Effects of the LDP</b> .....	402

## APPENDIX 10

### DRAFT PLAN STRATEGY: LDP & SA COMPATIBILITY

---

#### 1.1 Testing the compatibility of the SA Objectives

- 1.1.1 As part of the process in developing the SA objectives, the internal compatibility of the objectives is tested to identify any potential conflict or tensions. This provides an early opportunity for mitigation or alternatives to be considered.
- 1.1.2 In response to any elements of conflict, the planning system tries to balance competing priorities using a precautionary approach where appropriate, whilst exploring the needs of communities and weight of community benefit or overriding public interest.
- 1.1.3 The conflicts and the mixed effects identified in this appraisal are detailed in the Scoping Report, and have been fully considered when preparing and appraising the draft policies of the Draft Plan Strategy. This ensures any significant environmental and sustainable policies are safeguarded against, and where this is unavoidable; to identify suitable and appropriate mitigation measures.
- 1.1.4 The following table presents the compatibility appraisal of the SA Objectives. Each objective is appraised against the other, and a colour coded score has been applied to each. Consideration is given to compatibility, potential conflict or the potential for mixed effects.
- 1.1.5 Due to the strategic nature of the objectives, it is difficult to make a determination on the compatibility of some objectives and where this is the case, the results are identified as being 'neutral' or having no relationship. The following key shows how the results are presented:

<b>-</b>	<b>?</b>	<b>+/-</b>	<b>0</b>	<b>+</b>
Potential Conflict or Tension	Uncertain Effect	Mixed Effects	Neutral / No Relationship	Compatible

↓ SA OBJECTIVES →	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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 & education of residents by providing high quality, accessible lifelong learning opportunities	+	+	0	+															
6. Retain and enhance access to local services and facilities	+	+	+	+	+														
7. To ensure local residents have access to employment opportunities	+	+	+	+	+	+													
8. Support economic development of Belfast as a competitive place& contribute to its role as a regional economic driver	+	+	+	+	+	+	+												
9. Promote an integrated transport system and encourage sustainable travel	+	+	+	+	+	+	+	+											
10. Maintain and enhance biodiversity assets, protect habitats and species	0	+	-	0	0	0	0	+/-	+										
11. Protect and enhance soil quality	0	+	+/-	0	0	0	0	+/-	+	+									
12. Protect, enhance & manage the quality of the built & historic environment	+	+	+/-	0	0	+	0	+/-	+	+	0								
13. Protect, maintain & enhance the quality of Belfast's distinctive landscape & geodiversity.	0	+	-	0	0	0	0	+/-	+	+	+	+							
14. Protect and enhance open space and natural greenspace including Belfast's countryside asset	0	+	+/-	0	0	+	0	+/-	+	+	+	+	+						
15. Promote the sustainable management of waste	0	+	+/-	0	0	+	0	+/-	0	+	+	0	0	0					
16. Promote the quality and efficient use of water resources	+	+	+/-	0	0	0	0	-	0	+	+	0	0	+	+				
17. Reduce air pollution and ensure continued improvements to air quality	+	+	0	0	0	+	+	-	+	+	0	0	0	+	+	0			
18. Support the transition to a Low Carbon Economy	+	+	+	+	+	+	+	+	+	?	+	0	0	0	+	+	+		
19. Support the adaptation to Climate Change and effectively manage flood risk	+	+	+	0	+	+	+	-	+	+	0	0	+	+	+	+	+	+	

## 2.1 Testing the compatibility of the LDP and SA Objectives

- 2.1.1 As noted in **Section 5.2**, the DPPN guidelines suggest that prior to appraising specific policy options, the LDP objectives should then be assessed for compatibility with the SA Objectives. We have also appraised the LDP vision using the same method to gain a full understanding of how the overall aims of the LDP are likely to perform against the SA Framework.
- 2.1.2 This appraisal was initially carried out at POP stage and presented in the Interim SA Report, however it is presented again to establish a sound context for the Draft Plan Strategy, with Section 5.2 also appraising the LDP Vision.
- 2.1.3 The following matrix presents the results of the compatibility appraisal. The total scores are calculated for each SA Objective by reading horizontally across each column, using the standard scoring formula:

<b>--</b> Significant Negative	<b>-</b> Minor Negative	<b>?</b> Unknown Effect	<b>+/-</b> Mixed Effects	<b>0</b> No Effect or Relationship	<b>+</b> Minor Positive	<b>++</b> Significant Positive
-2	-1	0	0	0	1	2

**LDP Objectives – LDP Objectives – Compatibility Symbols & Colour Coding**

- 2.1.4 To identify the significance of the total effects, and to assign them an appropriate rating and colour code, the following formula is applied:

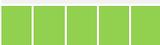
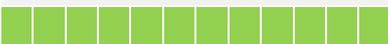
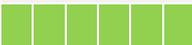
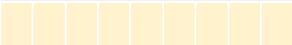
<b>--</b> Significant Negative	<b>-</b> Minor Negative	<b>?</b> Unknown Effect	<b>+/-</b> Mixed Effects	<b>0</b> No Effect or Relationship	<b>+</b> Minor Positive	<b>++</b> Significant Positive
-20 to -38	-1 to -19	0	0	0	1 to 19	20 to 38

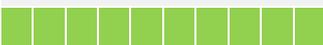
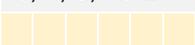
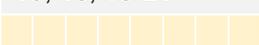
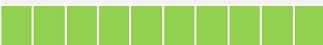
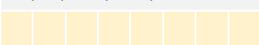
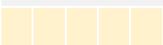
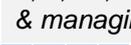
**LDP Objectives – Total Effects Significance Formula**

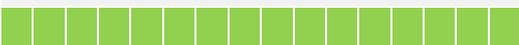
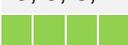
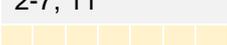
Theme	SA ↓	LDP Strategic Objectives →																					TOTAL	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
Social	1	+	++	+	++	++	+	++	++	++	++	++	++	++	+	0	+	++	+	+	+	32	++	
	2	++	++	?	++	++	?	++	++	++	+	++	++	++	++	++	+	+	++	++	+	+	33	++
	3	+	++	++	++	++	+	+	++	+	?	+	+	+	++	+	+	+	+	+/-	+/-	+	24	++
	4	?	+	+	++	++	+	++	+	+	?	++	+	0	0	0	0	0	0	0	0	0	14	+
	5	+	+	0	0	+	0	+	?	?	?	+	+	++	++	+	+	+	+	0	0	0	14	+
	6	+	++	+	+	++	+	++	++	++	++	++	++	++	++	0	0	+	++	0	0	0	27	++
Economic	7	+	+	0	+	+	0	+	++	++	+	+	+	++	+	0	0	+	0	0	0	16	+	
	8	++	+	+/-	+	++	+/-	0	++	++	++	++	++	++	0	0	0	+	0	+/-	+/-	+	20	++
	9	+	+	+	+	++	+	+	+	++	+	+	+	++	++	+	0	+	+	+	+	+	24	++
Environmental	10	+/-	+/-	+	0	+	+	+/-	+/-	0	?	?	++	+/-	++	++	++	++	++	++	++	+	20	++
	11	+/-	0	0	0	0	0	0	+/-	+/-	?	0	+	?	+	+	+	+	+	++	++	+	11	+
	12	+/-	+/-	++	+	+	++	+/-	?	?	?	+	0	+	+	+	+	0	+	+	+	0	14	+
	13	?	+/-	++	0	+	+	0	+/-	+/-	?	?	+	0	+	+	0	+	++	++	++	+	15	+
	14	+/-	+/-	+	0	+	+	+	+/-	+/-	?	+	++	+	+	+	0	+	++	++	++	+	18	+
	15	+/-	+/-	0	0	+	0	0	+/-	+/-	+/-	0	+	0	0	0	++	+	0	0	0	0	5	+
	16	+/-	+/-	0	0	0	0	0	+/-	+/-	+/-	+	++	0	++	+	0	+	0	+	+	++	11	+
	17	?	?	0	0	0	0	0	+	+	+/-	++	+	++	++	++	+	++	++	++	++	+	21	++
	18	++	0	0	0	0	0	0	+	+	0	+	+	++	+	+	+	+	0	+	+	+	15	+
	19	+/-	+	+	0	+	+	0	+/-	+/-	+/-	+	++	++	++	++	++	++	++	++	++	++	25	++

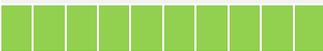
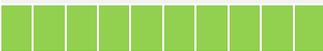
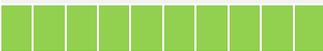
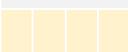
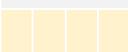
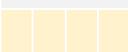
KEY
++ Significant Positive
+ Minor Positive
0 No Effect or Relationship
+/- Mixed Effects
? Uncertain – Effect Unknown
- Minor Negative
-- Significant Negative

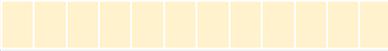
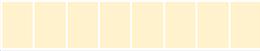
Compatibility of the SA Objectives with the LDP Objectives

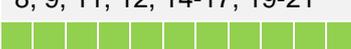
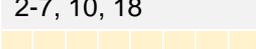
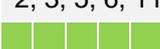
SA Theme	SA Objective	Compatibility with LDP Objectives	
<b>SOCIAL</b>	1. Reduce deprivation & encourage an inclusive & equal society	++	2, 4, 5, 7-14, 18 
		+	1, 3, 6, 15, 17, 19-21 
		0	16 
	2. Improve health & wellbeing for an improved quality of life	++	1, 2, 4, 5, 7-9, 11-15, 18, 19 
		+	10, 16, 17, 20, 21 
		?	3, 6 ( <i>the built &amp; historic environments</i> ) 
	3. To provide opportunity for good quality housing & enable people to meet their housing needs	++	2-5, 8, 14 
		+	1, 6, 7, 9, 11-13, 15-18, 21 
		?	10 ( <i>tourism</i> ) 
		+/-	19, 20 ( <i>the natural environment &amp; managing development in sensitive areas</i> ) 
		<p>It is thought that whilst additional development could enable the creation of more green spaces and ecological links which would encourage biodiversity and natural heritage, it may put pressure on greenfield sites. Depending on the scale of development, there could be implications for local landscapes and townscapes.</p>	
	4. Increase community safety by supporting the reduction of crime & antisocial behaviour	++	4, 5, 7, 11 
		+	2, 3, 6, 8, 9, 12 
		0	13-21 
		?	10 ( <i>tourism</i> ) 

SA Theme	SA Objective	Compatibility with LDP Objectives	
	5. To improve skills & education of residents through providing high quality, accessible lifelong learning opportunities	++	13, 14 
		+	1, 2, 5, 7, 11, 12, 15-18 
		0	3, 4, 6, 19-21 
		?	8-10 ( <i>employment lands, mixed uses &amp; tourism</i> ) 
	6. Retain & enhance access to local services & facilities	++	2, 5, 7-14, 18 
		+	1, 3, 4, 6, 17 
		0	15, 16, 19-21 
ECONOMIC	7. To ensure local residents have access to employment opportunities	++	8, 9, 13 
		+	1, 2, 4, 5, 7, 10-12, 15, 17-21 
		0	3, 6, 15, 16, 18-21 
	8. Support the economic development of Belfast as a competitive place & contribute to Belfast's roles as a regional economic driver	++	1, 5, 8-13 
		+	2, 4, 17, 21 
		0	7, 14-16, 18 
		+/-	3, 6, 19, 20 ( <i>the built, historic &amp; natural environments, &amp; managing development in sensitive areas</i> ) 
			The construction of new housing and economic development within the City Centre may have a positive impact on the sustainable reuse of existing buildings. The City Centre is currently designated as an 'Area of Archaeological Potential', and additional new development may remove previously unrecorded archaeological sites. Furthermore, depending on the scale of new development, there could be implications on the biodiversity, landscape and indeed townscape of Belfast.

SA Theme	SA Objective	Compatibility with LDP Objectives	
ENVIRONMENTAL	9. Promote an integrated transport system & encourage sustainable travel	++	5, 9, 13, 14 
		+	1-4, 6-8, 10-12, 15, 17-21 
		0	16 
	10. Maintain & enhance biodiversity assets & protect habitats & species	++	12, 14-20 
		+	3, 5, 6, 21 
		0	4, 9 
		?	10, 11 ( <i>tourism &amp; connectivity</i> ) 
		+/-	1, 2, 7, 8, 13 ( <i>population, housing, integration, employment lands &amp; land availability</i> ) 
		<p>Whilst new development could enhance economic activity, it may put pressure on open space and greenfield sites which harbour biodiversity. Depending on the scale of the development, there could be implications on the biodiversity, landscape and indeed townscape of Belfast.</p> <p>Mitigation measures can however be implemented to offset any adverse effects, by encouraging development or enhancement of open and green space, which is particularly lacking in the City Centre.</p>	
	11. Protect & enhance soil quality	++	19, 20 
		+	12, 14-18, 21 
0		2-7, 11 	
?		10, 13 ( <i>tourism &amp; land availability</i> ) 	
+/-		1, 8, 9 ( <i>population, employment lands &amp; mixed uses</i> ) 	

SA Theme	SA Objective	Compatibility with LDP Objectives									
		Whilst new physical economic development and housing development could help remedy soil contamination and bring sites back into use, it may increase pressure on developing greenfield sites.									
	12. Protect, conserve & enhance the historic environment, heritage assets & their settings	<table border="1"> <tr> <td style="background-color: #008000; color: white; text-align: center;">++</td> <td>3, 6 </td> </tr> <tr> <td style="background-color: #00b050; color: white; text-align: center;">+</td> <td>4, 5, 11, 13-16, 18-20 </td> </tr> <tr> <td style="background-color: #fff9c4; text-align: center;">0</td> <td>12, 17, 21 </td> </tr> <tr> <td style="background-color: #cccccc; text-align: center;">?</td> <td>8-10 (<i>employment lands, mixed uses &amp; tourism</i>) </td> </tr> <tr> <td style="background-color: #6495ed; color: white; text-align: center;">+/-</td> <td>1, 2, 7 (<i>population, housing &amp; integration</i>) </td> </tr> </table> <p style="background-color: #e1f5fe;">New physical development to bring historic buildings, buildings of local importance and buildings on the risk register back into use may have a positive impact on the sustainable reuse of existing buildings. However the city centre is currently designated as an 'Area of Archaeological Potential', and additional development may remove previously unrecorded archaeological sites.</p> <p style="background-color: #e1f5fe;">Depending on the scale of the development, there could be implications on the landscape and indeed townscape of Belfast.</p>	++	3, 6 	+	4, 5, 11, 13-16, 18-20 	0	12, 17, 21 	?	8-10 ( <i>employment lands, mixed uses &amp; tourism</i> ) 	+/-
++	3, 6 										
+	4, 5, 11, 13-16, 18-20 										
0	12, 17, 21 										
?	8-10 ( <i>employment lands, mixed uses &amp; tourism</i> ) 										
+/-	1, 2, 7 ( <i>population, housing &amp; integration</i> ) 										
13. Protect, maintain & enhance the quality of Belfast's distinctive landscape & geodiversity	<table border="1"> <tr> <td style="background-color: #008000; color: white; text-align: center;">++</td> <td>3, 18-20 </td> </tr> <tr> <td style="background-color: #00b050; color: white; text-align: center;">+</td> <td>5, 6, 12, 14, 15, 17, 21 </td> </tr> <tr> <td style="background-color: #fff9c4; text-align: center;">0</td> <td>4, 7, 13, 16 </td> </tr> <tr> <td style="background-color: #cccccc; text-align: center;">?</td> <td>1, 10, 11 (<i>population, tourism, &amp; connectivity</i>) </td> </tr> <tr> <td style="background-color: #6495ed; color: white; text-align: center;">+/-</td> <td>2, 8, 9 (<i>housing, employment lands &amp; mixed uses</i>) </td> </tr> </table> <p style="background-color: #e1f5fe;">Depending on the scale of the development, there could be implications on the landscape and indeed townscape of Belfast, and pressure may be put on existing open space and greenfield sites.</p>	++	3, 18-20 	+	5, 6, 12, 14, 15, 17, 21 	0	4, 7, 13, 16 	?	1, 10, 11 ( <i>population, tourism, &amp; connectivity</i> ) 	+/-	2, 8, 9 ( <i>housing, employment lands &amp; mixed uses</i> ) 
++	3, 18-20 										
+	5, 6, 12, 14, 15, 17, 21 										
0	4, 7, 13, 16 										
?	1, 10, 11 ( <i>population, tourism, &amp; connectivity</i> ) 										
+/-	2, 8, 9 ( <i>housing, employment lands &amp; mixed uses</i> ) 										

SA Theme	SA Objective	Compatibility with LDP Objectives	
14. Protect & enhance open space & natural greenspace including Belfast's countryside asset	++	12, 18-20 	
	+	3, 5-7, 11 13-15, 17, 21 	
	0	4, 16 	
	?	10 ( <i>tourism</i> ) 	
	+/-	1, 2, 8, 9 ( <i>population, housing, employment lands &amp; mixed uses</i> ) 	
	Depending on the scale of the development, there could be implications on the landscape and indeed townscape of Belfast, and pressure may be put on existing open space and greenfield sites.		
15. Promote the sustainable management of waste	++	16 	
	+	5, 12, 17 	
	0	3, 4, 6, 7, 11, 13-15, 18-21 	
	+/-	1, 2, 8-10 ( <i>population, housing, employment lands, mixed uses &amp; tourism</i> ) 	
	Whilst the plan could encourage better design of new development that incorporates 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.		
16. Promote the quality, efficient use of water resources	++	12, 14, 21 	
	+	11, 15, 17, 19, 20 	
	0	3-7, 13, 16, 18 	
	+/-	1, 2, 8-10 ( <i>population, housing, employment lands, mixed uses &amp; tourism</i> )	

SA Theme	SA Objective	Compatibility with LDP Objectives	
		 <p>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>	
	17. Reduce air pollution & ensure continued improvements to air quality	++	11, 13-15, 17-20 
		+	8, 9, 12, 16, 21 
		0	3-7 
		?	1, 2 ( <i>population &amp; housing</i> ) 
		+/-	10 ( <i>tourism</i> ) 
		<p>The potential for new development could increase air pollution through increased traffic, congestion and fuel emissions. However, measures to mitigate air pollution could be planned for through efficient designs, increased public transport networks, and increased use of sustainable modes of transport.</p>	
	18. Support mitigation efforts to reduce greenhouse gas emissions and the transition to a Low Carbon Economy	++	1, 13 
		+	8, 9, 11, 12, 14-17, 19-21 
		0	2-7, 10, 18 
	19. Support the adaptation to Climate Change & effectively manage flood risk	++	12-21 
		+	2, 3, 5, 6, 11 
		0	4, 7 
		+/-	1, 8-10 ( <i>population, employment lands, mixed uses &amp; tourism</i> ) 

SA Theme	SA Objective	Compatibility with LDP Objectives
		<p>Growing the population and supporting the economic development of Belfast as a competitive place, along with the need to provide additional housing, could cause potential tensions with further pressure of flood risk as well as adding to the factors of climate change.</p> <p>There is potential therefore for conflict between the demand for development and the need to avoid floodplain development.</p>

#### Compatibility of the SA Objectives with the LDP Objectives



## APPENDIX 11

### **DRAFT PLAN STRATEGY: SA APPRAISAL**

---

- 1.1 This appendix presents the results of the appraisal of options for the Draft Plan Strategy.
- 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 sits within the same themes as presented in the Preferred Options Paper.
- 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.

Strategy	Theme	Policy	Table (B)
Strategic Policies		SP1 – SP8	1 – 8
Spatial Development Strategy		SD1 – SD3	9 – 11
Shaping a Liveable Place	Housing	HOU1 – HOU13	12 – 28
	Urban Design	DES1 – DES4	29 – 32
	Residential Design	RD1 – RD3	33 – 35
	Built Heritage	BH1 – BH6	36 – 41
	Community Cohesion and Good Relations	CGR1 – CGR2	42 – 43
	Promoting Healthy Communities	HC1	44
	Community Infrastructure	CI1 – CI2	45 – 46
Creating a Vibrant Economy	Economic Growth	EC1 – EC7	47 – 53
	Retail	RET1 – RET6	54 – 59
	City Centre	CC1	60
	Supporting Tourism, Leisure and Cultural Development	TLC1 – TLC4	61 – 64
A Smart, Connected, Resilient Place	Infrastructure, Telecommunications and Utilities	ITU1 – ITU3	65 – 67
	Renewable Energy	ITU4	68
	Waste/ Infrastructure	W1 – W5	69 – 73
	Minerals	M1	74
	Transportation	TRAN1 – TRAN12	75 – 86
	Environmental Resilience	ENV1 – ENV5	87 – 91
A Green and Active Place	Open Space	GB1, OS1 – OS7	92 – 99
	Natural Heritage	NH1	100
	Trees	TRE1	101
	Landscape and Coast	LC1 – LC4	102
	Development in the Countryside	DC1 – DC13	103

Draft Plan Strategy: Themes & Policies

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

<b>--</b> Significant Negative	<b>-</b> Minor Negative	<b>?</b> Unknown Effect	<b>+/-</b> Mixed Effects	<b>0</b> No Effect or Relationship	<b>+</b> Minor Positive	<b>++</b> Significant Positive
--------------------------------------	-------------------------------	-------------------------------	--------------------------------	--	-------------------------------	--------------------------------------

**SA Appraisal Key**

- 1.5 The SA Framework is shown again for reference. As noted in the SA Report, following consultation on the POP and Interim SA Report, the framework was updated and re-ordered. The scoring of the appraisals for the Draft Plan Strategy has been based on this updated framework.
- 1.6 Following this is a summary table which clarifies where reasonable alternatives were identified for each policy option, and if not, the reasons why they were scoped out. In particular it shows where existing policies or legislation will be reflected in the LDP.
- 1.7 The detailed narrative tables and matrices for each policy option are then presented in full.
- 1.8 Draft Strategic Policies SP3, SP6 and SP8 are transposed in more detail and fully appraised under later policies of the plan, thus there is no specific appraisal or matrix for each of these. Full details are given under each where this is the case.

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

**Draft Plan Strategy: SA Framework**

## SUSTAINABILITY APPRAISAL OF DRAFT PLAN STRATEGY: SCOPING OUT REASONABLE ALTERNATIVES

Reasonable Alternatives?		Reason			Comments
		No alternative identified	Existing policy or legislation		
<b>STRATEGIC POLICIES</b>					
SP1	Growth Strategy	N	✓		LDP's Growth Strategy is based on this option, with strong support in POP
SP2	Sustainable Development	N		✓	Option required to uphold the aims of RDS & SPPS
SP3	Improving Health and Wellbeing	N	✓		Appraised under draft policy HC1
SP4	Community Cohesion and Good Relations	N	✓		Strong support for option in POP
SP5	Positive Placemaking	N	✓		POP identified inclusion of specific policy in LDP as the only realistic option
SP6	Environmental Resilience	N	✓		POP identified inclusion of specific policy in LDP as the only realistic option Appraised under draft policies ENV2 & ENV3
SP7	Connectivity	N		✓	Option required to uphold the aims of SPPS
SP8	Green and Blue Infrastructure Network	N	✓		POP identified inclusion of specific policy in LDP as the only realistic option Appraised under draft policy GB1

Reasonable Alternatives?		Reason		Comments	
		No alternative identified	Existing policy or legislation		
<b>SPATIAL DEVELOPMENT STRATEGY</b>					
SD1	Settlement Hierarchy	N		✓	Option required to uphold the aims of RDS
SD2	Settlement Areas	Y			Reasonable alternatives identified and appraised
SD3	City Centre	Y			Reasonable alternatives identified and appraised
<b>SHAPING A LIVEABLE PLACE</b>					
HOU1	Accommodating new homes	Y			Reasonable alternatives identified and appraised
HOU2	Windfall Housing	Y			Reasonable alternatives identified and appraised
HOU3	Protection of Existing Residential Accommodation	Y			Reasonable alternatives identified and appraised
HOU4	Density of Residential Development	Y			Reasonable alternatives identified and appraised
HOU5	Affordable Housing	Y			Reasonable alternatives identified and appraised
HOU6	Housing Mix	N		✓	Continues existing regional policy approach of PPS12 Policy HS4

Reasonable Alternatives?		Reason		Comments
		No alternative identified	Existing policy or legislation	
HOU7	Adaptable and Accessible Accommodation	Y		Reasonable alternatives identified and appraised
HOU8	Specialist Residential Accommodation	N	✓	POP identified inclusion of specific policy in LDP as the only realistic option
HOU9	Traveller Accommodation	N		Option required to uphold the aims of RDS
HOU10	Housing Management Areas	N		Option required to uphold the aims of RDS & SPPS
HOU11	Intensive Housing Needs	N	✓	POP identified inclusion of specific policy in LDP as the only realistic option
HOU12	Large Scale Purpose Built Managed Student accommodation	N	✓	Option required to uphold the aims of RDS, SPPS, Belfast City Council's Supplementary Planning Guidance (Best Practice Guidance), Planning and Place Advice Note, & the HMO Subject Plan for Belfast
HOU13	Short-term Let Accommodation	Y		Reasonable alternatives identified and appraised
DES1	Principles of Urban Design	N		POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of SPPS
DES2	Masterplanning for Major Developments	Y		Reasonable alternatives identified and appraised
DES3	Tall Buildings	N	✓	POP identified inclusion of specific policy in LDP as the only realistic option

Reasonable Alternatives?		Reason		Comments
		No alternative identified	Existing policy or legislation	
DES4	Advertisements and Signage	Y		Reasonable alternatives identified and appraised
RD1	New Residential Developments	Y		Reasonable alternatives identified and appraised
RD2	Residential Extensions and Alterations	Y		Reasonable alternatives identified and appraised
RD3	Conversion or Sub-division of Existing Buildings for Residential Use	Y		Reasonable alternatives identified and appraised
BH1	Listed Buildings	N		✓ Option required to uphold the aims of RDS
BH2	Conservation Areas	N		✓ Option required to uphold the aims of SPPS
BH3	Areas of Townscape Character	N		✓ Option required to uphold the aims of SPPS
BH4	Works to Grounds affecting Built Heritage Assets	N		✓ Option required to uphold the aims of SPPS
BH5	Archaeology	N		✓ Option required to uphold the aims of SPPS
BH6	Parks, Gardens and Demesnes of Special Historic Interest	N		✓ Option required to uphold the aims of SPPS

Reasonable Alternatives?			Reason		Comments
			No alternative identified	Existing policy or legislation	
CGR1	Community Cohesion and Good Relations	N	✓		Only one realistic option for this high-level criteria based policy, alongside the high level statement in Strategic Policy SP4
CGR2	Meanwhile Uses Interface Areas	N	✓		Inclusion of specific policy in LDP is the only realistic option
HC1	Promoting Healthy Communities	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of SPPS
CI1	Community Infrastructure	N	✓		POP identified inclusion of specific policy in LDP as the only realistic option
CI2	Cemeteries and Crematoria	N	✓		No reasonable alternatives were identified based on the scoping evidence
<b>CREATING A VIBRANT ECONOMY</b>					
EC1	Delivering Economic Growth	N		✓	Option required to uphold the aims of RDS
EC2	Employment Land Supply	Y			Reasonable alternatives identified and appraised
EC3	Major Employment and Strategic Employment Locations	N		✓	Option required to uphold the aims of RDS & SPPS
EC4	Loss of Zoned Employment Land	N		✓	Option required to uphold the aims of RDS & SPPS

Reasonable Alternatives?			Reason		Comments
			No alternative identified	Existing policy or legislation	
EC5	Industry, Storage and Distribution Uses	N		✓	Option required to uphold the aims of RDS & SPPS
EC6	Office Development	N		✓	Option required to uphold the aims of RDS & SPPS
EC7	Higher Education Institutions	N		✓	Option required to uphold the aims of RDS & SPPS
RET1	Establishing a Centre Hierarchy	N		✓	Option required to uphold the aims of RDS & SPPS
RET2	Out of Centre Development	N		✓	Option required to uphold the aims of RDS & SPPS
RET3	District Centre, Local Centre and City Corridors	N		✓	Option required to uphold the aims of SPPS
RET4	Retail Warehousing	N	✓		No reasonable alternatives were identified based on the scoping evidence
RET5	Primary Retail and Leisure Area	N	✓		No reasonable alternatives were identified based on the scoping evidence
RET6	Temporary and Meanwhile Uses	N		✓	Option required to uphold the aims of RDS & SPPS
CC1	Development Opportunity Sites	N	✓		Inclusion of specific policy in LDP is the only realistic option

Reasonable Alternatives?		Reason			Comments
		No alternative identified	Existing policy or legislation		
TLC1	Supporting Tourism, Leisure and Cultural Development	Y			Reasonable alternatives identified and appraised
TLC2	Existing Tourism Leisure and Cultural Facilities and Assets	N		✓	Option required to uphold the aims of RDS, SPPS, the Belfast Agenda and the Council's Integrated Tourism Strategy
TLC3	Overnight Visitor Accommodation	N		✓	Option required to uphold the aims of RDS, SPPS, the Belfast Agenda and the Council's Integrated Tourism Strategy
TLC4	Evening and Night-Time Economy	N		✓	Option required to uphold the aims of RDS, SPPS, the Belfast Agenda and the Council's Integrated Tourism Strategy
<b>A SMART CONNECTED AND RESILIENT PLACE</b>					
ITU1	Telecommunications Development	N		✓	Option required to uphold the aims of SPPS and PPS10
ITU2	Water and Sewerage Infrastructure	N		✓	Option required to uphold the aims of SPPS
ITU3	Electricity and Gas Infrastructure	N		✓	Option required to uphold the aims of SPPS
ITU4	Renewable Energy	N		✓	Option required to uphold the aims of the Climate Change Act, SPPS and PPS18
W1	Environmental Impact of a Waste Management Facility	N		✓	Option required to uphold the aims of SPPS and Policy WM1 of PPS11

Reasonable Alternatives?			Reason		Comments
			No alternative identified	Existing policy or legislation	
W2	Waste Collection and Treatment Facilities	N		✓	Option required to uphold the aims of SPPS and Policy WM2 of PPS11
W3	Waste Disposal	N		✓	Option required to uphold the aims of SPPS and Policy WM3 of PPS11
W4	Land Improvement	N		✓	Option required to uphold the aims of SPPS and Policy WM4 of PPS11
W5	Development in the Vicinity of Waste Management Facilities	N		✓	Option required to uphold the aims of SPPS and Policy WM5 of PPS11
M1	Minerals	N		✓	Option required to uphold the aims of the PSRNI, RDS and SPPS
TRAN 1	Active Travel – Walking and Cycling	N		✓	Option required to uphold the aims of the RDS and SPPS
TRAN 2	Creating an Accessible Environment	N		✓	Option required to uphold the aims of SPPS and PPS3
TRAN 3	Transport assessment	N		✓	Option required to uphold the aims of SPPS, PPS3 and PPS13
TRAN 4	Travel Plan	N		✓	Option required to uphold the aims of SPPS and PPS3
TRAN 5	New Transport Schemes	N		✓	Option required to uphold the aims of SPPS and PPS3

Reasonable Alternatives?			Reason		Comments
			No alternative identified	Existing policy or legislation	
TRAN 6	Access to Public Roads	N		✓	Option required to uphold the aims of SPPS, PPS3 and DCAN15
TRAN 7	Access to Protected Routes	N		✓	Option required to uphold the aims of SPPS, PPS3, PPS21 and DCAN15
TRAN 8	Car Parking and Servicing Arrangements	N		✓	Option required to uphold the aims of the RDS, SPPS, PPS3, PPS21 and the Regional Transport Network Transport Plan 2015
TRAN 9	Parking Standards within Areas of Parking Restraint	N		✓	Option required to uphold the aims of the RDS and SPPS
TRAN 10	Design of Car Parking	N		✓	Option required to uphold the aims of SPPS and PPS3
TRAN 11	Provision of Public and Private Car Parks	N		✓	Option required to uphold the aims of SPPS and PPS3
TRAN 12	Temporary Car Parks	N		✓	Option required to uphold the aims of SPPS and PPS3
ENV1	Environmental Quality	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of SPPS
ENV2	Mitigating Environmental Change	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of the RDS and SPPS
ENV 3	Adapting to Environmental Change	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of the RDS and SPPS

Reasonable Alternatives?			Reason		Comments
			No alternative identified	Existing policy or legislation	
ENV4	Flood Risk	N		✓	Option required to uphold the aims of SPPS
ENV5	Sustainable Drainage Systems (SUDS)	N		✓	Option required to uphold the aims of the RDS, SPPS and the Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2003
<b>A GREEN AND ACTIVE PLACE</b>					
GB1	Green and Blue Infrastructure Network	N	✓		POP identified inclusion of specific policy in LDP as the only realistic option
OS1	Protection of Open Space	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of the RDS and SPPS
OS2	New Open Space within Settlements	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of the RDS and SPPS
OS3	Ancillary Open Space	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of SPPS
OS4	New Open Space Outside Settlements	N		✓	POP identified inclusion of specific policy in LDP as the only realistic option to meet the aims of SPPS
OS5	Intensive Sports Facilities	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of SPPS
OS6	Facilities Ancillary to Water Sports	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of SPPS
OS7	Floodlighting	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of SPPS

Reasonable Alternatives?			Reason		Comments
			No alternative identified	Existing policy or legislation	
NH 1	Protection of Natural Heritage Resources	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of SPPS
TRE1	Trees	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
LC1	Landscape	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
LC2	Lagan valley regional park	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
LC3	Belfast hills	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
LC4	Coastal areas	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC1	All Countryside Development General Policy Principles	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC2	Housing in the Countryside	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC3	Replacement Dwellings	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC4	The Conversion and Reuse of Existing Buildings	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS

Reasonable Alternatives?			Reason		Comments
			No alternative identified	Existing policy or legislation	
DC5	New Dwelling – Personal and Domestic Buildings	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC6	Dwellings for Non-Agricultural Business Enterprises	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC7	Ribbon Development	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC8	New Dwellings in Existing Clusters	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC9	Residential Caravans and Mobile Homes	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC10	New Dwellings on Farms	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC11	Agriculture	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC12	Farm Diversification	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS
DC13	Other Proposed Development in the Countryside	N		✓	Inclusion of specific policy in LDP is the only realistic option to meet the aims of the RDS and SPPS

**Draft Plan Strategy: Scoping out Reasonable Alternatives**

## SUSTAINABILITY APPRAISAL OF DRAFT PLAN STRATEGY: NARRATIVE TABLES AND ASSESSMENT MATRICES

STRATEGIC POLICIES	
Table B.1	<b>SP1 – GROWTH STRATEGY</b>
Reasons for Alternatives Considered	Selecting an appropriate growth scenario is the key decision underpinning many of the policies to be contained within the LDP. Three scenarios were considered within the Interim Sustainability Appraisal and Preferred Options Paper (POP). However, as the preferred option received strong support during public consultation, the LDP's Growth Strategy is based on this preferred growth option. No further alternatives are considered at this stage.
Option	<b>Supporting Baseline Employment Growth</b>
Summary	The LDP will support the most likely economic growth scenario: 46,000 additional jobs, a population over 400,000, 31,600 additional homes and 570,000 sq. m of employment floorspace over the plan period (2020-2035).
Social Effects	Significant positive effects: Reducing deprivation due to job creation, access to local services  Minor positive effects: Improving health and well-being, providing good quality housing
Economic Effects	Significant positive effect: Ensuring increased access to employment opportunities  Minor positive effects: Allowing Belfast to compete economically and encouraging sustainable travel
Environmental Effects	Significant positive effect: Protection and enhancement of the built environment  Minor negative effect: Biodiversity, habitats and species
Reasons for Selecting Preferred Option	The growth strategy represents the minimum level of growth required to support the economic growth aspirations 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. It can also be accommodated without many of the potential environmental harm that could arise from a higher level of growth.
Mitigation	When allocating land, sites should be prioritised that minimise distances between resident population and their places of work. The negative impacts on biodiversity can be mitigated through the use of key site requirements to protect any valuable assets when zoning land. Flood risk implication should also be considered when allocating land and any negative impacts offset through use of more sustainable construction methods and flood risk mitigation.  Problems associated with the capacity for waste water treatment should be mitigated through the effective management of infrastructure investment in line with development. LDP policies should be included to ensure that new economic development can make a positive contribution to the transition to a low carbon economy.
Timescale of effect	The impacts on water quality may be negative in the short-term, but the effective management of waste water treatment infrastructure investment in line with development in the longer term should ensure quality and efficiency is maintained.

STRATEGIC POLICIES		SP1 – GROWTH STRATEGY	
SA Objectives	Option	Comments	
Social	1	++	The growth strategy will deliver increased employment options, assisting more people into work, and thereby helping to reduce deprivation and promote a more inclusive and equal society.
	2	+	Increased employment opportunities in the city will have a direct positive impact on the health, wellbeing and quality of life of the population.
	3	+	Improved job creation alongside an increased supply of housing will lead to improved choice of housing to meet residents' needs.
	4	o	There is not considered to be any effect on or relationship with this SA objective.
	5	o	There is not considered to be any effect on or relationship with this SA objective.
	6	++	A plan-led approach to delivering new residential development to sustain an increased population ensures access to local infrastructure services and facilities can be effectively planned.
Economic	7	++	The proposed growth strategy will result in job creation and increased access to employment opportunities for residents of the city.
	8	+	The growth strategy 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.
	9	+	The population and economic development growth proposed is likely to facilitate a well-integrated public 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. When allocating land, sites should be prioritised that minimise distances between resident population and their places of work.

STRATEGIC POLICIES		SP1 – GROWTH STRATEGY	
SA Objectives	Option	Comments	
Environmental	10	-	Development pressure to deliver new sites for employment and housing could have a minor negative effect on biodiversity and habitat, even on urban brownfield sites. This can be mitigated through the use of key site requirements to protect any valuable assets when zoning land.
	11	+	Economic growth could see existing contaminated brownfield sites brought back into active use, which is a positive for soil quality.
	12	++	Economic growth and increased housing growth could provide opportunities to bring disused, brownfield and heritage assets back into use thereby enhancing streetscapes and revitalising long standing areas of dereliction.
	13	+	The proposed growth can be readily accommodated within the existing urban footprint, preventing pressure on sensitive landscapes and geodiversity.
	14	+/-	Although pressure on the countryside should be minimised through this approach, delivering minor positive effects, some brownfield sites that have re-colonised as greenspace may be redeveloped, with consequent minor negative effects.
	15	+	Whilst increased growth will lead to an increase in waste, the waste arising from the proposed growth can be accommodated within existing infrastructure.
	16	+/-	Belfast has a healthy supply of water, so this is not considered to be an issue for growth. Similarly, the economic growth is not envisaged to include heavy industry that would require significant volumes of water usage. However, there are capacity issues with the existing Waste Water Treatment (WWT) facilities in Belfast, which could prove to be a risk in the short term. However, the effective management of infrastructure investment in line with development in the longer term should ensure quality and efficiency is maintained.
	17	+	Planning to accommodate people and jobs within the city will reduce 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.
	18	+	Delivering an increased population whilst maintaining a compact urban form will ensure residents are located close to places of work, encouraging more sustainable travel modes than the private car. This would make a positive contribution to the aim of a low carbon economy. This can be further enhanced by ensuring that 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.
	19	+/-	As above, ensuring residents are located close to their place of work with convenient access to services and facilities and more sustainable travel opportunities would make a positive contribution to climate change goals, including reducing greenhouse gas emissions. However, increased development could lead to increased risk of flooding, although this can be partially offset through use of more sustainable construction methods and flood risk mitigation.

**STRATEGIC POLICIES**

STRATEGIC POLICIES	
Table B.2	SP2 – SUSTAINABLE DEVELOPMENT
<b>Reasons for Alternatives Considered</b>	The LDP is the mechanism where the three pillars of sustainable development can be integrated – social, economic, and environmental factors – but a balanced approach is to be adopted to ensure that none of the pillars will be promoted over the others. Our communities and economies are completely dependent on the environment which encompasses them and this needs to be protected in the long term interest of the existing population and for future generations. Inclusion of a specific sustainable development policy in the LDP was therefore the only realistic option considered.
<b>Option</b>	<b>Sustainable Development</b>
<b>Summary</b>	The policy supports sustainable development where it accords with the Local Development Plan. A balanced approach is to be adopted to integrate the social economic and environmental factors that delivers long term benefits without compromising the needs of future generations.
<b>Social Effects</b>	The policy has a minor positive effect as it supports social inclusive growth to ensure that there is a diverse employment provision that would help to reduce deprivation. In supporting a mix of good quality housing it would meet the demographic needs and improve well-being. The policy supports sustainable development that improves the natural and built environment, to secure benefit for physical and mental health that will enhance the quality of life.
<b>Economic Effects</b>	The policy has a minor positive effect as it supports sustainable inclusive economic growth, to diversify and strengthen the economy. This would ensure the development of a competitive economy that is able to compete for investment and development that would provide diverse employment opportunities to ensure social inclusivity and tackle disadvantage.
<b>Environmental Effects</b>	The policy has a minor positive effect as it protects and enhances the city's built heritage and the natural environment. It promotes the reduction in greenhouse gas emissions to mitigate the effects of climate change by supporting, a compact spatial settlement pattern, the growth in renewable energy and sustainable transports modes of walking and cycling. Promoting good design to integrate the natural and built environments through the delivery of the green and blue infrastructure network would help to support biodiversity, protect green spaces, improve air quality, and to adapt to climate change by reducing flood risk.
<b>Reasons for Selecting Preferred Option</b>	The preferred policy option will achieve the RDS and SPPS aims for sustainable development. The preferred policy option adopts a balanced approach by integrating the complex social, economic, and environmental factors to deliver sustainable development that secures the long term public interest of the current and future generation as well as protecting the environment that supports society and the economy.
<b>Mitigation</b>	Mitigation or enhancement measures can be applied when promoting sustainable development, designating land to reduce travel distances, between neighbourhoods and employment opportunities; to minimise impacts on biodiversity, geodiversity and flood risk. It is also essential that provision is made for the integration of the built and natural environment through the delivery of the green and blue infrastructure network that would mitigate any impact on social, economic and environmental factors.
<b>Timescale of effect</b>	The effect would increase in the medium to long term as the development proposals are delivered in accordance to LDP Policies over the plan period.

STRATEGIC POLICIES		SP2 – SUSTAINABLE DEVELOPMENT	
SA Objectives	Option	Comments	
Social	1	+	The Policy is expected to have a minor positive effect by supporting a balanced approach to encourage inclusive employment opportunities. It would support the provision of a diverse range of job to suit different skill sets. In ensuring accessibility to employment locations would help to reduce deprivation.
	2	+	The Policy would have a minor positive effect as it would support development to improve the natural and built environment, to secure benefit for physical and mental health that will enhance wellbeing and quality of life.
	3	+	The Policy would have a minor positive effect as it would support the provision of a range of good quality housing types that can accommodate a diverse mix of need to suit demographic requirements.
	4	+	The Policy would have a minor positive effect as it would encourage good quality design and a greater diversity of land uses to generate greater footfall that would improve natural surveillance that would help to deter anti-social behaviour.
	5	+	The Policy would have a minor positive effect as a balanced approach is to be adopted to ensure that there is adequate provision for lifelong education opportunities that are easily accessible by sustainable modes of transport
	6	+	The Policy would have a minor positive effects as would protects and promote the development of local services and facilities that are highly accessible by sustainable modes of transport.
Economic	7	+	The policy would have a minor positive effect as it would provide good access to diverse range of employment opportunities suitable for a variety of skill sets. Connected by good public transport connections, walking and cycling network would ensure wider access to employment opportunities.
	8	+	The policy would have a minor positive effect as it is promoting sustainable inclusive economic growth, to diversify and strengthen the economy to strengthen Belfast as the regional economic driver
	9	+	The policy would have a minor positive effect as it will support development that will help to deliver an efficient, compact city form that is served by a highly accessible integrated transport network based on public transport, cycling and walking.

STRATEGIC POLICIES		SP2 – SUSTAINABLE DEVELOPMENT	
SA Objectives	Option	Comments	
Environmental	10	+	The policy would have a minor positive effect as it requires a balance approach with the integration of all three pillars of sustainable development – social, economic, and environmental factors and to ensure that none of the pillars will be promoted over the others. It recognises that the protection and enhancement of the biodiversity assets, habitats and species is an important element within the context of sustainable development.
	11	+	The policy would have a minor positive effect as a balanced approach is being adopted to deliver sustainable development which promotes development within the settlement limits focussing on reusing brownfield sites, where the opportunity to lies to remediate contaminated soils.
	12	+	The policy would have a minor positive effect as it requires a balance approach with the integration of all three pillars of sustainable development – social, economic, and environmental factors and to ensure that none of the pillars will be promoted over the others. In proactively promoting development the policy shall protect and enhance the City's built heritage, through the careful stewardship of the built heritage.
	13	+	The policy would have a minor positive effect as it requires a balance approach with the integration of all three pillars of sustainable development – social, economic, and environmental factors and to ensure that none of the pillars will be promoted over the others. It recognises that the protection and enhancement of the city's distinctive landscape setting and geodiversity is an important element within the context of sustainable development.
	14	+	The policy would have a minor positive effect as it requires a balance approach with the integration of all three pillars of sustainable development – social, economic, and environmental factors and to ensure that none of the pillars will be promoted over the others. It recognises that the protection and enhancement of spaces, green spaces and the countryside is an important element within the context of sustainable development.
	15	-	The policy would have a minor negative effect as population growth and more development will increase the amount of waste generated. This can be mitigated with the reuse of existing buildings to minimise construction waste, and the provision of recycling facilities to promote a circular economy.
	16	+/-	The policy would have a 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.
	17	+	The Policy would have a minor positive effects as it supports the requirement for new development sites to be highly accessible to public transport and within easy walking and cycling distance that could help to reduce air pollution. This reduces emissions from less sustainable modes of transport.
	18	+	The Policy would have a minor positive effects as it supports the requirement for new development sites to be highly accessible to public transport and within easy walking and cycling distance that could help to reduce Greenhouse gas emissions. It also supports sustainable development that promotes renewable energy and passive design solutions to reduce Greenhouse gas emissions and supports the transition to a low carbon economy.
	19	+	The Policy would have a minor positive effects. It will encourage more energy efficient design and sustainable travel modes of travel through better integration of public transport, walking and cycling routes. This would make a positive contribution to climate change goals through a reduction in GHG emissions to mitigate climate change. The integration of a blue and green infrastructure network would help to mitigate potential flood risk.

## STRATEGIC POLICIES

STRATEGIC POLICIES	
Table B.3	SP3 – IMPROVING HEALTH AND WELLBEING
Reasons for Alternatives Considered	The POP assessed the alternative option not to include a specific policy on health and wellbeing, which was discounted. As inclusion of a specific policy objective in the LDP is the only realistic option; no further reasonable alternatives have been identified for consideration at Draft Plan Strategy (DPS) stage.
Option	<b>Improving health and wellbeing</b>
Summary	Support for development that maximises opportunities to improve health and wellbeing, whilst resisting development that will result in harm. Seeks to develop sustainable neighbourhoods, with good access to local facilities and services by sustainable travel modes. Also seeks to promote healthy lifestyles and reduce pollution through careful design of new development.  <b>The draft strategic policy is transposed in more detail and fully appraised under draft policy HC1 Promoting Healthy Communities, thus there is no specific appraisal or matrix for this policy option.</b>
Social Effects	The social effects are considered in linked draft policy HC1 Promoting Healthy Communities
Economic Effects	The economic effects are considered in linked draft policy HC1 Promoting Healthy Communities
Environmental Effects	The environmental effects are considered in linked draft policy HC1 Promoting Healthy Communities
Reasons for Selecting Preferred Option	Considered at POP stage and no further reasonable alternatives at DPS.
Mitigation	Mitigation is considered in linked draft policy HCI Promoting Healthy Communities.
Timescale of effect	Timescale of effects are considered in linked draft policy HCI Promoting Healthy Communities.

**STRATEGIC POLICIES**

<b>STRATEGIC POLICIES</b>	
<b>Table B.4</b>	<b>SP4 – COMMUNITY COHESION AND GOOD RELATIONS</b>
<b>Reasons for Alternatives Considered</b>	<p>Belfast is a city emerging from many years of conflict. Effective planning for its future therefore cannot ignore the spatial legacy of ‘The Troubles’ nor the impact that community cohesion can have on the potential for future development and regeneration in the City. The RDS sets out clear policy aims and objectives to strengthen community cohesion and support urban renaissance. The SPPS recognises that the planning system has an important role in supporting government in 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.</p> <p>Three scenarios were considered through the POP, with the preferred option receiving very strong support during public consultation. This involves the inclusion of an over-arching strategic policy within the Plan Strategy to encourage all new developments to promote community cohesion and make a positive contribution to good relations. There is therefore only one policy option considered at this stage.</p>
<b>Option</b>	<b>High level support for community cohesion and good relations</b>
<b>Summary</b>	A high level, strategic statement of support for development that promotes community cohesion and good relations.
<b>Social Effects</b>	<p>Significant positive effect: Meeting housing needs</p> <p>Minor positive effects: Reducing deprivation, improving health and well-being and improving community safety.</p>
<b>Economic Effects</b>	Minor positive effect: Supporting the economic development of Belfast.
<b>Environmental Effects</b>	No significant or minor effects. There is not considered to be any effect or relationship with any of the environmental SA Objectives.
<b>Reasons for Selecting Preferred Option</b>	Encouraging development that contributes to an enhancement of community cohesion and good relations is important in realising the aspirations of the LDP. A high-level statement of support such as this helps set the framework for the delivery of a range of objectives, most notably in unlocking land for housing that will deliver a significant positive effect in relation to meeting housing needs. There are also a range of positive effects in relation to some of the other social and economic sustainability objectives.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Given the nature of community cohesion and good relations in the Belfast context, many of the benefits and impacts of this policy will only be realised in the longer-term.

STRATEGIC POLICIES		SP4 – COMMUNITY COHESION AND GOOD RELATIONS	
SA Objectives	Option	Comments	
Social	1	+	Community segregation is more prevalent in more deprived communities. This policy will contribute to a society where diversity is valued and in which communities have a shared sense of belonging, so is considered to have a positive effect in relation to reducing deprivation and inequality.
	2	+	More inclusive communities with strong community relation will have a positive impact on health and quality of life.
	3	++	A lack of community cohesion can be a significant barrier to the delivery of housing, particularly affordable housing, which can often prevent housing needs from being met in specific areas of the City. In seeking to overcome support development that improves good relations this policy will 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.
	4	+	Encouraging greater community cohesion and improving good relations will help reduce the fear of crime and actual instances of crime, with consequential benefits in terms of increased community safety. The policy will therefore have a positive effect in increasing community safety throughout the City.
	5	?	Encouraging greater community cohesion and improving good relations could encourage some within more deprived communities to feel more confident about accessing education and learning opportunities. However, the extent to which this policy would actively improve skills and education of residents by providing access to new or existing learning opportunities is uncertain.
	6	?	Encouraging greater community cohesion and improving good relations could encourage some within more deprived communities to feel more confident about accessing local services and facilities. However, the extent to which this policy would actively enhance access to local services and facilities is uncertain.
Economic	7	?	Encouraging greater community cohesion and improving good relations could encourage some within more deprived communities to feel more confident about accessing employment opportunities. However, the extent to which this policy would actively improve access to employment is uncertain.
	8	+	Improving community cohesion and good relations will contribute to City-wide and have a 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. The policy therefore provides a positive effect in supporting the economic development of Belfast as a competitive place and contribute to its role as a regional economic driver.
	9	?	Linked to SA objective 4 above, encouraging greater community cohesion and improving good relations will help reduce the fear of crime and actual instances of crime, with consequential benefits in terms of increased community safety. This may encourage an environment in which people feel safe to navigate by sustainable travel means, such as walking and cycling. However, the extent to which this policy would actively supported integrated transport systems and sustainable travel is unknown.

STRATEGIC POLICIES		SP4 – COMMUNITY COHESION AND GOOD RELATIONS	
SA Objectives	Option	Comments	
Environmental	10	o	There is not considered to be any effect on or relationship with this SA objective.
	11	o	There is not considered to be any effect on or relationship with this SA objective.
	12	o	There is not considered to be any effect on or relationship with this SA objective.
	13	o	There is not considered to be any effect on or relationship with this SA objective.
	14	o	There is not considered to be any effect on or relationship with this SA objective.
	15	o	There is not considered to be any effect on or relationship with this SA objective.
	16	o	There is not considered to be any effect on or relationship with this SA objective.
	17	o	There is not considered to be any effect on or relationship with this SA objective.
	18	o	There is not considered to be any effect on or relationship with this SA objective.
	19	o	There is not considered to be any effect on or relationship with this SA objective.

## STRATEGIC POLICIES

STRATEGIC POLICIES	
<b>Table B.5</b>	<b>SP5 – POSITIVE PLACEMAKING</b>
<b>Reasons for Alternatives Considered</b>	The POP assessed the alternative option not to include a specific policy on positive placemaking, which was discounted. As inclusion of a specific policy objective in the LDP is the only realistic option; no further reasonable alternatives have been identified for consideration at DPS stage.
<b>Option</b>	<b>Draft policy OP – Placemaking</b> The SPPS acknowledges that the planning system can play an important role in helping to better the lives of people and communities, this placemaking policy aims to help improve the development process by highlighting the need for urban stewardship and collaboration encouraging successful relationships not only between buildings and spaces but also with the people using them.
<b>Summary</b>	The policy supports the LDP and SPPS and seeks to ensure that new development maximises opportunities to achieve the 10 qualities of successful urban places, as set out in 'Living Places: An Urban Stewardship and design Guide for Northern Ireland'. All development proposals should take account and aspire to achieve the qualities of successful urban places as highlighted within SPPS.
<b>Social Effects</b>	This overarching policy will deliver positive social effects promoting accessible, inclusive and sustainable development that encourages collaboration between all relevant stakeholders within the development process.
<b>Economic Effects</b>	This policy will deliver positive economic effects promoting attractive, sustainable and investable environment for the future growth of the city.
<b>Environmental Effects</b>	This policy will deliver positive environmental effects with regard to the protection of the historic environment promoting distinctive places whilst being responsible and viable, contributing to combatting the effects of climate change.
<b>Reasons for Selecting Preferred Option</b>	The ever changing social, economic and environmental conditions will require a greater awareness of how development can have a positive impact on the issues facing Belfast, from improving health and well-being to the economic viability of the city centre. Placemaking offers a holistic approach that aims to balance a range of these issues and opportunities by way of a collaborative process that aims to fulfil the LDP vision.
<b>Mitigation</b>	No significant negative effects are anticipated
<b>Timescale of effect</b>	Medium to long term positive effects.

STRATEGIC POLICIES		SP5 – POSITIVE PLACEMAKING	
SA Objectives	Option	Comments	
Social	1	++	Policy also seeks to address deprivation through integration of the 10 qualities of placemaking which is considered to enhance social inclusion and equality considerations in assessing development proposals. Therefore the policy will have a significant positive effect on this SA objective.
	2	++	Policy seeks to address quality of life and improve health & wellbeing as a result of new development proposals. Therefore the policy will have a significant positive effect on this SA objective.
	3	+	Policy seeks to create safe, attractive and sustainable neighbourhoods and quality design - this will also apply to housing proposals and therefore the policy will have a minor positive effect on this SA objective.
	4	+	Policy seeks to create safe, attractive and sustainable neighbourhoods, quality design and improved health/wellbeing - this will assist in creating active and vibrant communities which will also help reduce crime and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	+	Policy seeks to create sustainable neighbourhoods, integration of land use and transport and accessibility for all - this will also apply to access to local services and therefore the policy will have a minor positive effect on this SA objective.
Economic	7	+	Policy seeks to create sustainable neighbourhoods, integration of land use and transport and accessibility for all - this will also apply to access to local employment and therefore the policy will have a minor positive effect on this SA objective.
	8	+	Policy seeks to create attractive places and quality design - this will also assist in making the city an attractive location for investment and support its role as regional economic driver. Therefore the policy will have a minor positive effect on this SA objective.
	9	+	Policy also seeks to integrate land use and transport and promote accessible, sustainable and active travel and therefore the policy will have a minor positive effect on this SA objective.
Environmental	10	+	Policy seeks to create attractive places this will also include natural heritage assets and biodiversity interests and therefore the policy will have a minor positive effect on this SA objective.
	11	o	Policy not considered to have any direct effect on or relationship with this SA objective.

STRATEGIC POLICIES		SP5 – POSITIVE PLACEMAKING	
SA Objectives	Option	Comments	
	12	+	Policy seeks to promote high quality contextual development that will respond positively to, and draw inspiration from, the local context and reinforce a sense of place. This will protect archaeological and built heritage assets such as listed buildings, conservation areas and areas of townscape character. This policy is considered to have a significantly positive effect on this SA objective.
	13	+	Policy seeks to create attractive places this will also include landscape and geodiversity interests and therefore the policy will have a minor positive effect on this SA objective.
	14	+	Policy seeks to promote healthy lifestyles, create sustainable neighbourhoods this will also apply to open space and countryside and therefore the policy will have a minor positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	Policy seeks to integrate land use and transport and promote sustainable travel and therefore the policy will have a minor positive effect on this SA objective.
	18	+	Policy seeks to integrate land use and transport and promote sustainable travel and therefore the policy will have a minor positive effect on this SA objective.
	19	+	Policy seeks to integrate land use and transport and promote sustainable travel and therefore the policy will have a minor positive effect on this SA objective.

**STRATEGIC POLICIES**

<b>Table B.6</b>	<b>SP6 – ENVIRONMENTAL RESILIENCE</b>
<b>Reasons for Alternatives Considered</b>	The POP assessed the alternative option not to include a specific policy on environmental resilience, which was discounted. As inclusion of a specific policy objective in the LDP is the only realistic option; no further reasonable alternatives have been identified for consideration at DPS stage.
<b>Option</b>	<b>Draft Strategic Policy SP6– Environmental Resilience</b>
<b>Summary</b>	Support for development that helps to reduce GHG emissions and is adaptable to environmental change. Seeks to build environmental resilience and support the transition to a low carbon future.  <b>The draft strategic policy is transposed in more detail and fully appraised under draft policies ENV2 and ENV3, thus there is no specific appraisal or matrix for this policy option.</b>
<b>Social Effects</b>	The social effects are considered in linked draft policies ENV2 and ENV3.
<b>Economic Effects</b>	The economic effects are considered in linked draft policies ENV2 and ENV3.
<b>Environmental Effects</b>	The environmental effects are considered in linked draft policies ENV2 and ENV3.
<b>Reasons for Selecting Preferred Option</b>	Considered at POP stage and no further reasonable alternatives at DPS.
<b>Mitigation</b>	Mitigation is considered in linked draft policies ENV2 and ENV3.
<b>Timescale of effect</b>	Timescale of effects are considered in linked draft policies ENV2 and ENV3.

## STRATEGIC POLICIES

<b>Table B.7</b>	<b>SP7 – CONNECTIVITY</b>
<b>Reasons for Alternatives Considered</b>	No alternatives were considered – SPPS – integrate transport and land use planning to improve connectivity and accessibility by active travel and public transport.
<b>Option</b>	<b>New policy option to enhance connectivity to and within the city.</b>
<b>Summary</b>	Support for patterns and forms of development that improve connectivity to and within the city by active travel and public transport and reduce the need to travel by private vehicles.
<b>Social Effects</b>	Improve the ability of local communities and disadvantaged groups to access goods and services promoting accessibility and reducing deprivation and improving health and wellbeing by promoting active modes. The policy will encourage good quality design in the layout of developments to encourage accessibility. Significant positive effect on 2 of the Social SA objectives (1,2, deprivation, improving health,)
<b>Economic Effects</b>	The policy seeks to improve accessibility and therefore is considered to maintain and enhance the economic prosperity of city. The policy will have a major positive effect on promoting an integrated transport system and encouraging sustainable travel. Significant positive effect on two of the SA objectives (8, 9), economic development and integrated transport system.
<b>Environmental Effects</b>	Significant positive effect on reducing air pollution and ensuring continued improvements to the air quality. Significant positive effect on mitigation to reduce greenhouse gas emissions and transition to a low carbon economy through promoting accessibility and sustainable modes of travel. Significant positive effect on three of the SA objectives (17, 18, 19), Air pollution, mitigation efforts reducing greenhouse gas and mitigating climate change.
<b>Reasons for Selecting Preferred Option</b>	Policy is in line with the SPPS.
<b>Mitigation</b>	The integration of land use and transport must be supported by mitigation measures to manage travel demand and encourage use of sustainable modes. The policy supports patterns and forms of development that will reduce the need to travel by private vehicles. Public transport services and active travel modes must be part of an integrated transport network and offer high quality, affordable services to ensure an alternative and viable transport choice.
<b>Timescale of effect</b>	Effects are likely to be realised and increase over the medium and long term as connectivity is improved and opportunities increase for sustainable travel.

STRATEGIC POLICIES		SP7 – CONNECTIVITY	
SA Objectives	Option	Comments	
Social	1	++	The policy will improve the ability of local communities, in particular disadvantaged or vulnerable groups to access employment and important services such as healthcare, education, shopping and leisure. It is therefore considered to have a significant positive effect on reducing deprivation and encouraging an inclusive and equal society.
	2	++	Promoting accessibility by a range of modes including active travel will have a significant positive effect on the health and well-being of citizens.
	3	+	This policy will encourage good quality design in the layout of new residential developments to encourage accessibility and connectivity and therefore will have a minor positive effect.
	4	0	This policy is not considered to have any direct effect or relationship with this objective.
	5	0	This policy is not considered to have any direct effect or relationship with this objective.
	6	+	The policy aims to improve the ability of citizens to access local services by promoting accessibility and connectivity throughout the city and reducing the need to travel by supporting sustainable patterns of development. It is therefore considered to have a minor positive effect.
Economic	7	+	The policy will improve the ability of citizens to access local employment opportunities by promoting accessibility and connectivity throughout the city by a range of modes. It will therefore have a minor positive effect.
	8	++	Improving accessibility to and within Belfast is important to maintain and improve the economic prosperity of the city. This policy is considered to have a major positive effect.
	9	++	This policy will support patterns and forms of development that reduce the need to travel by private vehicles and seek to improve accessibility to and within the city by active travel and public transport. It is considered that this policy will have a major positive effect.
Environmental	10	0	This policy is unlikely to have any significant impact on this objective.
	11	0	This policy is unlikely to have any significant impact on this objective.

STRATEGIC POLICIES		SP7 – CONNECTIVITY	
SA Objectives	Option	Comments	
	12	+	Improving accessibility to and within Belfast by sustainable modes can enhance the historic environment and setting by reducing congestion. Therefore it is considered to have a minor positive effect.
	13	0	This policy is unlikely to have any significant impact on this objective.
	14	0	This policy is unlikely to have any significant impact on this objective.
	15	0	This policy is not considered to have any direct effect or relationship with this objective.
	16	0	This policy is not considered to have any direct effect or relationship with this objective.
	17	++	This policy aims to reduce the need for motorised travel and therefore should have a major positive effect on this objective. There are 4 air quality management areas in Belfast designated due to poor air quality caused by nitrogen dioxide (NO2) from road transport.
	18	++	The draft policy should lead to the reduction of greenhouse gas emissions from transport by reducing the need to travel and promoting accessibility by sustainable modes of travel. It is considered that this policy will have a significant positive effect.
	19	++	The policy could have a significant positive effect by integrating transport and land use planning, promoting accessibility by sustainable modes of travel and reducing the need to travel. This should mitigate against the impact of climate change.

**STRATEGIC POLICIES**

<b>Table B.8</b>	<b>SP8 – GREEN AND BLUE INFRASTRUCTURE NETWORK</b>
<b>Reasons for Alternatives Considered</b>	The POP assessed the alternative option not to include a specific policy on Green and Blue Infrastructure, which was discounted. As inclusion of a specific policy objective in the LDP is the only realistic option; no further reasonable alternatives have been identified for consideration at DPS stage.
<b>Option</b>	<b>Specific policy option to support development of a green and blue infrastructure network</b>
<b>Summary</b>	Support for development of green and blue infrastructure network, including designating and safeguarding sites and accesses. It will help to connect open spaces and green corridors to provide recreational, environmental, ecological, wellbeing, socio-cultural and economic benefits for Belfast.  <b>The draft strategic policy is transposed in more detail and fully appraised under draft policy GB1 Green and Blue Infrastructure, thus there is no specific appraisal or matrix for this policy option.</b>
<b>Social Effects</b>	The social effects are considered in linked draft policy GB1 Green and Blue Infrastructure.
<b>Economic Effects</b>	The economic effects are considered in linked draft policy GB1 Green and Blue Infrastructure.
<b>Environmental Effects</b>	The environmental effects are considered in linked draft policy GB1 Green and Blue Infrastructure.
<b>Reasons for Selecting Preferred Option</b>	Considered at POP stage and no further reasonable alternatives at Draft Plan Stage (DPS).
<b>Mitigation</b>	Mitigation is considered in linked draft policy GB1.
<b>Timescale of effect</b>	Timescale of effects are considered in linked draft policy GB1.

## SPATIAL DEVELOPMENT STRATEGY

SPATIAL DEVELOPMENT STRATEGY	
Table B.9	SD1 – SETTLEMENT HIERARCHY
Reasons for Alternatives Considered	The settlement strategy is fundamental to the delivery of the LDP and regional policy requires the allocation of housing in relation to each settlement. Given that much of the District consists of a single continuous built up area and the RDS guidance, there is only one realistic option for the settlement hierarchy.
Option	<b>Option 1 – Maintain existing settlement hierarchy</b>
Summary	Designation of existing settlements in accordance with the RDS Spatial Framework.
Social Effects	No significant effects. Minor positive effect in relation to the opportunity to provide good quality housing and enhancing access to local services.
Economic Effects	No significant effects. Minor positive effect in relation to supporting Belfast's role as the regional economic driver.
Environmental Effects	No significant effects. Minor positive effect in relation to protecting Belfast's countryside asset.
Reasons for Selecting Preferred Option	Much of the District consists of a single continuous built up area, which is reflected in the proposed Settlement Hierarchy, designated in accordance with the RDS Spatial Framework.
Mitigation	Target growth within the existing settlement limits of the Principal City to minimise any potential environmental effects associated with development in the countryside.
Timescale of effect	N/a

SPATIAL DEVELOPMENT STRATEGY		SD1 – SETTLEMENT HIERARCHY	
SA Objectives	Option	Comments	
Social	1	o	There is not considered to be any effect on or relationship with this SA objective.
	2	o	There is not considered to be any effect on or relationship with this SA objective.
	3	+	Will allow for the allocation of housing in relation to the growth aspirations, targeting growth within the Principal City of Belfast.
	4	o	There is not considered to be any effect on or relationship with this SA objective.
	5	o	There is not considered to be any effect on or relationship with this SA objective.
	6	+	Settlements are designated in accordance with the level of facilities and services available to serve them.
Economic	7	o	There is not considered to be any effect on or relationship with this SA objective.
	8	+	Belfast City is designated as the Principal City in the region in accordance with the RDS. This will ensure it continues to function as the regional economic driver.
	9	o	There is not considered to be any effect on or relationship with this SA objective.
Environmental	10	o	There is not considered to be any effect on or relationship with this SA objective.
	11	o	There is not considered to be any effect on or relationship with this SA objective.

SPATIAL DEVELOPMENT STRATEGY		SD1 – SETTLEMENT HIERARCHY	
SA Objectives	Option	Comments	
	12	○	There is not considered to be any effect on or relationship with this SA objective.
	13	○	There is not considered to be any effect on or relationship with this SA objective.
	14	+	The presence of small settlements should ensure that rural housing need can be met without recourse to the open countryside.
	15	○	There is not considered to be any effect on or relationship with this SA objective.
	16	○	There is not considered to be any effect on or relationship with this SA objective.
	17	○	There is not considered to be any effect on or relationship with this SA objective.
	18	○	There is not considered to be any effect on or relationship with this SA objective.
	19	○	There is not considered to be any effect on or relationship with this SA objective.

**SPATIAL DEVELOPMENT STRATEGY**

<b>Table B.10</b>		<b>SD2 – SETTLEMENT AREAS</b>	
<b>Reasons for Alternatives Considered</b>	<p>There are a range of policies within the LDP that will benefit from the division of the City into a number of areas, including residential character, densities, access to local services, providing an appropriate scale of retail and office accommodation, promoting public transport and improving accessibility. Consequently, a number of preferred options at the POP stage identified the direction of travel for much of this policy, including:</p> <ul style="list-style-type: none"> <li>- LP12 – improving design quality on arterial routes (referred to as ‘City Corridors’ within draft Policy SET3);</li> <li>- VE2 and VE3 – establishing the City Centre and Harbour Estate as two of the City’s key employment locations;</li> <li>- VE5 – a retail hierarchy to include Belfast City Centre, District Centres, Local Centres and arterial routes;</li> <li>- SCR5 – promoting higher densities and regeneration opportunities linked to public transport networks, which includes could include ‘City Corridors’ linked to bus routes and the rail network.</li> </ul> <p>Option 1 would therefore seek to combine each of these policy directions into a single set of Settlement Areas covering the whole of the Belfast City settlement. Option 2, includes the same set of areas, but divides the remainder of the City into concentric rings, based on existing densities. This builds upon the concept from LP1 of the POP, which seeks to increase densities towards the City Centre and other highly accessible locations. An analysis of existing residential densities and character of areas shows that there are only two distinct areas within the remainder of the City, which are described within the draft policy as Inner City Belfast and Outer Belfast.</p>		
<b>Options</b>	<b>Option 1 – Settlement Areas with single Area covering Belfast City</b>	<b>Option 2 – Settlement Areas with Inner and Outer Belfast City Areas</b>	
<b>Summary</b>	Establishes Settlement Areas covering the whole of the Belfast City settlement, including: Belfast City Centre, Belfast Harbour Estate, District Centres, Local Centres, City Corridors, Rail Stations/Halts and the rest of Belfast City.	As with Option 1, but with rest of Belfast City divided into Inner City and Outer City areas.	
<b>Social Effects</b>	Minor positive effect: Improving health and well-being and access to local services.	Significant positive effect: Reducing deprivation and encouraging an inclusive and equal society. Minor positive effect: health, well-being, and access to local services.	
<b>Economic Effects</b>	Significant positive effects: Encouraging sustainable travel. Minor positive effects: access to employment.	Significant positive effects: Encouraging sustainable travel. Minor positive effects: access to employment.	
<b>Environmental Effects</b>	Minor positive effects: Air quality and reducing greenhouse gas emissions.	Minor positive effects: Air quality and reducing greenhouse gas emissions.	
<b>Reasons for Selecting Preferred Option</b>	The inclusion of this policy allows for a range of policies within the LDP to target new development to the most appropriate locations. Whilst the effects of both options are very similar, Option 2 provides greater variation within the majority of the area, which could significant positive implications in relation to reducing deprivation and promoting regeneration in more deprived inner city areas, when combined with other plan policies.		
<b>Mitigation</b>	Provide strong design policies and requirements relating to open space provision to ensure a quality living standard is maintained in all areas of the city.		
<b>Timescale of effect</b>	N/A		

SPATIAL DEVELOPMENT STRATEGY		SD2 – SETTLEMENT AREAS		Comments
SA Objectives	Options			
	1	2		
Social	1	o	++	<p><b>Option 1</b> is not considered to have any relationship with this SA objective.</p> <p><b>Option 2</b>, through the differentiation of the inner city, which is the location of some of the most deprived areas of the city, to the more affluent outer city should have a significant positive impact on reducing deprivation. It will provide the ability to target specific forms of development to more deprived locations that could provide impetus for the regeneration of the inner city locations. However, there is a risk that the targeting of higher densities in these locations could lead to a lower quality living environment, but this can be mitigated through strong residential design policies and open space requirements, etc.</p>
	2	+	+	<p><b>Both options</b> will provide for better targeting of various policies, such as focussing retail development or services, and higher density housing in locations that are highly accessible. This should reduce the need to travel by car, encouraging the use of active travel modes, such as walking and cycling, with a consequent positive impact on health and well-being.</p>
	3	o	o	There is not considered to be any effect on or relationship with this SA objective.
	4	o	o	There is not considered to be any effect on or relationship with this SA objective.
	5	o	o	There is not considered to be any effect on or relationship with this SA objective.
	6	+	+	<p><b>Both options</b> will provide for better targeting of various policies, such as focussing retail development or services in locations that are highly accessible. There is therefore a positive effect associated with both options.</p>
Economic	7	+	+	<p><b>Both options</b> will provide for better targeting of various policies, ensuring good accessibility to new and existing employment opportunities. The integration of land use planning and transportation through the City Corridors, should also ensure greater connectivity between where people live and work. Both options therefore have a positive impact on this objective.</p>
	8	o	o	There is not considered to be any effect on or relationship with this SA objective.
	9	++	++	<p><b>Both options</b> are intended to enable better integration of land use planning and transportation through the City Corridors, which should ensure greater connectivity between where people live and work. This should therefore encourage more sustainable travel options providing a significant positive effect.</p>

SPATIAL DEVELOPMENT STRATEGY		SD2 – SETTLEMENT AREAS		
SA Objectives	Options		Comments	
	1	2		
Environmental	10	o	o	There is not considered to be any effect on or relationship with this SA objective.
	11	o	o	There is not considered to be any effect on or relationship with this SA objective.
	12	o	o	There is not considered to be any effect on or relationship with this SA objective.
	13	o	o	There is not considered to be any effect on or relationship with this SA objective.
	14	o	o	There is not considered to be any effect on or relationship with this SA objective.
	15	o	o	There is not considered to be any effect on or relationship with this SA objective.
	16	o	o	There is not considered to be any effect on or relationship with this SA objective.
	17	+	+	<b>Both options</b> are intended to enable better integration of land use planning and transportation through the City Corridors, reducing the need to travel and encouraging more sustainable travel options. This should therefore help to reduce air pollution associated with the private car, leading to a positive impact on this objective in the case of both options.
	18	+	+	<b>Both options</b> are intended to enable better integration of land use planning and transportation through the City Corridors, reducing the need to travel and encouraging more sustainable travel options. This should therefore help to reduce air pollution associated with the private car, reducing greenhouse gas emissions and supporting a transition to a low carbon economy. There is therefore a positive impact on this objective in the case of both options.
	19	?	?	The impact on flood risk will depend on the location of individual developments and will be assessed as part of future planning application processes. The effect is therefore unknown at present in relation to <b>both options</b> .

SPATIAL DEVELOPMENT STRATEGY			
Table B.11	SD3 – CITY CENTRE		
Reasons for Alternatives Considered	The LDP is the mechanism through which the role of the city centre as the regional economic driver can be strengthened to deliver inclusive social and economic growth. A strategic city centre policy would support new development and create the conditions to attract investment to drive economic growth and wealth creation. Two city centre LDP policy options were considered.		
Options	<table border="1"> <tr> <td><b>Option 1 - Provide Strategic Policy to Guide Development &amp; Regeneration to broad opportunity areas in the City Centre</b></td> <td><b>Option 2 - Provide Strategic Policy to Guide Development &amp; Regeneration within the City Centre</b></td> </tr> </table>	<b>Option 1 - Provide Strategic Policy to Guide Development &amp; Regeneration to broad opportunity areas in the City Centre</b>	<b>Option 2 - Provide Strategic Policy to Guide Development &amp; Regeneration within the City Centre</b>
<b>Option 1 - Provide Strategic Policy to Guide Development &amp; Regeneration to broad opportunity areas in the City Centre</b>	<b>Option 2 - Provide Strategic Policy to Guide Development &amp; Regeneration within the City Centre</b>		
Summary	<table border="1"> <tr> <td>To positively support new economic and residential development to create a compact and vibrant city centre. New development will be directed towards development opportunities located within the following broad areas: City Core; Innovation District; Mercantile District; and Waterfront District. Development proposals shall be required to demonstrate how they will address the thematic policies and the City Centre Regeneration Investment Strategy.</td> <td>To positively support new economic and residential development to create a compact and vibrant city centre. Development proposals shall be required to demonstrate how they will address the thematic policies contain the LDP.</td> </tr> </table>	To positively support new economic and residential development to create a compact and vibrant city centre. New development will be directed towards development opportunities located within the following broad areas: City Core; Innovation District; Mercantile District; and Waterfront District. Development proposals shall be required to demonstrate how they will address the thematic policies and the City Centre Regeneration Investment Strategy.	To positively support new economic and residential development to create a compact and vibrant city centre. Development proposals shall be required to demonstrate how they will address the thematic policies contain the LDP.
To positively support new economic and residential development to create a compact and vibrant city centre. New development will be directed towards development opportunities located within the following broad areas: City Core; Innovation District; Mercantile District; and Waterfront District. Development proposals shall be required to demonstrate how they will address the thematic policies and the City Centre Regeneration Investment Strategy.	To positively support new economic and residential development to create a compact and vibrant city centre. Development proposals shall be required to demonstrate how they will address the thematic policies contain the LDP.		
Social Effects	<table border="1"> <tr> <td>Significant positive effect: Directing new development to comprehensively regenerate city centre opportunity areas. Provision of employment opportunities and high quality housing through mixed use schemes that would help tackle deprivation and improve quality of life.</td> <td>Minor positive effect: Development would be supported but may not secure comprehensive regeneration of opportunity areas currently blighted by vacant sites and buildings. Ad hoc development may not deliver a diversity of employment opportunities to reduce deprivation, or housing to secure a vibrant city centre.</td> </tr> </table>	Significant positive effect: Directing new development to comprehensively regenerate city centre opportunity areas. Provision of employment opportunities and high quality housing through mixed use schemes that would help tackle deprivation and improve quality of life.	Minor positive effect: Development would be supported but may not secure comprehensive regeneration of opportunity areas currently blighted by vacant sites and buildings. Ad hoc development may not deliver a diversity of employment opportunities to reduce deprivation, or housing to secure a vibrant city centre.
Significant positive effect: Directing new development to comprehensively regenerate city centre opportunity areas. Provision of employment opportunities and high quality housing through mixed use schemes that would help tackle deprivation and improve quality of life.	Minor positive effect: Development would be supported but may not secure comprehensive regeneration of opportunity areas currently blighted by vacant sites and buildings. Ad hoc development may not deliver a diversity of employment opportunities to reduce deprivation, or housing to secure a vibrant city centre.		
Economic Effects	<table border="1"> <tr> <td>Significant positive effect: Directing new development to opportunity areas will strengthen city centre as economic driver for region. Provides certainty for investors and developers, helping focus investment for new jobs and services, with support for enhanced infrastructure provision.</td> <td>Minor positive effect: As above, development would be supported but may not secure comprehensive regeneration of areas that are currently blighted by vacant sites and buildings, whilst ad hoc development may not deliver economic growth or jobs required to support the wider region.</td> </tr> </table>	Significant positive effect: Directing new development to opportunity areas will strengthen city centre as economic driver for region. Provides certainty for investors and developers, helping focus investment for new jobs and services, with support for enhanced infrastructure provision.	Minor positive effect: As above, development would be supported but may not secure comprehensive regeneration of areas that are currently blighted by vacant sites and buildings, whilst ad hoc development may not deliver economic growth or jobs required to support the wider region.
Significant positive effect: Directing new development to opportunity areas will strengthen city centre as economic driver for region. Provides certainty for investors and developers, helping focus investment for new jobs and services, with support for enhanced infrastructure provision.	Minor positive effect: As above, development would be supported but may not secure comprehensive regeneration of areas that are currently blighted by vacant sites and buildings, whilst ad hoc development may not deliver economic growth or jobs required to support the wider region.		
Environmental Effects	<table border="1"> <tr> <td>Minor positive effect: Supporting and directing new development to brownfield opportunity areas reduces pressure to develop green field sites. Opportunities to remediate sites would improve soil conditions. Support potential for renewable energy and district heating schemes to reduce GHG emissions. City centre focus would enable a compact city that is accessible to public transport, walking and cycling.</td> <td>Minor positive effect: Supporting new development in the city centre will reduce the pressure to develop green field sites. Opportunities to remediate sites would improve soil conditions. Focussing development in the city centre would enable a compact city that is accessible to public transport, walking and cycling.</td> </tr> </table>	Minor positive effect: Supporting and directing new development to brownfield opportunity areas reduces pressure to develop green field sites. Opportunities to remediate sites would improve soil conditions. Support potential for renewable energy and district heating schemes to reduce GHG emissions. City centre focus would enable a compact city that is accessible to public transport, walking and cycling.	Minor positive effect: Supporting new development in the city centre will reduce the pressure to develop green field sites. Opportunities to remediate sites would improve soil conditions. Focussing development in the city centre would enable a compact city that is accessible to public transport, walking and cycling.
Minor positive effect: Supporting and directing new development to brownfield opportunity areas reduces pressure to develop green field sites. Opportunities to remediate sites would improve soil conditions. Support potential for renewable energy and district heating schemes to reduce GHG emissions. City centre focus would enable a compact city that is accessible to public transport, walking and cycling.	Minor positive effect: Supporting new development in the city centre will reduce the pressure to develop green field sites. Opportunities to remediate sites would improve soil conditions. Focussing development in the city centre would enable a compact city that is accessible to public transport, walking and cycling.		
Reasons for Selecting Preferred Option	Option 1 will make a significant positive contribution to economic development by providing better certainty around development proposals and investment. It will also offer a more managed approach in regenerating areas of the city centre which have historically suffered from dereliction and encourage the re-use of the historic built environment. The policy option is in line with the RDS which recognises Belfast city centre as the economic driver of the region and promotes the sustainable integrated redevelopment of brownfield sites for a mix of uses.		
Mitigation	There are a number of mitigation or enhancement measures that can be applied to minimise impacts on biodiversity, geodiversity and flood risk as well as encouraging the integration of the blue and green infrastructure within the City Centre		
Timescale of effect	This effect would increase in the medium to long term as the city centre opportunity areas are regenerated.		

SPATIAL DEVELOPMENT STRATEGY		SD3 – CITY CENTRE		
SA Objectives	Options		Comments	
	1	2		
Social	1	++	+	<p><b>Option 1</b> would achieve a significant positive effect by supporting new development within the broad development areas to diversify the land uses in the city centre to respond to wider economic structural changes due to the emergence of the knowledge economy. This would provide developer certainty, and facilitate the delivery of mixed use schemes that would support a diversity of employment opportunities leading to a reduction in deprivation and encourage a more inclusive and equal society.</p> <p><b>Option 2</b> is expected to have a minor positive effect as there would be insufficient guidance to support the regeneration of the opportunity sites within the broad areas identified in the policy to deliver a diversity of employment opportunities which would maximum impact in terms of deprivation and social inclusion.</p>
	2	++	+	<p><b>Option 1</b> would have a significant positive effect by promoting city centre economic and residential development to provide an appropriate mix of uses in a high quality environment, that incorporates social facilities, open spaces, green and blue infrastructure network to connect the city centre with adjacent neighbourhoods and countryside. A compact city centre would encourages walking, cycling, and positive social interaction would improve health and wellbeing.</p> <p><b>Option 2</b> is expected to have a minor positive effects as there would be insufficient guidance to ensure opportunity sites in the broad areas identified 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><b>Option 1</b> would have a significant positive effect because it will support and direct the delivery of quality mixed use regeneration projects towards the Development opportunity areas. Mixed use schemes would provide a variety of residential accommodation to meet the housing needs for diverse groups of people.</p> <p><b>Option 2</b> would have a minor positive effect as there would be insufficient guidance to support the regeneration of the broad development opportunity areas within the city centre areas to 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><b>Both options</b> would have a minor positive effect in supporting economic and residential development in the city centre. This would deliver a vibrant mix of uses and building densities, with active frontages that increases footfall throughout the day to promote enhanced natural surveillance and an improved sense of safety. It is also possible to promote principles such as Secure by Design in guidance that will help to reduce instances of crime and antisocial behaviour.</p>
	5	+	+	<p><b>Both options</b> would have a minor positive effect in supporting economic and residential development in the city centre. This would deliver improved and sustainable high quality access to lifelong learning opportunities through sustainable transport modes.</p>
	6	++	+	<p><b>Option 1</b> is expected to have a significant positive effect, as it will help to deliver mixed-use regeneration schemes that provide new local services and facilities to support the new population that will live and work in the city centre development opportunity area.</p> <p><b>Option 2</b> is expected to have a minor positive 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>

SPATIAL DEVELOPMENT STRATEGY		SD3 – CITY CENTRE		Comments
SA Objectives	Options			
	1	2		
Economic	7	++	+	<p><b>Option 1</b> would have a significant positive effect as it directs economic growth to the development opportunity areas to diversify the land uses in the city centre to respond to wider economic structural changes due to the growth of the knowledge economy. Integrating the development areas with surrounding neighbourhoods would ensure employment opportunities are accessible to local residents.</p> <p><b>Option 2</b> would have a minor positive effect by supporting employment creation, 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><b>Option 1</b> would have a significant positive effect as it will help position the city to be globally competitive and provide certainty for investors and developers. It will diversify the land uses in the development opportunity areas to respond to wider economic structural changes, due to new innovation and the growth of the and knowledge economy.</p> <p><b>Option 2</b> would have a minor positive 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><b>Option 1</b> would have a significant positive effect, as supporting the economic and residential development of the city centre will ensure the delivery of well-planned infrastructure, to provide good quality walking and cycling routes as well as provision for public transport connectivity that will integrate the development opportunity areas with the surrounding neighbourhoods and City Centre.</p> <p><b>Option 2</b> would have a minor positive effect in supporting ad hoc development in the city centre with little regard for planned infrastructure provision to encourage sustainable travel and connectivity.</p>
Environmental	10	+	+	<p><b>Both options</b> would have a minor positive effect as supporting economic and residential development in the city centre brownfield sites would help to protect biodiversity, habitats and species in existing greenfield sites. There is also potential for greening the city centre which could help to enhance biodiversity in the city centre.</p>
	11	+	+	<p><b>Both options</b> would have a minor positive effect on soil quality as the focus is to redevelop brownfield sites in the City Centre. Redeveloping 'brownfield' sites will include the remediation of contaminated soil linked to previous industrial uses. It will direct Developers to regenerate in the City Centre, relieving pressure to build on greenfield sites.</p>
	12	+	+	<p><b>Both options</b> would have a minor positive effect as it would support the reuse and refurbishment of heritage buildings that would enhance the heritage setting and the built environment the city centre.</p>
	13	+	+	<p><b>Both options</b> would have a minor positive effect, as supporting economic and residential development in the city centre brownfield sites would help to protect the distinctive geodiversity and landscape setting.</p>
	14	+	+	<p><b>Both options</b> would have a minor positive effect by promoting the development of brownfield sites within the City Centre. This will relieve pressure to develop greenfield sites in the countryside. It also supports opportunities to provide new open spaces in the city centre.</p>
	15	-	-	<p><b>Both options</b> would have a minor negative effect as more development and increasing population will increase the amount of waste generated. This can be mitigated with the reuse of existing buildings, and the provision of recycling facilities to promote a circular economy.</p>

SPATIAL DEVELOPMENT STRATEGY		SD3 – CITY CENTRE		
SA Objectives	Options		Comments	
	1	2		
	16	+/-	+/-	<b>Both options</b> would have a 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.
	17	+	+	<b>Both options</b> would have a minor positive effect, as they support development in the city centre. A compact spatial form will encourage a more walking and cycling, reducing the dependency on vehicular use which will help to reduce emissions and improve air quality. In providing for good quality walking and cycling routes with trees will help to absorb air pollution in the city centre.
	18	++	+	<b>Option 1</b> would have a significant positive effect because it will direct development to opportunity areas where comprehensive mixed use schemes that promote working and living, walking and cycling, and district heating from renewable energy which will support the transition to a low carbon economy. <b>Option 2</b> would have a minor positive effect as it would see City Centre developed in close proximity to sustainable modes of transport and therefore support the transition to a low carbon economy.
	19	+	+	<b>Both options</b> would have a minor positive effect. It will encourage more energy efficient design and sustainable travel modes of travel through better integration of public transport, walking and cycling routes with mixed use development schemes. This would enable a reduction in GHG emissions to mitigate climate change. The integration of a blue and green infrastructure network with mixed use development schemes would help to mitigate potential flood risk.

SHAPING A LIVEABLE PLACE		
Table B.12	HOU1 – ACCOMMODATING NEW HOMES	
<b>Reasons for Alternatives Considered</b>	The LDP is required to identify and zone a supply of housing land that is sufficient to meet the population growth projections for Belfast City Council. Policy GR1 sets out the growth aspirations for Belfast. Preferred option LP1 outlined the general approach to be used when considering where the level of new housing proposed should be located. In the Draft Plan Strategy, this has been fed into three separate policies – HOU1, HOU2 and HOU4. The options for policy HOU1 focus on the level and distribution of new housing required over the plan period. They meet the SPPS requirements of setting out the overall housing provision required for each settlement.	
<b>Option</b>	<b>Option 1</b> <b>Settlement totals with indicative annual rates</b>	<b>Option 2</b> <b>Settlement totals without indicative annual rates</b>
<b>Summary</b>	This option outlines the quantum of residential units required for each settlement in the Plan area, with the principal city, Belfast, accounting for 92% of the total (excluding windfall allowance). It follows the SPPS requirement that housing land is allocated on a sequential basis, whereby previously developed land within the urban footprint is prioritised over greenfield expansion. This option also provides indicative average annual rates of delivery for each of the three 5-year phases over the plan period.	Option 2 also sets out the number of residential units required to meet growth aspirations and applies the same levels of housing as option 1. However, it does not set out indicative average annual rates of delivery.
<b>Social Effects</b>	Significant positive effect (provide opportunity for good quality housing)	Minor positive effect (provide opportunity for good quality housing)
<b>Economic Effects</b>	Significant positive effect (supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as a regional economic driver)	Minor positive effect (supporting the economic development of Belfast as a competitive place and contribute to Belfast's role as a regional economic driver)
<b>Environmental Effects</b>	Minor positive effects (waste management, quality efficient use of water resources, climate change)	Minor negative effects (bio-diversity, landscape & geodiversity, open space, waste management, quality efficient use of water resources, climate change)
<b>Reasons for Selecting Preferred Option</b>	Not only would option 1 support the growth of Belfast as a competitive place and the driver of economic development for the region, the use of indicative average annual rates of development over the plan period would also assist in promoting the sustainable management of waste and the efficient use of water resources. This is also consistent with the 'plan, monitor and manage' approach of the SPPS and is particularly important in the context of a growing population and existing infrastructure constraints, ensuring that disposal of waste does not become a public safety or environmental issue. Option 2, in contrast, by not assigning indicative annual rates of housing delivery over the plan period, would result in a more random, less controlled pace of development that would work against these environmental objectives.	
<b>Mitigation</b>	Careful attention to site selection to ensure sustainable development, sufficient resources and facilities are in place, and limiting impacts on bio-diversity, flood risk etc. The use of indicative annual rates of growth is a measure which has been proposed as mitigation, in light of known infrastructure constraints in Belfast in the short term.	
<b>Timescale of effect</b>	Medium to long term significant positive economic effect (mitigation to help manage any risk of harm arising from infrastructure constraints in the short term).	

SHAPING A LIVEABLE PLACE		HOU1 – ACCOMMODATING NEW HOMES		
SA Objectives	Options		Comments	
	1	2		
Social	1	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
	2	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
	3	++	+	The use of indicative annual rates of housing delivery is consistent with the ‘plan, monitor and manage’ approach of the SPPS and is particularly important in the context of a growing population and existing infrastructure constraints. In this context, it is considered that <b>Option 1</b> would have significant positive effects as it would provide the opportunity for good quality housing throughout the plan period. <b>Option 2</b> , in only proposing settlement totals, would be considered to have minor positive effects.
	4	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
	5	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
	6	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
Economic	7	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
	8	++	+	<b>Both options</b> , in accommodating new homes, would help to grow the population of Belfast, supporting jobs and thereby contributing to the development of Belfast as a competitive place and its role as a regional economic driver, to some degree. <b>Option 1</b> however, by including indicative annual rates of growth, acknowledges that the scale of delivery of new housing is likely to increase as the economic performance of the city increases and so reflects a lower rate of development at the start of the plan period, increasing towards the end. It also recognises the infrastructure constraints which exist in the city. This option would be considered to have significant positive effects, with <b>Option 2</b> having minor positive effects.
	9	o	o	<b>Both Options</b> are considered to have no effect or relationship with this SA objective.

SHAPING A LIVEABLE PLACE		HOU1 – ACCOMMODATING NEW HOMES		
SA Objectives	Options		Comments	
	1	2		
Environmental	10	o	-	<b>Option 1</b> would be considered to have a neutral effect on this SA objective. <b>Option 2</b> - the absence of indicative annual rates for housing would result in housing targets being too high in the short-term, which could give rise to pressure for greenfield development outside the urban footprint. This would be likely to have minor negative effects on biodiversity.
	11	o	o	<b>Both Options</b> are considered to have no effect or relationship with this SA objective.
	12	o	o	<b>Both Options</b> are considered to have no effect or relationship with this SA objective.
	13	o	-	As with <b>Option 10</b> .
	14	o	-	As with <b>Options 10</b> and <b>13</b> .
	15	+	-	<b>Option 1</b> , by outlining average annual rates over three indicative phases, adopting a 'plan, monitor and manage' approach would help towards the goal of sustainable waste management. <b>Option 2</b> , in contrast, would result in a more random, less controlled pace of development that would work against this objective.
	16	+	-	Similar to SA15 above, the use of indicative annual rates would be likely to result in the more efficient use of water resources (such as domestic water and sewerage infrastructure). This would be the case, particularly in light of the constraints which exist in terms of wastewater infrastructure. Therefore <b>Option 1</b> would be considered to have minor positive effects and <b>option 2</b> minor negative effects.
	17	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
	18	o	o	<b>Both options</b> are considered to have no effect or relationship with this SA objective.
	19	+	-	<b>Option 1</b> , by outlining annual average rates of house building over the plan period, would be more compatible with an objective to support the adaptation to climate change.

SHAPING A LIVEABLE PLACE		HOU1 – ACCOMMODATING NEW HOMES	
SA Objectives	Options		Comments
	1	2	
			<b>Option 2</b> , in contrast, by not assigning the land allocation over differing time periods, would result in a more random, less controlled pace of development, which would work against this objective.

SHAPING A LIVEABLE PLACE			
Table B.13	HOU2 – WINDFALL HOUSING		
<b>Reasons for Alternatives Considered</b>	<p>In accordance with the sequential approach set out in the SPPS, priority will be given to the reuse of previously developed or ‘brownfield’ land within the existing urban footprint when identifying and zoning new land for housing. Belfast has consistently been achieving above 90% of housing development on brownfield land over the past decade and the preference is for this to continue – in this context it is not considered appropriate to have a specific figure, when the RDS requirement of 60% will easily be achieved over the plan period. The SPPS also states that housing allocations in LDP’s should be informed by an allowance for windfall housing. It is intended that this would be a modest contribution in the Plan given the intention to allocate suitable housing land wherever possible to assist in meeting growth targets.</p> <p>In addition, where proposals for housing development are brought forward on non-housing land during the plan period, there is also a clear preference for previously developed land within the existing urban footprint. It is essential that housing coming forward from windfall sites meets the same high level of sustainability as the sites identified and zoned in the LDP and that there is sufficient infrastructure capacity to support development.</p>		
<b>Option</b>	<table border="1"> <tr> <td><b>Option 1</b> <b>Specific windfall policy and presumption of all new housing development on brownfield land</b></td> <td><b>Option 2</b> <b>No specific windfall policy (rely on SPPS)</b></td> </tr> </table>	<b>Option 1</b> <b>Specific windfall policy and presumption of all new housing development on brownfield land</b>	<b>Option 2</b> <b>No specific windfall policy (rely on SPPS)</b>
<b>Option 1</b> <b>Specific windfall policy and presumption of all new housing development on brownfield land</b>	<b>Option 2</b> <b>No specific windfall policy (rely on SPPS)</b>		
<b>Summary</b>	<table border="1"> <tr> <td>This option lists a set of six criteria to apply to all housing development of 5 units or more on sites within the urban footprint which are not allocated for housing or mixed use (to include an element of housing). The option also acknowledges that Belfast has consistently been delivering over 90% brownfield development over the last two decades so the presumption will be that all future development within the urban footprint will be on brownfield land.</td> <td>Option 2 effectively maintains the status quo. It relies on section 6.139 of the SPPS which states that windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the plan period. Like option 1, it also acknowledges that Belfast has consistently been delivering over 90% brownfield development over the last two decades so the presumption will be that all future development within the urban footprint will be on brownfield land.</td> </tr> </table>	This option lists a set of six criteria to apply to all housing development of 5 units or more on sites within the urban footprint which are not allocated for housing or mixed use (to include an element of housing). The option also acknowledges that Belfast has consistently been delivering over 90% brownfield development over the last two decades so the presumption will be that all future development within the urban footprint will be on brownfield land.	Option 2 effectively maintains the status quo. It relies on section 6.139 of the SPPS which states that windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the plan period. Like option 1, it also acknowledges that Belfast has consistently been delivering over 90% brownfield development over the last two decades so the presumption will be that all future development within the urban footprint will be on brownfield land.
This option lists a set of six criteria to apply to all housing development of 5 units or more on sites within the urban footprint which are not allocated for housing or mixed use (to include an element of housing). The option also acknowledges that Belfast has consistently been delivering over 90% brownfield development over the last two decades so the presumption will be that all future development within the urban footprint will be on brownfield land.	Option 2 effectively maintains the status quo. It relies on section 6.139 of the SPPS which states that windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the plan period. Like option 1, it also acknowledges that Belfast has consistently been delivering over 90% brownfield development over the last two decades so the presumption will be that all future development within the urban footprint will be on brownfield land.		
<b>Social Effects</b>	<table border="1"> <tr> <td>Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being, providing good quality housing, reducing crime and ASB and retaining / enhancing access to local services)</td> <td>Minor negative effects (reducing deprivation / encouraging inclusion, improving health and well-being, provision of quality housing and reducing crime and ASB)</td> </tr> </table>	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being, providing good quality housing, reducing crime and ASB and retaining / enhancing access to local services)	Minor negative effects (reducing deprivation / encouraging inclusion, improving health and well-being, provision of quality housing and reducing crime and ASB)
Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being, providing good quality housing, reducing crime and ASB and retaining / enhancing access to local services)	Minor negative effects (reducing deprivation / encouraging inclusion, improving health and well-being, provision of quality housing and reducing crime and ASB)		
<b>Economic Effects</b>	<table border="1"> <tr> <td>Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver and integrated transport / sustainable travel)</td> <td>None</td> </tr> </table>	Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver and integrated transport / sustainable travel)	None
Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver and integrated transport / sustainable travel)	None		
<b>Environmental Effects</b>	<table border="1"> <tr> <td>Minor positive effects (soil quality, waste management and transition to a low carbon economy)</td> <td>Minor negative effects (biodiversity, landscape and geodiversity, protecting green space and countryside, water resources, air quality, climate change)</td> </tr> </table>	Minor positive effects (soil quality, waste management and transition to a low carbon economy)	Minor negative effects (biodiversity, landscape and geodiversity, protecting green space and countryside, water resources, air quality, climate change)
Minor positive effects (soil quality, waste management and transition to a low carbon economy)	Minor negative effects (biodiversity, landscape and geodiversity, protecting green space and countryside, water resources, air quality, climate change)		
<b>Reasons for Selecting Preferred Option</b>	Option 1 performs very well against the social and economic objectives. It builds on the requirements of the SPPS and seeks to provide clarity on windfall provision and ensure that it does not dilute or compromise the ability of the Plan to deliver robust, sustainable communities. Option 2 does not provide any more clarity than that set out in the SPPS to guide windfall provision. This could increase the likelihood of proposals for development on more peripheral or greenfield sites, contrary to the objective of reducing deprivation through the development / redevelopment of inner city sites. Option 2, in not proposing a policy for windfall development, could result in development coming forward on unzoned sites that has the potential to impact on the growth strategy and sequential approach proposed for development.		
<b>Mitigation</b>	Any likely harm of windfall developments in terms of impact upon the surrounding character and infrastructure provision should be minimised and development still planned to contribute to sustainable development.		
<b>Timescale of effect</b>	Capacity constraints in WWTP in the short term. Planned infrastructure investment should resolve in the longer term.		

SHAPING A LIVEABLE PLACE		HOU2 – WINDFALL HOUSING		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	-	<p><b>Option 1</b> would be considered to have minor positive effects - the inclusion of a specific windfall policy (and allowance) reinforces the extent the Council considers that windfall should be managed, and in particular aligned to the overall growth strategy. The continuing focus on brownfield sites within the urban footprint is likely to result in more city centre or inner city sites being developed that could act as a catalyst in rejuvenating deprived areas and neighbourhoods.</p> <p><b>Option 2</b>, in not proposing a policy for windfall development could result in development coming forward on unallocated sites that has the potential to impact on the growth strategy and sequential approach proposed for development. The lack of a sustainable managed approach to windfall that aligns with key housing policies could damage any attempts to address deprivation and to pursue equality. On balance, option 2 considered to have minor negative effects.</p>
	2	+	-	This is linked to SA Objective 1 above - having a policy which would assist in reducing deprivation and promoting equality would also have benefits in terms of improving health and wellbeing and quality of life - therefore scores are the <b>same as for SA1</b> above.
	3	+	-	<p><b>Option 1</b> ensures that the sequential approach will be applied to windfall development through a specific policy that prioritises previously developed land within the urban footprint for all new development. 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 draft policy reinforces the opportunity for quality housing developments on windfall sites, located in accessible, well-serviced areas, supplementing the planned provision on allocated lands, enabling more people to meet their housing needs. Considered to have minor positive effects.</p> <p>For <b>Option 2</b>, whilst it would still provide quality housing for many on strategically located brownfield sites close to key services and employment, without a specific windfall policy setting out criteria and a presumption in favour of brownfield development, proposals could materialise on greenfield / more peripheral sites further away from places of work and key services. As the RDS only requires a 60% target, without a policy there would be no way to enforce a higher figure. Option 2 likely to result in minor negative effects.</p>
	4	?	-	<p><b>Option 1</b>, which would be considered to have minor positive effects on reducing deprivation, increasing equality and improving health and well-being, could also therefore assist in the reduction of crime and ASB. As deprivation is reduced and quality of life improves, this can impact positively in terms of community safety. However, this would be a secondary effect and the likely impact at this stage is less certain. Option 1 considered to have uncertain effect.</p> <p>For <b>Option 2</b>, as for SA1, the lack of a sustainable managed approach to windfall that aligns with key housing policies could damage any attempts to address deprivation and to pursue equality. Considered that such an option could have minor negative effects.</p>
	5	o	o	<b>Both options</b> would be considered to have no effect on or relationship with this SA objective.
	6	+	+/-	<b>Option 1</b> would be most likely to meet this SA objective. By targeting brownfield sites, often in city centre locations, it would provide new residential development that is 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. Despite this, a robust windfall policy for unzoned sites would be beneficial to this objective, e.g. by including criteria on sustainable development, reducing the need to travel etc. On balance, this option would be considered to have minor positive effects.

SHAPING A LIVEABLE PLACE		HOU2 – WINDFALL HOUSING		
SA Objectives	Options		Comments	
	1	2		
			<b>Option 2</b> would also have the presumption of all development on brownfield sites. However, the lack of a specific windfall policy for unallocated sites could work against the object to ensure good access to local facilities and services. Therefore, option 2 considered to have mixed effects.	
Economic	7	+	+/-	Linked to SA6 above, where a draft policy would retain and enhance access to local services and facilities, it will also provide access to employment opportunities. The options are therefore considered to score the <b>same as for SA6</b> above.
	8	+	+/-	<b>Option 1</b> would be best placed to compliment the overall growth strategy and support Belfast as a competitive place and its role as regional economic driver. It would achieve this by taking a proactive managed approach to development, clearly supporting housing on suitable, previously developed sites, (whether zoned or unplanned) promoting sustainable use of transport and infrastructure. Option 1 would therefore be considered to have minor positive effects. <b>Option 2</b> would rely on the SPPS, which acknowledges that windfall allowance is an important consideration, but lacks clarity on how to manage this process. This could result in more greenfield development pressures, impacting the development of sustainable communities and a compact skilled urban population attractive to investors. On balance considered to have mixed effects.
	9	+	?	<b>Option 1</b> , with a clear preference for new housing to be delivered on previously developed land within the urban footprint, is best placed to support the objective of an integrated transport system that encourages sustainable travel. Although windfall would be unplanned, a specific criteria within policy would seek to ensure that it was appropriately located, accessible to public transport and walking and cycling infrastructure. Considered to have minor positive effects. <b>Option 2</b> would rely on the SPPS, which acknowledges that windfall allowance is an important consideration, but lacks the clarity of a specific policy. By its nature, it makes provision for unplanned development - depending on location, it is unclear whether sites that come forward will contribute to an integrated transport system and encourage sustainable travel. Likely effects would therefore be considered uncertain.
Environmental	10	+	-	<b>Option 1</b> would be considered on balance to have minor positive effects on enhancing/protecting biodiversity. By prioritising brownfield development and having a windfall allowance within the urban footprint would protect more peripheral greenfield sites where biodiversity would be prevalent. However, there may be brownfield sites with open mosaic habitat which has recolonised on the site over a period of time. <b>Option 2</b> - although the presumption of development on brownfield land would still apply (as per SPPS), the lack of a specific windfall policy with criteria to guide development, could result in some minor negative effects as pressure for development on land outside the urban footprint increases.
	11	+	o	<b>Option 1</b> - the prioritisation of brownfield sites for development, with a windfall allowance within the urban footprint, would help to protect soil quality on greenfield sites and could lead to actual improvement of soil conditions on some contaminated brownfield sites. Considered to have minor positive effects. As for SA10 above, <b>Option 2</b> essentially maintains the status quo - considered neutral effects.
	12	+/-	+/-	<b>Option 1</b> proposes a windfall policy and presumption of all new housing development on brownfield land within the urban footprint. This is best placed to protect, enhance and manage the quality of the built and historic environment as it would facilitate developments that maximise the opportunities to reuse historic buildings and to preserve the historic character of streets and townscapes.

SHAPING A LIVEABLE PLACE		HOU2 – WINDFALL HOUSING	
SA Objectives	Options		Comments
	1	2	
			<b>Option 2</b> - increased use of city centre / inner city development sites would offer the opportunity to reuse historic buildings, or to enhance streetscapes by redeveloping old buildings or filling in brownfield lands. However, in relation to both options, there is a risk that as pressure for land increases over time, the historic environment could come under more pressure for demolition. Considered on balance that both options would have mixed effects.
13	+	-	<b>Option 1</b> would be considered on balance to have minor positive effects on landscape and geodiversity by prioritising brownfield development and having a windfall allowance within the urban footprint, which would protect more peripheral greenfield sites. <b>Option 2</b> - although the presumption of development on brownfield land would still apply (as per SPPS), the lack of a specific windfall policy with criteria to guide development, could result in some minor negative effects as pressure for development on land outside the urban footprint increases.
14	+	-	<b>As for SA13.</b>
15	+	+/-	<b>Option 1</b> is compatible with the objective to sustainably manage waste and support existing infrastructure, by focusing development within the existing urban footprint. <b>Option 2</b> , would similarly focus development on brownfield land in the urban footprint. However, the lack of a specific windfall policy could increase the pressure on development outside the urban footprint, resulting in a more dispersed residential population, which would be in conflict with the objective to sustainably manage waste - considered mixed effects.
16	?	-	<b>Option 1</b> , with a policy supporting priority brownfield development and factoring in a windfall allowance would be compatible with the objective to promote the quality efficient use of water resources. It is more cost effective, with less new infrastructure required and a concentration of population within the urban footprint 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. However, on balance, effects would be considered uncertain. <b>Option 2</b> , with no windfall allowance policy, could give rise to increased pressures for infrastructure that would not represent quality, efficient and sustainable use of water resources. In addition, as for option 1, the same issues are relevant in terms of WWT capacity, which could be a risk in the short term. On balance - considered to have minor negative effects.
17	+	-	This objective has links to SA9 and SA10. <b>Option 1</b> 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, therefore encouraging more sustainable and active travel modes, reducing air pollution. Considered to have minor positive effects. <b>Option 2</b> , whilst still promoting brownfield development, the lack of clarity on windfall provision could see increased pressures on more peripheral sites. This would not support the development of a compact city with good access to public transport options and bringing people closer to their place of work to encourage a shift in modal choice - this means more private vehicles, which results in more air pollution. Considered to have minor negative effects.

SHAPING A LIVEABLE PLACE		HOU2 – WINDFALL HOUSING		
SA Objectives	Options		Comments	
	1	2		
18	+	+/-	<b>Both options</b> are considered to rank the same as for SA9 above, given that an integrated transport system and sustainable travel would be key factors in the transition to a low carbon economy.	
19	+/-	?	<b>Option 1</b> 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 (i.e. applying brownfield target as a standalone policy), in the absence of higher densities, increasing the flood risk. <b>Option 2</b> could exacerbate the land requirements by not having any policy on windfall. However, flood risk etc. can be assessed and mitigated on a case by case basis. Option 2 would therefore be considered to have unknown / uncertain effects.	

**SHAPING A LIVEABLE PLACE**

<b>Table B.14</b>		<b>HOU3 – PROTECTION OF EXISTING RESIDENTIAL ACCOMMODATION</b>	
<b>Reasons for Alternatives Considered</b>	Regional policy seeks to manage housing growth to achieve sustainable patterns of residential development and to support urban (and rural) renaissance. Policy HOU1 sets out that in order to enable the economic growth of Belfast, there is a requirement for the development of 31,600 new homes over the plan period – given this significant growth target, it is also necessary to protect existing housing stock. The acute affordable housing need that exists throughout the city further accentuates the need to protect residential stock, particularly in areas where affordable housing is required.		
<b>Option</b>	<b>Option 1</b> <b>Specific policy on protecting residential accommodation</b>	<b>Option 2</b> <b>No specific policy (rely on existing regional policy)</b>	
<b>Summary</b>	This option seeks to prevent the loss of residential stock in the city, only allowing it to happen in exceptional circumstances, subject to all other planning policies.	Option 2 effectively maintains the status quo. Regional policy recognises the need to promote sustainable housing development within existing urban areas – and states that this can be achieved through the development of more urban housing, including the recycling of land and buildings.	
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being, providing good quality housing and retaining / enhancing access to local services).	Minor negative effects (provision of quality housing and reducing crime and ASB)	
<b>Economic Effects</b>	Minor positive effects (access to services / facilities and to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver and integrated transport / sustainable travel).	None	
<b>Environmental Effects</b>	Minor positive effects (soil quality, landscape and geodiversity, open space and countryside, waste management, quality efficient use of water resources, air quality and transition to a low carbon economy, climate change / flood risk).	Minor negative effects (biodiversity, landscape and geodiversity, open space and countryside, waste management and air quality).	
<b>Reasons for Selecting Preferred Option</b>	The preferred option is option 1, which performs very well against all three categories of SA objectives. Fundamental objectives relating to inclusion, health and well-being, economic growth and sustainable development would all benefit from this policy option. Not having a policy in place could result in residential stock being lost that could have assisted in meeting affordable housing need. There could also be an increased likelihood of proposals for development on more peripheral or greenfield sites, which would work against the achievement of a compact urban form and sustainable patterns of development.		
<b>Mitigation</b>	The circumstances where loss of residential stock would be permitted in these areas would be limited by including criteria relating to scale, access, complimentary use, residential amenity, requirement of neighbourhood facilities and subject to all other policy requirements.		
<b>Timescale of effect</b>	Minor positive effects are likely to increase over time, as residential stock continues to be recycled to meet identified housing need.		

SHAPING A LIVEABLE PLACE		HOU3 – PROTECTION OF EXISTING RESIDENTIAL ACCOMMODATION		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	+	<p><b>Option 1</b> would be considered to have minor positive effects - the inclusion of a specific policy which aims to protect residential accommodation reinforces the extent to which the Council considers that housing provision should be managed, in the context of the overall growth strategy. The policy does allow for a change of use from housing to a community facility that is considered necessary in the area and which is complimentary to residential use. Such facilities can act as a catalyst in rejuvenating deprived areas and neighbourhoods.</p> <p><b>Option 2</b> would maintain the status quo set out in regional policy to manage housing growth, achieve sustainable residential development and urban renaissance. Moreover, in not protecting residential stock, this could also enable regeneration of areas that require significant investment and redevelopment. Option 2 would also be considered to have minor positive effects.</p>
	2	+	+	This is linked to SA Objective 1 above - having a policy which would assist in reducing deprivation and promoting equality would also have benefits in terms of improving health and wellbeing and quality of life - therefore <b>both options</b> score the same as for SA1 above.
	3	++	-	<p><b>Option 1</b>, by having a specific policy in the Plan that seeks to protect residential stock in established residential areas, would, alongside the growth in new housing, help to provide the opportunity for good quality housing that enables people to meet their needs. Particularly in light of the significant affordable housing requirement in Belfast, such a policy would be considered to have significant positive effects.</p> <p>With no policy, <b>Option 2</b> misses the opportunity to protect the residential assets of the city, increasing the likelihood of non-residential uses being established in these areas. Considered that option 2 could result in minor negative effects.</p>
	4	?	?	<p>This SA objective is linked to SA1 above. <b>Option 1</b>, which would be considered to have minor positive effects on reducing deprivation, increasing equality and improving health and well-being, could also therefore assist in the reduction of crime and ASB. As deprivation is reduced and quality of life improves, this can impact positively in terms of community safety. However, this would be a secondary effect on the back of reducing deprivation and the likely impact at this stage is less certain. Option 1 would be considered to have uncertain effects.</p> <p>Similarly, for <b>Option 2</b>, the minor positive effects in reducing deprivation and encouraging inclusion, could result in reduced crime and ASB, but again as a secondary impact the extent and timing of this is less certain.</p>
	5	+	+	<p><b>Option 1</b>, in protecting existing housing stock, would still allow for necessary neighbourhood facilities within residential areas if needed, including educational institutions.</p> <p>For <b>Option 2</b>, relying on regional policy only, this would also be the case, i.e. educational facilities would be provided where needed to serve local communities, in accordance with the principles of sustainable development. Considered that both options would have minor positive effects.</p>
	6	+	o	<p><b>Option 1</b> - by including a policy that seeks the retention of residential stock for permanent use in established residential areas, will ensure that as many homes as possible are available to people who need them. Established residential areas enable supporting local services and facilities to be concentrated in these areas. Considered to have minor positive effects.</p> <p>For <b>Option 2</b>, without a specific policy, the status quo would effectively be maintained, with a more ad hoc approach taken, thereby with neutral effect on this SA objective.</p>

SHAPING A LIVEABLE PLACE			HOU3 – PROTECTION OF EXISTING RESIDENTIAL ACCOMMODATION	
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	o	Linked to SA6 above, where a draft policy would retain and enhance access to local services and facilities, it will also provide access to employment opportunities. <b>Both options</b> are therefore considered to score the same as for SA6 above.
	8	+	+/-	<b>Option 1</b> would be best placed to compliment the overall growth strategy and support Belfast as a competitive place and its role as a regional economic driver. This would be as a result of seeking to protect existing residential stock in the city that can assist in housing a growing workforce. This is important in terms of the development of sustainable communities and a compact skilled urban population attractive to investors. <b>Option 2</b> would maintain the existing situation, including policies to grow the population and create jobs. However, the lack of a policy protecting existing housing areas, could result in more greenfield development pressures in the longer term. On balance, considered to have mixed effects.
	9	+	-	This SA objective is linked to SA17 below. <b>Option 1</b> should provide some positive benefits as protecting existing sustainable housing stock can contribute to a future Belfast population within a compact urban footprint, with convenient access to services, more conducive as an integrated transport system, encouraging active travel and reduced car trips. Considered to have minor positive effects. <b>Option 2</b> - the absence of a policy protecting existing housing could see increased pressures on more peripheral sites over the plan period. This would not support the development of a compact city with good access to public transport options and bringing people closer to their place of work to encourage a shift in modal choice - this means more private vehicles, which results in more air pollution. Considered to have minor negative effects.
Environmental	10	+	-	Having a specific policy which seeks to protect housing in established residential areas can result in less demand for housing on greenfield lands that are important in terms of biodiversity. Therefore <b>Option 1</b> considered to have minor positive effects. With no specific policy protecting existing housing areas, <b>Option 2</b> could result in more demands for peripheral greenfield sites to meet growth targets, with consequent negative impact on biodiversity.
	11	+	-	<b>Option 1</b> - A policy protecting existing residential stock would help to protect soil quality on greenfield sites. <b>Option 2</b> - the lack of such a policy could result in more demands for peripheral greenfield sites to meet growth targets, with consequent negative impact on soil quality. On balance, considered mixed effects.
	12	o	o	<b>Both options</b> would be considered to not have any effect on or relationship with this SA objective.
	13	+	-	As for SA10.
	14	+	-	As for SA10 and SA13.

SHAPING A LIVEABLE PLACE		HOU3 – PROTECTION OF EXISTING RESIDENTIAL ACCOMMODATION		
SA Objectives	Options		Comments	
	1	2		
	15	+	-	<p><b>Option 1</b> is compatible with the objective to sustainably manage waste and support existing infrastructure, - by protecting existing housing stock in established residential areas.</p> <p><b>Option 2</b> - the lack of a specific policy to protect housing could result in increasing pressures on development outside the urban footprint, resulting in a more dispersed residential population that would be contrary to the objective to sustainably manage waste - considered minor negative effects.</p>
	16	+	?	<p>While the effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained, there are issues with the existing wastewater treatment works (WWTW) capacity in Belfast that could prove to be a risk in the short term. For <b>Option 1</b>, a policy which protects existing housing areas would be compatible with the objective to promote the quality efficient use of water resources. It is more cost effective, with less new infrastructure required and a concentration of population within the existing urban footprint providing economies of scale. The turnover of existing sustainable stock should not further increase the demands on the city's water resources. Option 1 would be considered to have minor positive effects.</p> <p><b>Option 2</b>, with no policy on protecting existing housing, could potentially exacerbate existing WWTW problems in the short-medium term as development proceeds to meet assigned population targets. Effects considered uncertain.</p>
	17	+	-	<p>This objective has links to SA9 above. <b>Option 1</b> should provide some positive benefits to air quality as protecting existing sustainable housing stock can contribute to a future Belfast population within a compact urban footprint, with convenient access to services, encouraging active travel and reduced car trips. Considered to have minor positive effects.</p> <p><b>Option 2</b> - the absence of a policy protecting existing housing could see increased pressures on more peripheral sites over the plan period. This would not support the development of a compact city with good access to public transport options and bringing people closer to their place of work to encourage a shift in modal choice - this means more private vehicles, which results in more air pollution. Considered to have minor negative effects.</p>
	18	+	-	<p><b>Both options</b> are considered to rank the same as for SA9 above, given that an integrated transport system and sustainable travel would be key factors in the transition to a low carbon economy.</p>
	19	+	?	<p><b>Option 1</b> - By having a policy that protects existing housing areas, this is more likely to contribute to a sustainable city population located within a compact urban footprint. This would reduce the likelihood of peripheral greenfield locations being developed that are less sustainable in terms of travel modes, access to services and public transport. Such factors can assist in the development of climate change goals.</p> <p><b>Option 2</b> could exacerbate land requirements by not having any policy on protecting established residential areas. However, flood risk etc. can be assessed and mitigated on a case by case basis. Option 2 would therefore be considered to have unknown / uncertain effects.</p>

**SHAPING A LIVEABLE PLACE**

<b>Table B.15</b>			
<b>HOU4 – DENSITY OF RESIDENTIAL DEVELOPMENT</b>			
<b>Reasons for Alternatives Considered</b>	<p>The SPPS requires a number of measures to be included in development plans, including the need to ‘set density levels for housing sites appropriate to the location of the site and the character of the surrounding area’. It also requires planning authorities to increase housing density without town cramming and seeks to promote higher density housing developments in town and city centres and in other locations that benefit from high accessibility to public transport facilities, whilst safeguarding local character, environmental quality and residential amenity. The need for higher densities was assessed in the SA interim report which concluded that the Plan should have a density policy. Therefore, the POP, in LP1, outlined a number of key priorities in supporting the Plan’s ambitious growth aspirations - including increasing density. One option is to have a generic policy on higher densities in line with the SPPS. However, given that SET 3 outlines the different character areas for the city, it is also appropriate to assess the detailed options for applying density levels to the different character areas.</p>		
<b>Option</b>	<b>Option 1 Generic policy on housing densities</b>	<b>Option 2 Application of minimum densities</b>	<b>Option 3 Application of density bands (minimum and maximum)</b>
<b>Summary</b>	<p>This option retains the status quo – the SPPS summarises PCP1 of PPS12, requiring increased housing density in town and city centres and other high accessibility locations, respect local character and environmental quality and safeguard residential amenity.</p>	<p>This option recognises that the growth aspirations for Belfast set out in HOU1 require higher housing densities in order to meet population targets and provide the required number of new homes. Applying minimum densities to different character areas within the city is proposed in order to reinforce this requirement.</p>	<p>Option 2 recognises the need to employ higher densities as a general rule, but adopt a flexible approach to new housing by introducing bands for the different areas of the city, with higher and lower limits that allow for consideration of what densities might be appropriate at any particular location. The inclusion of a higher limit acknowledges the RDS and SPPS policy to increase densities without town cramming.</p>
<b>Social Effects</b>	<p>Minor negative effects (reducing deprivation / encouraging inclusion, improved health and well-being / quality of life and reduction of crime and ASB)</p>	<p>Minor positive effects (improved health and well-being / quality of life, reducing crime and ASB and access to local services and facilities)</p>	<p>Significant positive effects (access to local services and facilities and access to employment opportunities) Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being / quality of life, quality housing and reduction of crime and ASB)</p>
<b>Economic Effects</b>	<p>Minor positive effects (integrated transport / sustainable travel and supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver)</p>	<p>Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver and integrated transport / sustainable travel)</p>	<p>Significant positive effects (access to employment opportunities and integrated transport / sustainable travel and supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver)</p>
<b>Environmental Effects</b>	<p>Minor positive effects (soil quality, promoting the sustainable management of waste, the quality and efficient use of water resources, air quality, transition to a low carbon economy and climate change)</p>	<p>Minor positive effects (soil quality, waste management, water resources, air quality, transition to a low carbon economy and climate change)</p>	<p>Significant positive effects (promoting the sustainable management of waste, the quality and efficient use of water resources and supporting the transition to a low carbon economy)</p>

SHAPING A LIVEABLE PLACE	
Table B.15	HOU4 – DENSITY OF RESIDENTIAL DEVELOPMENT
	Minor positive effects (biodiversity and habitat, soil quality, landscape and geodiversity, green space and countryside, air quality and climate change)
<b>Reasons for Selecting Preferred Option</b>	Option 3 is the preferred option. The proposed density bands take into account variations within character areas through the use of higher and lower limits, allowing proposals to protect the established character and patterns of development in any particular location. The broad density ranges for the Inner City Belfast and Outer Belfast allow flexibility to adapt proposals to their context. The Inner City densities reflect an increase as proximity to the City Centre, and consequently key services and facilities, increases. Within the Outer Belfast area, lower densities are preferable towards the periphery of the settlement as access to local services decreases. This is not the case for option 2, which proposes minimum densities only across the city, so is less flexible and the use of a minimum figure may be approached as a target. In some cases, schemes could come forward with densities lower (or higher) than the optimum. Option 1 simply reinforces what is in the SPPS, not prescribing densities that would take better account of growth aspirations, local character and environmental quality.
<b>Mitigation</b>	The policy will still include an element of flexibility, enabling the assessment and setting of density levels on a case-by-case basis.
<b>Timescale of effect</b>	The social, economic and environmental positive effects are likely to be delivered over the medium to long term as new higher density schemes are developed and become fully operational as part of a compact sustainable city. Over time, this will have positive benefits in terms of integrated transport, sustainable travel, water resources, access to jobs and services and quality of life.

SHAPING A LIVEABLE PLACE				HOU4 – DENSITY OF RESIDENTIAL DEVELOPMENT	
SA Objectives	Options			Comments	
	1	2	3		
Social	1	-	+/-	+	<p><b>Option 1</b> - whilst encouraging higher densities in the city centre and at other accessible locations is positive, the absence of prescribed densities would result in less control over density levels throughout the city and possibly result in more random proposals that do not take full account of the local character. For example, not prescribing densities in the inner city would remove the opportunity to plan for higher densities that could be an important element in rejuvenating local communities. Option 1 would be considered to result in minor negative effects.</p> <p><b>Option 2</b> - in seeking to apply minimum densities, would direct higher densities to more central locations, such as the city centre and inner city, which would have the potential to act as a catalyst in regenerating these areas. However, the absence of a maximum density could result in town cramming. On balance, considered to have mixed effects.</p> <p><b>Option 3</b> - Many disconnected and deprived areas could benefit from careful site selection and well designed and integrated new developments with appropriate densities. Given the City Centre's shared sense of ownership by all communities and the access it offers to employment and other services, new high density housing there would support inclusivity and equality. The use of a maximum density level would help to prevent town cramming. Option 3 considered to have minor positive effects.</p>
	2	-	+/-	+	<p>The use of higher densities, with a focus on city centre and other accessible areas, would result in more people living closer to places of work and to key services and facilities, thereby encouraging more active travel, contributing to improved health and wellbeing. This SA objective is closely linked to SA1 above, Where an option will help to reduce deprivation and encourage inclusiveness, it will also have a positive effect in terms of health, wellbeing and quality of life. <b>All options</b> are considered to score the same as for SA1 above.</p>
	3	+/-	+/-	+	<p>The use of higher densities means more housing and more choice for residents. Good quality housing includes that which provides convenient access to local services and amenities, respects its local character and meets identified housing needs in terms of size, type and tenure. <b>Option 1</b>, in promoting higher densities at central and accessible locations would have a positive effect in this regard. However, not prescribing actual densities could miss the opportunity to maximise densities in certain areas that would have enabled more people to meet their housing needs. Considered to have mixed effects.</p> <p><b>Option 2</b>, which does not apply a maximum density, could result in town cramming. This would be considered to have minor negative effects in terms of providing good quality housing.</p> <p>The use of density bands as per <b>Option 3</b>, with a minimum and maximum density applied, would help to better control densities across the city and reduce or eliminate the likelihood of town cramming - considered to have minor positive effects on providing the opportunity for good quality housing.</p>
	4	-	+/-	+	<p>All options, in promoting higher densities in central areas, would result in areas with higher footfall, increased passive surveillance, greater sense of community etc. Such factors would be considered supportive to the aim of reducing crime and ASB. However, linked to SA1 above, a reduction in deprivation and increase in social inclusion would be associated with reducing crime and ASB. Therefore <b>all options</b> are considered to score the same as for SA1 above.</p>
	5	o	o	o	<p><b>All options</b> considered to have no effect or relationship on this SA objective.</p>

SHAPING A LIVEABLE PLACE		HOU4 – DENSITY OF RESIDENTIAL DEVELOPMENT			
SA Objectives	Options			Comments	
	1	2	3		
	6	+/-	+	++	<p>All options - promoting higher densities in central and accessible areas would result in more people living closer to local services and facilities. However, for <b>Option 1</b>, which does not set prescribed density levels, this may result in lower densities being applied in certain areas and consequently less people having access to local services and facilities - mixed effects.</p> <p><b>Option 2</b> considered to have minor positive effects.</p> <p><b>Option 3</b>, in setting actual prescribed density bands, with a minimum and maximum level, would help to avoid town cramming and ensure that more people are housed at appropriate accessible locations where services and facilities are available. Option 3 considered to have significant positive effects.</p>
Economic	7	+/-	+	++	<p>As for SA6 above, higher densities with a focus on city centre and other accessible locations, would ensure more people have better access to employment opportunities, as opposed to more peripheral development that could continue reliance on the private car.</p> <p><b>Option 1</b> considered mixed effects, <b>option 2</b> considered to have minor positive effects with <b>option 3</b>, in setting both minimum and maximum levels, having significant positive effects.</p>
	8	+	+	++	<p><b>All options</b>, in seeking to accommodate higher densities, would help to grow the population of Belfast, creating a critical mass of people necessary to support existing and attract new investment, thereby contributing to Belfast's role as a regional economic driver.</p> <p><b>Option 3</b>, with both minimum and maximum density bands, would be best placed in this regard and would be considered to have significant positive effects.</p>
	9	+	+	++	<p><b>Option 1</b>, in requiring increased housing density in town and city centres and other high accessibility locations would help to generate the critical mass of people necessary for the provision of high quality, efficient integrated transport facilities, and also encourage more residents to walk and cycle.</p> <p><b>Options 2 and 3</b> would both be considered to have a positive effect on promoting an integrated transport system and encourage sustainable travel. Employing higher densities would provide the critical mass of people to provide an integrated and efficient transport system, giving people a valid alternative to the private car.</p> <p><b>Option 3</b>, by prescribing specific density bands, with maximum density levels set, thereby encouraging more people living at accessible locations maximising modal choice, would be considered to have significant positive effects.</p>
Environmental	10	-	+/-	+	<p><b>All options</b> would seek to apply higher densities at appropriate locations.</p> <p><b>Option 1</b>, in not prescribing specific densities across the city, could result in more sites being required, including those outside the urban footprint, which could have minor negative effects on biodiversity.</p> <p><b>Option 3</b>, which includes a minimum and maximum density, is likely to result in generally higher densities on sites, than simply having a minimum density, which for developers may simply be a target. Thus option 3 is likely to see fewer sites being required in order to facilitate required growth, which would help to reduce any future demand for greenfield lands, or green spaces within the urban footprint. Therefore option 2 could result in mixed effects, with option 3 having minor positive effects on biodiversity.</p>

SHAPING A LIVEABLE PLACE				HOU4 – DENSITY OF RESIDENTIAL DEVELOPMENT
SA Objectives	Options			Comments
	1	2	3	
11	+	+	+	<b>All options</b> would be considered to have a minor positive effect. By targeting higher densities within the urban footprint, with a focus on the city centre, this would reduce the likelihood of pressures developing on the countryside asset, thereby helping to protect soil quality. The options would also be likely to result in some contaminated brownfield sites being redeveloped, thereby improving soil quality.
12	o	o	o	<b>All options</b> considered to have no effect or relationship on this SA objective.
13	-	+/-	+	Similar to SA10 above, as <b>Option 3</b> would be likely to see fewer sites being required in order to facilitate required growth, this would help to reduce any future demand for greenfield lands, or green spaces within the urban footprint. <b>Option 2</b> , which only applies minimum densities, could see longer term pressures for additional lands outside the urban footprint, resulting in mixed effects. <b>Option 3</b> in contrast would be considered to have minor positive effects.
14	-	+/-	+	As for <b>SA10</b> and <b>SA13</b> above.
15	+	+	++	<b>All options</b> are compatible with the objective to sustainably manage waste. They seek to achieve higher density development, with a focus on more central areas. Higher density living within a compact urban footprint makes waste collection and disposal more efficient than for a more dispersed lower density population. <b>Option 3</b> , by prescribing specific density bands with a minimum and maximum level would be more likely to result in consistently higher densities across the city, which would be considered to have significant positive effects.
16	+	+	++	As for SA15 above, <b>all options</b> would be compatible with the objective to promote the quality, efficient use of water resources. <b>Option 3</b> , by prescribing specific density bands, with a minimum and maximum level, would be more likely to result in consistently higher densities across the city, which would be considered to have significant positive effects.
17	+	+	+	<b>All options</b> are considered to have minor positive effects by endeavouring to ensure that the majority of people are housed closer to their place of work. This would help to reduce vehicle emissions by making sustainable and active travel more viable. Considered to have minor positive effects.
18	+	+	++	<b>All options</b> are considered to rank the same as for SA9 above, given that an integrated transport system and sustainable travel would be key factors in the transition to a low carbon economy.
19	+	+	+	<b>All options</b> are considered to have minor positive effects by applying higher densities with a city centre / sequential focus, which would result 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/resource requirements.

SHAPING A LIVEABLE PLACE	
<b>POLICY COMPONENT BREAKDOWN</b>	<p><b>HOU5 – Affordable Housing</b></p> <p><b>COMPONENT 1 – Definition</b></p> <p><b>COMPONENT 2 – Proportion</b></p> <p><b>COMPONENT 3 – Threshold</b></p> <p><b>COMPONENT 4 - Criteria</b></p>
<b>Reason for Breakdown</b>	<p>Policy HOU5 is made up of 4 key components; definition, proportion, threshold and criteria.</p> <p>Given the importance of each, it is considered prudent to firstly appraise each component individually in an effort to understand the potential effects of each; before appraising the effects of the preferred components together as a consolidated policy.</p>

**SHAPING A LIVEABLE PLACE**

<b>Table B.16</b>	<b>HOU5 – AFFORDABLE HOUSING (COMPONENT 1 - DEFINITION)</b>	
<b>Reasons for Alternatives Considered</b>	The SPSS 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) and Housing Market Analysis (HMA). It defines affordable housing as social rented and intermediate housing only. However, it does state that ‘the definition of intermediate housing used for the purpose of this policy may change over time to incorporate other forms of housing tenure below open market rates’. The latest Housing Market Analysis from the NIHE1, identifies significant social and intermediate housing need in Belfast over the 15 year plan period – with 940 and 630 dwellings required respectively. Together, this represents approximately 70% of the total annual housing requirement when split evenly over the plan period. Taking this into account, it is considered prudent to include an option which broadens the definition of intermediate housing for the purposes of this plan, in recognition of the acute need that exists.	
<b>Option</b>	<b>Option 1</b> <b>Social rented sector and intermediate housing (SPSS definition)</b>	<b>Option 2</b> <b>SPSS definition, but with broadened definition of ‘intermediate housing’ to include rent to own with potential for other innovative products</b>
<b>Summary</b>	Social rented housing – Housing provided at an affordable rent by a Registered Housing Association; that is, one which is registered and regulated by the DSD as a social housing provider.  Intermediate Housing – consists of shared ownership housing provided through a Registered Housing Association (RHA) e.g. Co Ownership.  As well as being regulated by HA’s, both social rented and intermediate housing are tied to the NIHE common selection scheme.	As for option 1, but broadening intermediate housing to include rent to own housing, with flexibility for addition of any future innovative products.
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being and delivering quality housing).	Significant positive effects (reduce deprivation/encourage inclusion, improved health and well-being and provision of good quality housing).
<b>Economic Effects</b>	Minor positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver).	Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as a regional economic driver).
<b>Environmental Effects</b>	None	None
<b>Reasons for Selecting Preferred Option</b>	Option 2 is the preferred option, which defines affordable housing as social rented and intermediate housing (with the broader definition). This option recognises the significant need that exists and so aims to increase the choices available (as opposed to the narrower option 1 definition). Importantly, it is still regulated by Housing Associations and available only to households that are eligible for social renting under the Common Selection Scheme, ensuring proper regulation and directs provision to those who most need it.	
<b>Mitigation</b>	Regulated by Registered Housing Associations and the NIHE administered Common Selection Scheme.	
<b>Timescale of effect</b>	Short to medium term significant positive social and economic effects, as affordable housing is provided, and increasing over time.	

SHAPING A LIVEABLE PLACE		HOU5 – AFFORDABLE HOUSING (COMPONENT 1 - DEFINITION)		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	++	<p>The provision of affordable housing can contribute to reducing deprivation and encouraging inclusion. <b>Option 1</b> follows the SPPS definition, limiting affordable housing to the social rented sector and intermediate or shared ownership housing.</p> <p>The broader definition in <b>Option 2</b>, by including affordable rented, responds to growing affordability pressures in the private rented sector in Belfast, bridging the gap between housing benefit and the market rent levels charged by private landlords. Low cost housing can also assist in getting more people onto the property ladder in Belfast, where affordability is the worst throughout NI. It is also noted that both options, even as broadened out in option 2 with rent to own, would still be delivered by housing Associations and administered through the NIHE's common waiting list. Option 2, by providing more choice, would be considered to have significant positive effects in helping to reduce deprivation and provide a more socially inclusive society.</p>
	2	+	++	<p>There is a well-researched and intrinsic link between good quality housing and improved health and wellbeing. Therefore the wider definition (option 2) would provide more people an increased choice and the potential for more people to become affordable homeowners. Accordingly, <b>Option 1</b> would be considered to have minor positive effects whilst <b>Option 2</b> would have significant positive effects.</p>
	3	+	++	<p>Both options would provide the opportunity for good quality affordable housing. However, the wider definition in <b>Option 2</b> would provide more housing opportunities and more choice, enabling more people to meet their housing needs so it would be considered to have significant positive effects.</p>
	4	?	?	<p>Without knowing mix, percentage, location or design of affordable housing, the potential effects of <b>both options</b> on reducing crime and ASB are unknown.</p>
	5	o	o	<p><b>Both options</b> - considered to have no effect or relationship on this SA objective.</p>
	6	?	?	<p>In the absence of knowing where the affordable housing will be located, the potential effects of <b>both options</b> in terms of access to local services and facilities are unknown.</p>
Economic	7	?	?	<p>In the absence of knowing where the affordable housing will be located, the potential effects of <b>both options</b> in terms of access to employment opportunities are unknown.</p>
	8	+	++	<p>The provision of good housing choice for residents is an important factor in supporting a healthy and growing economy. The wider definition of affordable housing as set out in <b>Option 2</b> would therefore be considered to have significant positive effects with <b>Option 1</b> having minor positive effects. Furthermore, the broader definition for affordable housing in option 2 is also likely to improve the viability for developers by increasing returns in comparison to socially rented housing alone. This also has positive implications for the Belfast economy.</p>
	9	?	?	<p>In the absence of knowing where the affordable housing will be located, the potential effects of <b>both options</b> in terms of promoting an integrated transport system and encouraging sustainable travel are unknown.</p>

SHAPING A LIVEABLE PLACE		HOU5 – AFFORDABLE HOUSING (COMPONENT 1 - DEFINITION)		
SA Objectives	Options		Comments	
	1	2		
Environmental	10	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	11	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	12	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	13	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	14	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	15	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	16	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	17	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.
	18	?	?	Linked to SA9 above. The transition to a low carbon economy would be assisted with a more integrated transport system and sustainable travel patterns. However without knowing where affordable housing would be located, the potential effects of <b>both options</b> are unknown.
	19	o	o	<b>Both options</b> - considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		
Table B.17	HOU5 – AFFORDABLE HOUSING (COMPONENT 2 - PROPORTION)	
<b>Reasons for Alternatives Considered</b>	<p>The SPSS outlines that the LDP will be the primary vehicle in facilitating affordable housing requirements by zoning land or by indicating, through key site requirements, where a proportion of a site may be required for social/affordable housing. The option of zoning sites for social housing was discounted at SA interim report stage – this method has in the past led to the creation of single-tenure neighbourhoods, with consequent social issues relating to deprivation. Moreover, zoning sites is likely to dilute the opportunity for integrated affordable housing within mixed tenure developments across the city. Similarly, the use of Key Site Requirements (KSR) for certain strategic sites only was appraised in the interim report, and was discounted – with a more broad-brush strategy seen as necessary to maximum numbers, given the acute affordable housing need. In terms of the proportion, 20% has been determined based on two main sources of information, which form part of the overall evidence base:</p> <ul style="list-style-type: none"> <li>a) Housing Market Analysis, BCC update, September 2017, NIHE</li> <li>b) Developer Contributions for Affordable Housing in Northern Ireland – Report of Study, 2015, Three Dragons</li> </ul> <p>The HMA provided by the NIHE outlined a requirement for 940 social housing units a year until 2032, as well as 630 intermediate units per year. This gives a total of 1570 units, which equates to over 70% of the required average annual housing rate to meet the growth targets set out in draft policies GR1 and LP1. The Three Dragons research above quotes a figure of 20% being viable in certain parts of Belfast. Bearing in mind the significant affordable housing need, this proportion would be considered the absolute minimum, necessary to redress historic under provision of social housing and to ensure that growth targets are possible. Therefore, anything less than 20% is not considered realistic, and anything above 20% would be likely to result in viability and deliverability issues.</p>	
<b>Option</b>	<b>Option 1</b> <b>At least 20% of units on all larger residential sites to be affordable housing</b>	<b>Option 2</b> <b>At least 20% of units on all residential sites and KSR on certain key strategic sites</b>
<b>Summary</b>	On all larger residential development sites, developers will be required to provide at least 20% of the scheme as affordable housing units, in accordance with the definition set out in the Plan.	In addition to developers providing 20% of the scheme as affordable housing units, detailed KSR in relation to affordable housing provision will be set out for larger, strategic key housing sites and mixed use sites. This could mean an increase where viable, or a reduction in requirement where 20% is not viable.
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing and reducing crime and ASB)	Significant positive effects (reducing deprivation / encouraging inclusion, improved health and well-being and provision of quality housing) Minor positive effects (reducing crime and ASB)
<b>Economic Effects</b>	Minor positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver)	Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver)
<b>Environmental Effects</b>	None	None
<b>Reasons for Selecting Preferred Option</b>	Option 2 is considered the preferred option, requiring all larger housing developments to help meet housing need by making a contribution towards gross affordable housing targets, and including detailed KSR in relation to affordable housing for larger strategic key sites. To help overcome concerns around viability, the requirement will be limited to larger housing and mixed use developments. An appropriate threshold will need to be set taking into account the housing need identified through an up to date housing market assessment and the viability of a contribution in Belfast. This will be dealt with in the next table.	
<b>Mitigation</b>	Even though broadened, this definition will still ensure the process of assigning new affordable homes is regulated – i.e. it is tied to Registered Housing Associations and the Common Selection Scheme administered by NIHE.	
<b>Timescale of effect</b>	Short to medium term significant positive social and economic effects, as affordable housing is provided, and increasing over time.	

SHAPING A LIVEABLE PLACE		HOU5 – AFFORDABLE HOUSING (COMPONENT 2 - PROPORTION)		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	++	<p><b>Option 1</b> would contribute towards inclusivity and equality in neighbourhoods, avoiding single tenure developments that have given rise to many of the existing deprived neighbourhoods. Therefore, it would be considered to have minor positive effects.</p> <p><b>Option 2</b>, which combines the benefits of option 1, with the use of key site requirements to specify the proportion of affordable housing on key sites would be of additional benefit. These sites will normally be large, strategic housing developments, so the use of KSR would be important in ensuring an appropriate level of affordable housing is provided, in the interests of sustainable development and the growth of balanced, cohesive communities. Option 2 would be considered to have significant positive effects.</p>
	2	+	++	This is linked to SA1 above with the options considered to have similar effects. Where deprivation can be reduced and inclusivity promoted, this will also have positive effects on health and well-being and on quality of life. Therefore <b>both options</b> score the same in terms of likely effects.
	3	+	++	All options would enable more people to access housing through the provision of quality, affordable homes in Belfast. <b>Option 1</b> in requiring residential sites to provide a % of affordable housing would provide an opportunity for good quality housing and an increased choice for people. Option 1 considered to have minor positive effects.
				<b>Option 2</b> , which combines the benefit of option 1 with the use of KSR on strategic sites would be considered to have significant positive effects.
	4	+	+	The provision of good quality housing as per SA3 can help to improve community safety and reduce crime. For <b>both options</b> , there is considered to be a positive correlation between the amount of affordable housing provided and the levels of crime and ASB, i.e. more quality housing in mixed tenure developments would help to reduce crime.
	5	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	6	?	?	This will depend on the location of allocated housing land, larger mixed use sites and where windfall developments take place. Allocated housing land and mixed use zonings will be determined at the local policies plan stage. At this stage, therefore, the likely effect of <b>both options</b> is unclear.
Economic	7	?	?	As the locations of new housing developments are as yet unknown, it is not possible to determine if new affordable housing locations will retain/enhance access to employment opportunities. The likely effect of <b>both options</b> is therefore unclear.
	8	+	++	<p><b>Option 1</b> offers the opportunity for better integration of affordable housing within housing developments and is 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.</p> <p><b>Option 2</b> - in also applying the affordable housing requirement to a number of key sites would provide the opportunity, on larger and often mixed use sites, can help to create sustainable mixed tenure neighbourhoods that compliment a growing economy. Option 2 would be considered to have significant positive effects as it would provide the opportunity to make localised adjustments, dependent on economic viability.</p>

SHAPING A LIVEABLE PLACE		HOU5 – AFFORDABLE HOUSING (COMPONENT 2 - PROPORTION)		
SA Objectives	Options		Comments	
	1	2		
	9	?	?	In the absence of knowing where new housing is proposed to be located, it is not possible to assess whether <b>either option</b> would promote an integrated transport system and encourage sustainable travel. Although it could be assumed that KSR would be at accessible locations that could support an integrated transport system and encourage sustainable travel.
Environmental	10	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	11	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	12	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	13	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	14	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	15	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	16	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	17	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	18	?	?	As for SA9 above, in the absence of knowing where new housing is proposed to be located, it is not possible to assess whether <b>either option</b> would support the transition to a low carbon economy.
	19	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.18</b>	<b>HOU5 – AFFORDABLE HOUSING (COMPONENT 3 - THRESHOLD)</b>	
<b>Reasons for Alternatives Considered</b>	Another component of a robust and workable affordable housing policy is the selection of an appropriate threshold for the requirement to 'kick in'. The standard UK methodology for assessing land for housing is schemes of 10 units or more on all sites greater than 0.25ha. This will be considered beside a lower threshold, which recognises that the majority of housing developments in Belfast are on smaller sites. Small sites face higher costs and there is a definite viability argument for including a threshold in any developer contribution policy <sup>1</sup> . Accordingly, a threshold of 5 units or more is also considered to be appropriate as a comparison.	
<b>Option</b>	<b>Option 1</b> <b>Applies to 5 or more unit schemes on all sites greater than 0.1ha</b>	<b>Option 2</b> <b>Applies to 10 or more unit schemes on all sites greater than 0.25ha</b>
<b>Summary</b>	Option 1 recognises that small and micro businesses make up a large part of the housebuilding industry in Northern Ireland and there are particular difficulties that would be faced if a developer contribution scheme were introduced across the board. This is also the figure used in draft BMAP.	The standard UK methodology for assessing land for housing, which sets the threshold at 10 units, and 0.25ha.
<b>Social Effects</b>	Significant positive effects (provision of quality) Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being)	Minor positive effects (reducing crime and ASB) Minor negative effects (reducing deprivation / encouraging inclusion, improved health and well-being and provision of quality housing to meet needs)
<b>Economic Effects</b>	Minor negative effect (supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver)	Mixed effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver)
<b>Environmental Effects</b>	None	None
<b>Reasons for Selecting Preferred Option</b>	Option 1 is the preferred option. The requirement should apply to all proposed residential developments of 5 units or more. This is due to recent research into developer contributions for affordable housing <sup>2</sup> , which arrives at a threshold of 5 or more units to ensure that the burden is reduced on small developers. The figure also aligns with land supply data in that a higher threshold would eliminate the affordable housing requirement on a large proportion further 5% of Belfast's housing land or approx. 1,350 units. Given the acute need that exists in Belfast for affordable housing, any reduced potential would be inappropriate. Option 2, whilst having some beneficial economic effect, this is outweighed by some harmful social effects.	
<b>Mitigation</b>	Opportunity for review has been built into the policy, should sites demonstrate viability concerns.	
<b>Timescale of effect</b>	Short to medium term significant positive social and economic effects, as affordable housing is provided, and increasing over time.	

<sup>1</sup> Developer Contributions for Affordable Housing in Northern Ireland, Report of Study, December 2015, Three Dragons & DSD

<sup>2</sup> Belfast Developer Contributions Framework, Draft Final Report for Belfast City Council, Version 1, Three Dragons, May 2017

SHAPING A LIVEABLE PLACE		HOU5 – AFFORDABLE HOUSING (COMPONENT 3 - THRESHOLD)		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	-	<p><b>Option 1</b> would assist the objective of reducing deprivation and encouraging a more inclusive and equal society. Good quality housing is recognised as a key factor in sustainable, balanced communities. Option 1 would be considered to have minor positive effects by applying mixed tenure requirements to more schemes, thereby helping to deliver inclusion.</p> <p><b>Option 2</b> which would apply the affordable housing requirement to 10 or more unit schemes would result in reducing the numbers of schemes where affordable housing is a part - analysis of the urban capacity study suggests that the potential yield on sites greater than 5 units but less than 10 is 1,350 units. This, at a 20% rate, would mean a reduction in potential supply of c. 270 affordable housing units. Option 2 would also be more likely to result in single tenure developments - this is because there is an increased likelihood of developers coming in for schemes of 9 units to circumvent the affordable housing requirements. Accordingly, option 2 would be considered to have minor negative effects.</p>
	2	+	-	This is linked to SA1 above with the options considered to have similar effects. Where deprivation can be reduced and inclusivity promoted, this would have positive effects on health and well-being and on quality of life. <b>Both options</b> are considered to have the same likely effects as SA1.
	3	++	-	<p><b>Option 1</b> - with affordable housing applying to all residential schemes of 5 units or more, this option is best placed to maximise the provision of this type of housing, which can enable more people to meet their housing needs - significant positive effects.</p> <p><b>Option 2</b> which applies the affordable housing requirement to ≥ 10 schemes would result in a reduced number of schemes where affordable housing is a part and would also risk undersupply of affordable housing - minor negative effects.</p>
	4	?	?	This is linked to SA1 and SA3 above. Where the opportunity to provide good quality housing to meet people's needs arises, and to reduce deprivation, this is likely, as a secondary effect, to result in more balanced communities that have lower rates of crime and ASB. However, given that this is a secondary effect, the outcome is more uncertain.
	5	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	6	?	?	This will depend on the location of allocated housing land, mixed use sites and windfall developments. Allocated housing land and mixed use zonings will be determined at the local policies plan stage. At this stage, therefore, the likely effect of <b>both options</b> is unclear.
Economic	7	?	?	As for SA6 above, in the absence of knowing where new housing is proposed to be located, it is not possible to assess whether <b>either option</b> would ensure access to local employment opportunities.
	8	-	+/-	<p>Recent research into developer contributions for affordable housing arrives at a threshold of 5 or more units. <b>Option 1</b> would enable smaller schemes of less than 5 units, with tighter margins, to remain viable and could help to boost homebuilding. However, schemes of 5-10 units could come under pressure in terms of viability. As smaller schemes make up a significant proportion of Belfast sites, this could have serious implications for economic growth. Option 1 considered to have minor negative effects.</p> <p><b>Option 2</b>, which sets the threshold at 10 units or more, would reduce the numbers of affordable houses delivered and risk not delivering enough affordable housing. This could present a challenge to attracting skilled workers into the economy. But smaller schemes would be assisted in terms of viability. Option 2, on balance, considered to have mixed effects.</p>

SHAPING A LIVEABLE PLACE			HOU5 – AFFORDABLE HOUSING (COMPONENT 3 - THRESHOLD)	
SA Objectives	Options		Comments	
	1	2		
9	?	?	In the absence of knowing where new housing is proposed to be located, it is not possible to assess whether <b>either option</b> would promote an integrated transport system and encourage sustainable travel.	
Environmental	10	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	11	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	12	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	13	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	14	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	15	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	16	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	17	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	18	?	?	As for SA9 above, in the absence of knowing where new housing is proposed to be located, it is not possible to assess whether <b>either option</b> would support the transition to a low carbon economy.
	19	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.

SHAPING A LIVEABLE PLACE			
<b>Table B.19</b>	<b>HOU5 – AFFORDABLE HOUSING (COMPONENT 4 - CRITERIA)</b>		
<b>Reasons for Alternatives Considered</b>	The affordable housing must be appropriately managed to ensure that it is successful in providing the right homes in the right locations. Central to this are a number of key requirements, the most important of which is meeting identified affordable housing need. The options for this component start with this as a base requirement, then consider the relevant benefits of additional criteria.		
<b>Option</b>	<table border="1"> <tr> <td><b>Option 1</b> Criteria to ensure that provision meets identified need</td> <td><b>Option 2</b> Criteria to ensure that provision meets identified need, that ‘tenure blind’ developments are created and that developments do not consist of 100% social housing</td> </tr> </table>	<b>Option 1</b> Criteria to ensure that provision meets identified need	<b>Option 2</b> Criteria to ensure that provision meets identified need, that ‘tenure blind’ developments are created and that developments do not consist of 100% social housing
<b>Option 1</b> Criteria to ensure that provision meets identified need	<b>Option 2</b> Criteria to ensure that provision meets identified need, that ‘tenure blind’ developments are created and that developments do not consist of 100% social housing		
<b>Summary</b>	<table border="1"> <tr> <td>The requirement for new affordable housing provision to meet need in the area, as identified in the most up-to-date NIHE Housing Market Analysis.</td> <td>As for option 1, plus the requirement that the affordable housing units within a residential scheme are indistinguishable from the market housing in terms of design, materials and finishes, i.e. the scheme is ‘tenure blind’ and that it incorporates a suitable tenure mix.</td> </tr> </table>	The requirement for new affordable housing provision to meet need in the area, as identified in the most up-to-date NIHE Housing Market Analysis.	As for option 1, plus the requirement that the affordable housing units within a residential scheme are indistinguishable from the market housing in terms of design, materials and finishes, i.e. the scheme is ‘tenure blind’ and that it incorporates a suitable tenure mix.
The requirement for new affordable housing provision to meet need in the area, as identified in the most up-to-date NIHE Housing Market Analysis.	As for option 1, plus the requirement that the affordable housing units within a residential scheme are indistinguishable from the market housing in terms of design, materials and finishes, i.e. the scheme is ‘tenure blind’ and that it incorporates a suitable tenure mix.		
<b>Social Effects</b>	<table border="1"> <tr> <td>Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing and reducing crime and ASB).</td> <td>Significant positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing and reducing crime and ASB).</td> </tr> </table>	Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing and reducing crime and ASB).	Significant positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing and reducing crime and ASB).
Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing and reducing crime and ASB).	Significant positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing and reducing crime and ASB).		
<b>Economic Effects</b>	<table border="1"> <tr> <td>Mixed effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver).</td> <td>Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver).</td> </tr> </table>	Mixed effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver).	Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver).
Mixed effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver).	Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver).		
<b>Environmental Effects</b>	<table border="1"> <tr> <td>None</td> <td>None</td> </tr> </table>	None	None
None	None		
<b>Reasons for Selecting Preferred Option</b>	Option 2 is the preferred option. The SPPS directs planning authorities to use their powers to “contribute to an environment that is accessible to all and enhances opportunities for shared communities, has a higher standard of connectivity and supports the shared use of public realm”. Therefore, meeting identified need is a critical element in achieving this and ensuring that the tenure and type of units provided matches the requirements of households in need of affordable housing. Mixed tenure developments are also important in achieving community cohesion objectives, by ensuring that affordable housing is well integrated within housing schemes which are ‘tenure blind’ and social housing ‘pepper potted’ throughout, rather than concentrated in a specific part of a site. As well as helping to promote community cohesion, this will create a feeling of belonging and contribute to the development of sustainable neighbourhoods. This is critically important for Belfast and acknowledged in the SPPS, which includes creating and enhancing shared space as one of its five key planning principles.		
<b>Mitigation</b>	None		
<b>Timescale of effect</b>	Short to medium term significant positive social and economic effects, as affordable housing is provided, and increasing over time.		

SHAPING A LIVEABLE PLACE		HOU5 – AFFORDABLE HOUSING (COMPONENT 4 - CRITERIA)		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	++	<p><b>Option 1</b>, by working to ensure that affordable housing unit numbers meet identified need will provide the opportunity for those who are most in need of housing to access same. Considered that option 1 would have minor positive effects.</p> <p><b>Option 2</b> would be considered to have significant positive effects as, in addition to the above, it would also ensure that affordable units were designed to be tenure blind and of appropriate tenure mix (and importantly, not all social housing), thereby maximising the potential for inclusive, balanced communities and reducing the deprivation often associated with single tenure neighbourhoods.</p>
	2	+	++	This is linked to SA1 above with the options considered to have similar effects. Where deprivation can be reduced and inclusivity promoted, this would have positive effects on health and well-being and on quality of life. <b>Both options</b> are considered to have the same likely effects as with SA1.
	3	+	++	Both options would help to meet housing need. However, option 2, which also includes an appropriate tenure mix of housing (and importantly, not all social) together with 'tenure blind' design, would maximise the housing choice available and deliver well designed and integrated good quality housing. <b>Option 2</b> would therefore be considered to have significant positive effects, with <b>Option 1</b> having minor positive effects.
	4	+	++	This is linked to SA3 above with the options considered to have similar effects. Where the opportunity to provide good quality housing to meet people's needs arises within mixed tenure developments, this is likely to result in more balanced communities that have lower rates of crime and ASB. <b>Both options</b> therefore rank as per SA3 above.
	5	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	6	?	?	This will depend on the location of allocated housing land, mixed use sites and windfall developments. Allocated housing land and mixed use zonings will be determined at local policies plan stage. At this stage, therefore, the likely effect of <b>both options</b> is unclear.
Economic	7	?	?	As for SA6 above, in the absence of knowing where new affordable housing is proposed to be located, it is not possible to assess whether <b>either option</b> would ensure access to local employment opportunities.
	8	+/-	++	<p><b>Option 1</b> in meeting need, would provide the numbers that are required to enable more people to live in the city and to work and recreate there, thereby assisting with Belfast's economic growth. However in not dealing specifically with tenure mix or design, the lack of a multi-faceted approach could result in some minor negative effects relating to poor integration and mono-tenure - mixed effects.</p> <p><b>Option 2</b>, also including tenure blind design and appropriate tenure mix, would help to integrate affordable housing with other tenures, fostering healthy balanced and sustainable communities that support a strong economy. Considered that option 2 would have significant positive effects.</p>
	9	?	?	In the absence of knowing where new housing is proposed to be located, it is not possible to assess whether <b>either option</b> would promote an integrated transport system and encourage sustainable travel.

SHAPING A LIVEABLE PLACE		HOU5 – AFFORDABLE HOUSING (COMPONENT 4 - CRITERIA)		
SA Objectives	Options		Comments	
	1	2		
Environmental	10	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	11	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	12	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	13	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	14	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	15	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	16	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	17	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.
	18	?	?	As for SA9 above, in the absence of knowing where new housing is proposed to be located, it is not possible to assess whether <b>either option</b> would support the transition to a low carbon economy.
19	o	o	<b>Both options</b> would be considered to have no effect or relationship with this SA objective.	

SHAPING A LIVEABLE PLACE	
Table B.20	<b>HOU5 – AFFORDABLE HOUSING (CONSOLIDATED POLICY)</b>
Reasons for Alternatives Considered	Not applicable – this is the consolidated policy for affordable housing, taking the preferred options of the four components above and merging them together into policy HOU5.
Option	<b>CONSOLIDATED POLICY</b> All development applications on sites greater than 0.1 hectares and/or containing 5 dwelling units or more shall provide at least 20% of units as Affordable Housing, which includes social rented housing, intermediate housing (incl. affordable rented and low-cost market housing). The affordable housing shall meet identified need, be of mixed tenure and designed to be 'tenure blind'.
Summary	As above
Social Effects	Significant positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing); Minor positive effects (reducing crime and ASB)
Economic Effects	Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver)
Environmental Effects	None
Reasons for Selecting Preferred Option	Combining the preferred options of the four components gives a comprehensive and complete affordable housing policy for the plan. It has ensured a thorough appraisal of all constituent components and appraises the cumulative effects of merging these together.
Mitigation	None
Timescale of effect	Short to medium term significant positive social and economic effects, as affordable housing is provided, and increasing over time.

SHAPING A LIVEABLE PLACE					HOU5 – AFFORDABLE HOUSING			
Preferred Component Option →	Definition	Proportion	Threshold	Criteria	CONSOLIDATED POLICY			
SA Objectives	Likely Effects	Likely Effects	Likely Effects	Likely Effects	Preferred Option Scoring & Comments			
Social	1	++	++	+	++	++	A broader definition of affordable housing to include rent to own accommodation provides the opportunity to increase the supply of affordable housing and to deal with the significant waiting lists in Belfast. With all residential schemes of 5 units or more required to provide a minimum 20% of units as affordable housing, this policy would maximise the provision of this type of housing, which can enable more people in Belfast to meet their housing needs. The broader definition would also lower the demand for social rented housing. It would therefore contribute towards inclusivity and equality in neighbourhoods, avoiding single tenure developments that have given rise to many of the existing deprived neighbourhoods. Good quality housing is recognised as a key factor in sustainable, balanced communities. By ensuring that affordable units are designed to be tenure blind increases the potential for inclusive communities. This draft policy approach would be considered to have significant positive effects.	
	2	++	++	+	++	++	This is linked to SA1 above. Where deprivation can be reduced and inclusivity promoted, this will have positive effects on health and well-being and on quality of life. Therefore SA2 ranks the same in terms of likely effects.	
	3	++	++	++	++	++	++	The draft policy would provide more people an increased choice of housing and enable them to attain an affordable home. By also including an appropriate mix of housing and a tenure blind design, this would maximise the housing choice available and deliver well designed and integrated good quality housing, avoiding the problems created by single tenure neighbourhoods. Considered to have significant positive effects.
	4	?	+	?	++	+	+	There is considered to be a positive correlation between the amount of affordable housing provided and the levels of crime and ASB, i.e. more quality housing would help to reduce crime. In addition, the creation of tenure blind developments of appropriate mix to meet identified need are best placed to contribute to balanced, sustainable communities, where instances of crime should be lower. Considered overall to have minor positive effects.
	5	o	o	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE					HOU5 – AFFORDABLE HOUSING	
Preferred Component Option →	Definition	Proportion	Threshold	Criteria	CONSOLIDATED POLICY	
SA Objectives	Likely Effects	Likely Effects	Likely Effects	Likely Effects	Preferred Option Scoring & Comments	
	6	?	?	?	?	<p>This will depend on the location of allocated housing land, mixed use sites and windfall developments. Allocated housing land and mixed use zonings will be determined at the local policies plan stage.</p> <p>At this stage, therefore, the likely effect of this policy approach is unclear.</p>
	7	?	?	?	?	<p>As for SA6 above, in the absence of knowing where new housing is proposed to be located, it is not possible to assess whether this policy approach would ensure access to local employment opportunities.</p>
Economic	8	++	++	-	++	<p>The provision of good housing choice for residents is an important factor in supporting a healthy and growing economy. The wider definition of affordable housing would be considered beneficial to the economy as it is likely to improve viability of providing affordable housing for developers by increasing returns in comparison to socially rented housing. Although the burden would be reduced on small sites less than 5 units, schemes of 5-10 units could come under pressure in terms of viability, and as smaller schemes make up a significant proportion of Belfast sites, this could have implications for economic growth. However the consolidated policy would also offer the opportunity for better integration of affordable housing within housing developments across the city and is 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.</p> <p>Including appropriate mix and tenure blind design would help to integrate affordable housing with other tenures, fostering healthy balanced and sustainable communities that support a strong economy.</p> <p>On balance, the policy would be considered to have significant positive effects on economic growth.</p>
	9	?	?	?	?	<p>In the absence of knowing where the affordable housing will locate, the effects in terms of promoting an integrated transport system and encouraging sustainable travel are unknown.</p>

SHAPING A LIVEABLE PLACE					HOU5 – AFFORDABLE HOUSING	
Preferred Component Option →	Definition	Proportion	Threshold	Criteria	CONSOLIDATED POLICY	
SA Objectives	Likely Effects	Likely Effects	Likely Effects	Likely Effects	Preferred Option Scoring & Comments	
Environmental	10	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	11	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	12	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	13	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	14	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	15	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	16	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	17	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.
	18	?	?	?	?	?

SHAPING A LIVEABLE PLACE					HOU5 – AFFORDABLE HOUSING	
Preferred Component Option →	Definition	Proportion	Threshold	Criteria	CONSOLIDATED POLICY	
SA Objectives	Likely Effects	Likely Effects	Likely Effects	Likely Effects	Preferred Option Scoring & Comments	
19	o	o	o	o	o	This policy approach would not be considered to have any effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE	
Table B.21	<b>HOU6 – HOUSING MIX</b>
<b>Reasons for Alternatives Considered</b>	<p>The SPPS requires the LDP to deliver balanced communities through the provision of good quality housing offering a variety of house types, sizes and tenures to meet different needs of communities. It states that a HNA will influence how LDPs facilitate a reasonable mix and balance of housing tenures and types.</p> <p>Three options were considered within the Interim Sustainability Appraisal including having no specific policy on housing mix, instead relying on general SPPS requirements and case-to-case negotiation, the inclusion of high level targets for housing mix and supplementing high level requirements with site specific advice when allocating land for housing. This third option was considered the preferred approach, maintaining the current approach from PPS12 through a high level policy in the Plan Strategy, supported subsequently by localised advice through key site requirements associated with designations in the Local Policies Plan. This Policy therefore addresses the first aspect of this agreed approach – the high level strategic policy – with no further options considered.</p>
<b>Option</b>	<b>High level housing mix requirements</b>
<b>Summary</b>	This policy continues the existing regional policy approach set out in PPS12 Policy HS4, with a general requirement for residential developments to deliver an appropriate mix of housing, with the exact mix of housing type, tenure and size to be negotiated with developers on a site-by-site basis taking into account identified housing need, the location of a site, site specific characteristics and the need to create sustainable communities.
<b>Social Effects</b>	<p>Significant positive effect in relation to meeting housing need.</p> <p>Minor positive effects in relation to reducing deprivation and improving health and well-being</p>
<b>Economic Effects</b>	Minor positive effect in relation to supporting economic development.
<b>Environmental Effects</b>	No significant or minor effects. Most effects uncertain as the exact location of individual development is not yet known.
<b>Reasons for Selecting Preferred Option</b>	This policy continues the existing regional policy approach set out in PPS12 Policy HS4, with a general requirement for residential developments to deliver an appropriate mix of housing in terms of type and size, promoting choice and helping to meet community needs. However, flexibility is allowed for the exact mix delivered to be negotiated with developers on a case by case basis, taking account of the latest housing market analysis and specific characteristics of the site and its context. This delivers the significant social benefits in relation to meeting housing need. This strategic policy will need to be supplemented with specific housing mix requirements for key residential zonings within the Local Policies Plan.
<b>Mitigation</b>	Appropriate mitigation measures should be employed to ensure that environmental impacts are appropriately managed throughout the Plan area as individual developments are brought forward.
<b>Timescale of effect</b>	The full benefits of this policy will only be realised in the medium to long-term as it is supported by more specific requirements within the Local Policies Plan.

SHAPING A LIVEABLE PLACE		HOU6 – HOUSING MIX	
SA Objectives	Option	Comments	
Social	1	+	The option 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. Key Site Requirements (KSRs) can be used to provide more certainty for developers where possible.
	2	+	This is considered to have a minor positive effect as balanced communities are more likely to be stable and healthy communities.
	3	++	The policy is considered to have a significant positive effect on this objective as it would seek an appropriate housing mix in all new developments, but also allow for localised agreement on a case by case basis as the evidence of need changes over the plan period.
	4	?	There is an element of uncertainty as to the effect of this objective, as community safety measures are most adequately addressed when considering the design and layout of individual developments.
	5	o	There is not considered to be any effect on or relationship with this SA objective.
	6	o	There is not considered to be any effect on or relationship with this SA objective.
Economic	7	o	There is not considered to be any effect on or relationship with this SA objective.
	8	+	This policy will have a 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.
	9	o	There is not considered to be 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		HOU6 – HOUSING MIX	
SA Objectives	Option	Comments	
Environmental	10	?	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.
	11	?	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.
	12	o	There is not considered to be any effect on or relationship with this SA objective.
	13	o	There is not considered to be any effect on or relationship with this SA objective.
	14	o	There is not considered to be any effect on or relationship with this SA objective.
	15	o	There is not considered to be any effect on or relationship with this SA objective.
	16	?	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.
	17	?	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.
	18	?	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.
	19	?	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.

**SHAPING A LIVEABLE PLACE**

<b>Table B.22</b>		<b>HOU7 – ADAPTABLE AND ACCESSIBLE ACCOMMODATION</b>
<b>Reasons for Alternatives Considered</b>	<p>The SPSS requires that the Local Development Plan make provision to meet the full range of housing needs. This includes provision for those who are elderly, disabled or with any mobility issues. One of the key objectives of the NI Housing Strategy relates to the need to “support older and disabled people to live independently if they wish to do so.” The latest NI Housing Market research also states that as the population continues to age<sup>3</sup>, support packages will play a vital role in helping older people, or people with a disability, to remain in their own homes for longer. At POP stage, a no policy option was appraised but this was discounted in the interim SA/SEA Report, which considered the need for a local policy in order to meet the needs outlined above. The SA interim report therefore only proposed one option.</p> <p>The ‘Lifetime Homes’ standards<sup>4</sup> are a nationally recognised set of criteria to make new dwellings adaptable enough to accommodate a household’s changing needs over its lifetime and enable them to be lived in and visited by a wide range of people. Such standards have been widely utilised across other jurisdictions in the UK. Lifetime Homes standards currently apply to all new Housing Association social dwellings in Northern Ireland. The approach is widely acknowledged to be the best mechanism available to deliver flexible and adaptable housing to meet a whole range of needs. Option 1 therefore seeks to apply the relevant design standards which can be assessed at planning stage to all new housing developments.</p> <p>Of those aged 65+ (45,945) the 2011 Census found that approx. 7% of these lived in households that had been adapted for wheelchair use. Whilst DfC guidance issued to Housing Associations stipulates that 7% of all new social housing should be built to wheelchair standard<sup>5</sup>, the Draft NI Programme for Government outcomes relating to housing include an action to increase the proportion of new build social housing which is wheelchair accessible to 10% per year. This aligns with NIHE findings, which identified 100 Belfast applicants requiring specialist wheelchair accommodation in the social housing sector and recognised that there is an overall shortage of this type of accommodation.<sup>6</sup> Taking account of this and given the ongoing increase in the number and proportion of people aged 65 or more, particularly those aged 85 or more, will undoubtedly have a significant impact on the design of dwellings and the need for accommodation that is accessible for wheelchair users. Accordingly, it is appropriate to consider an option requiring greater than the existing level of housing that is wheelchair accessible.</p>	
<b>Option</b>	<p><b>Option 1</b>  <b>Accessible design standards for all new homes</b></p>	<p><b>Option 2</b>  <b>Accessible design standards for all new homes plus 10% of all new homes in schemes of 10 units or more to be wheelchair accessible standard</b></p>
<b>Summary</b>	<p>All new homes would be required to build in accordance with a number of accessible design standards (based on the Lifetime Homes Standards and which can be adequately assessed at planning stage). Note that Housing Associations would continue to build social homes to Lifetime Homes standard, as is current practice, and cater where possible for complex need cases.</p>	<p>This includes the requirements of option 1, but also includes the need for 10% of all new homes in schemes of 10 units or more to be wheelchair accessible (based on wheelchair accessible standards in DfC’s Housing Association Guide that can be assessed at planning stage).</p>
<b>Social Effects</b>	<p>Significant positive effects (provide opportunity for quality housing)            Minor positive effects (reduce deprivation/promote inclusion, improved health and well-being, reduction of crime and ASB,</p>	<p>Significant positive effects (reduce deprivation/promote inclusion, improved health and well-being, provide opportunity for quality housing)</p>

<sup>3</sup> In the UK, life expectancy at birth is expected to increase by around five years between 2012 and 2037 (Office of National Statistics 2013) for both men and women

<sup>4</sup> The Lifetime Homes Standards have now been superseded in England and Wales by the Building Regulations (Category 2) but in NI still form part of the core design standards set out in the DfC Housing Association Guide (HAG).

<sup>5</sup> The Department for Communities’ (DfC) Housing Association Guide (HAG) design standards in relation to Wheelchair Housing are available at: <https://www.communities-ni.gov.uk/wheelchair-housing> and are also listed in this document at Annex A3

<sup>6</sup> Housing Market Analysis update, Belfast City Council Area, NIHE, September 2017

SHAPING A LIVEABLE PLACE		
Table B.22	HOU7 – ADAPTABLE AND ACCESSIBLE ACCOMMODATION	
	accessible lifelong learning opportunities and access to local services and facilities)	Minor positive effects (reduction of crime and ASB, accessible lifelong learning opportunities and access to local services and facilities)
<b>Economic Effects</b>	Minor positive effects (access to employment opportunities and supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver)	Minor positive effects (access to employment opportunities and supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver)
<b>Environmental Effects</b>	None	None
<b>Reasons for Selecting Preferred Option</b>	<p>Option 2 is the preferred option. Given the ageing population and improvements in health and medicine, more people are able to lead independent lives for longer. The LDP must acknowledge Belfast’s role as an age-friendly city and the inclusion of this policy is considered to assist in this regard. The preferred policy approach has taken account of the wider cost benefit analysis implications of such a requirement. The relatively minor additional costs per dwelling are considered to be outweighed by wider significant social effects, including the current and anticipated cost of inaccessible housing, such as:</p> <ul style="list-style-type: none"> <li>• The cost of ‘down the line’ adaptations;</li> <li>• The cost of residential care and additional levels of social care;</li> <li>• Falls and other accidents and the health and care costs triggered;</li> <li>• Mental health impacts and effect on general health;</li> <li>• Avoidable hospital admissions and increased stays in hospital.</li> </ul> <p>Option 2 also recognises the need to address the current shortage in wheelchair accessible housing (identified by NIHE) and is proactive in managing the availability of homes to meet disabled persons’ needs. For these reasons, the LDP makes a statement of intent in acknowledging the Draft NI Programme for Government proposed action to increase the proportion of wheelchair accessible new build social housing to 10% per year, but extending this to cover all new larger housing schemes.</p>	
<b>Mitigation</b>	None	
<b>Timescale of effect</b>	Short to medium term significant positive social and economic effects, increasing over time as housing is provided.	

SHAPING A LIVEABLE PLACE		HOU7 – ADAPTABLE AND ACCESSIBLE ACCOMMODATION		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	++	<p><b>Option 1</b> would be considered to have minor positive effects on this objective by ensuring new housing would help to meet the needs of older people and those with mobility impairments. Homes that continue to meet people's requirements as they age through their lives can contribute positively to a more inclusive and equal society.</p> <p><b>Option 2</b> would be considered to have significant positive effects on this objective, as in addition to the accessible design standards set out in the policy, would also ensure new larger housing developments can meet the needs of wheelchair users, maximising choice and ensuring better inclusivity and equality.</p>
	2	+	++	<p><b>Option 1</b> would be considered to have minor positive effects. Housing can play a very significant role in people's health, wellbeing and quality of life. Therefore, requiring all new homes to apply accessible design standards would enable people to live independently in their own homes for longer, contributing positively to their general wellbeing and quality of life.</p> <p>For <b>Option 2</b>, with the additional wheelchair accessible requirement for larger schemes, taking account of the identified need in Belfast, would also be considered to have significant positive effects in terms of improved health and wellbeing.</p>
	3	++	++	<p><b>Option 1</b> would enable the opportunity for good quality housing right across the sector that can meet the widest range of people's needs. Given the evidence of an ageing population and higher than average rates of ill-health, this policy approach would be considered to have a significant positive effect on this objective.</p> <p><b>Option 2</b> would, in addition to option 1, enable the opportunity for good quality housing built to wheelchair standard that can meet the needs of disabled people in Belfast, offering choice of locations. Considered to also have significant positive effects.</p>
	4	+	+	<p><b>Both options</b> would be considered to have minor positive effects. Accessible design standards in new housing, along with the provision of wheelchair standard homes in itself would have limited effects in terms of reducing crime and ASB. However, accessible homes would enable more people to remain longer and live independently within their own homes. Accordingly, as a secondary or indirect impact, a more varied demographic would be retained within local communities - these more sustainable communities could see reduced instances of crime and ASB as a result.</p>
	5	+	+	<p><b>Both options</b> would be considered to have minor positive effects. The provision of accessible and adaptable dwellings across the housing sector would be considered to have positive effects as it would facilitate more inclusive, integrated neighbourhoods, which is more likely to result in better access to local services, including educational institutions. Therefore this has the potential to improve the skills and education of residents and facilitate later in life learning.</p>
	6	+	+	<p>Similar to SA5 above, design standards that allow people to live longer independently in their own homes would be positive in terms of retaining access to local services and facilities. This is of paramount importance given that this type of housing can be of benefit to persons who are elderly, immobile, disabled or vulnerable adults where proximity to local services is critical. <b>Both options</b> would be considered to have minor positive effects.</p>

SHAPING A LIVEABLE PLACE		HOU7 – ADAPTABLE AND ACCESSIBLE ACCOMMODATION		
SA Objectives	Options		Comments	
	1	2		
Economic	7	+	+	Similar to SA6 above, with potential access to local services and facilities being enhanced for those benefitting from accessible design standards who can remain in their own communities, this would also enable them to have access to employment opportunities. Both options would be considered to have an indirect effect in terms of access to employment opportunities – <b>both options</b> are considered to have minor positive effects.
	8	+	+	A well skilled population encourages entrepreneurship and innovative business ideas, which can also attract investment. By providing accessible accommodation that is suitable to meet a range of different needs within the resident population, this can house a varied and skilled workforce, facilitate enhanced access to services including learning opportunities, contribute to a more competitive place and thereby contribute to Belfast's role as a regional economic driver. The cost benefit analysis relating to a higher accessible design standard is also noted. <b>Both options</b> are considered to have minor positive effects.
	9	?	?	More often than not, sustainable transport modes are a necessity rather than a choice for the elderly and disabled, and those who may have restricted mobility. At this stage, in the absence of knowing the specific locations for new housing, it is not possible to determine with any certainty whether accessible, adaptable homes will help to promote an integrated transport system and encourage sustainable travel. <b>Both options</b> are therefore considered to have unknown/uncertain effects.
Environmental	10	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.
	11	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.
	12	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.
	13	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.
	14	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.
	15	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.
	16	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		HOU7 – ADAPTABLE AND ACCESSIBLE ACCOMMODATION		
SA Objectives	Options		Comments	
	1	2		
	17	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.
	18	?	?	This is linked to SA9 above. The promotion of an integrated transport system and the encouragement of sustainable travel can help to reduce greenhouse gases and assist the transition to a low carbon economy. However, with site locations for new housing as yet unknown, <b>both options</b> would be considered to have uncertain effects.
	19	o	o	<b>Both options</b> would be considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE	
Table B.23	<b>HOU8 – SPECIALIST RESIDENTIAL ACCOMMODATION</b>
<b>Reasons for Alternatives Considered</b>	Specialist residential accommodation, also referred to as ‘supported housing’, is for individuals whose housing needs cannot be readily met through general needs housing, usually because they require specialised, accommodation-based solutions, extra housing support or an element of care in addition to a home. The ongoing increase in the number and proportion of people aged 65 or more, particularly those aged 85 or more, will undoubtedly have a significant impact on the need for supported housing. <sup>7</sup> Although the primary objective would be to enable more people to live independently for longer, it is recognised that this will not always be possible. Therefore, the Council needs to adopt a position in support of specialist accommodation and to make appropriate provision for this in the Plan. The importance of specialised accommodation was recognised at the POP stage, and therefore only one option was subject to SA, as below. Whilst the POP referred only to specialist accommodation for older people, as part of the consultation feedback, one of the points raised was that this was too restrictive and the policy should cater for all those with specialist needs, not just older persons, such as dementia and mental health patients, terminally ill patients etc. This has been taken on board so that the draft policy removes the specific reference to older people.
<b>Option</b>	<b>Locational Criteria for Specialist Accommodation</b>
<b>Summary</b>	A proactive approach, setting out locational criteria for specialist accommodation to ensure, for example, that identified community need is being met and there is convenient access to services and facilities.
<b>Social Effects</b>	Significant positive effects (access to local services and facilities) Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, provision of quality housing, reducing crime and ASB and accessible lifelong learning opportunities)
<b>Economic Effects</b>	Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver and integrated transport / sustainable travel)
<b>Environmental Effects</b>	Minor positive effects (biodiversity, distinctive landscape and geodiversity, protect open space and countryside and transition to a low carbon economy)
<b>Reasons for Selecting Preferred Option</b>	The LDP seeks to facilitate such specialist residential accommodation through a number of criteria, including seeking to ensure that accommodation provided matches the most up to date evidence of housing need. Within the public sector, supported housing is generally supplied through a rigorous commissioning process by the relevant public bodies, which may include the NI Housing Executive, the Health and Social Care Board, Belfast Health Trust and the Probation Board, in response to identified need. Any speculative private sector developments will also have to demonstrate need associated with their proposed type of accommodation. The preferred option also seeks to ensure that such facilities are well located, well designed and are suitable to meet the needs of the residents they cater for, delivering significant social effects whilst preventing pressure for development in more peripheral locations.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	The use of locational criteria requiring convenient access to relevant local services and facilities should result in positive effects in the short term, and shall continue as and when schemes are developed.

<sup>7</sup> NI Housing Market Review and Perspectives 2015-2018, NIHE

SHAPING A LIVEABLE PLACE		HOU8 – SPECIALIST RESIDENTIAL ACCOMMODATION	
SA Objectives	Option	Comments	
Social	1	+	This option would have minor positive effects on this objective; location criteria - such as meeting identified need in the area, convenient access to key local services and to public transport, environmental amenity etc. - would aim to ensure the provision of well-located and appropriate specialist accommodation that enables older people to function as part of a sustainable, inclusive and active community.
	2	+	This option would be considered to have minor positive effects as it would ensure that all new specialist accommodation integrates with its surroundings in terms of character, design, layout, landscaping and access to local services and facilities.
	3	+	This would be considered to have minor positive effects as it would enable the provision of good quality specialist accommodation in the right location to meet people's needs.
	4	+	This would be considered to have minor positive effects by ensuring that new specialist housing provision is well integrated into new housing developments and into their surrounding context - this could have some benefits in terms of reducing some of the problems associated with single tenure neighbourhoods, including levels of crime and anti-social behaviour.
	5	+	This would be considered to have minor positive effects, as it would facilitate a more integrated approach, which is more likely to result in better access to local services, including educational institutions.
	6	++	This would be considered to have minor positive effects. A specific criteria of the policy would aim to ensure that specialist accommodation is 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.
Economic	7	+	With potential access to local employment opportunities being enhanced for those benefitting from accessible design standards, who can remain in their own communities, this would also enable them to have access to employment opportunities. This option would be considered to have minor positive effects.
	8	+	A well skilled population encourages entrepreneurship and innovative business ideas, which can also attract investment. By providing accessible accommodation that is suitable to meet a range of different needs within the resident population, this can facilitate enhanced access to services including learning opportunities, contributing to a more competitive place and thereby contributing to Belfast's role as a regional economic driver. This option with a locational policy approach, would be considered to have minor positive effects.
	9	+	Accessibility to public transport and convenient access to services is crucial for elderly / vulnerable / disabled persons. This option, by employing location criteria, will seek to steer such development to locations that have good accessibility and are conveniently located near local services and facilities. Considered to have minor positive effects.

SHAPING A LIVEABLE PLACE		HOU8 – SPECIALIST RESIDENTIAL ACCOMMODATION	
SA Objectives	Option	Comments	
Environmental	10	+	The policy criteria for HOU8 includes convenient access to relevant local services and facilities, (including local shops, public transport routes and health facilities, taking account of the most vulnerable users who may have impaired physical and mental health). This would help prevent pressure for development proposals coming forward on more peripheral sites, thereby helping to protect biodiversity.
	11	o	This option would not be considered to have any effect on or relationship with this SA objective.
	12	o	This option would not be considered to have any effect on or relationship with this SA objective.
	13	+	The policy criteria for HOU8 includes convenient access to relevant local services and facilities, (including local shops, public transport routes and health facilities, taking account of the most vulnerable users who may have impaired physical and mental health). This would help prevent pressure for development proposals coming forward on more peripheral sites, thereby helping to protect landscape and geodiversity.
	14	+	The policy criteria for HOU8 includes convenient access to relevant local services and facilities, (including local shops, public transport routes and health facilities, taking account of the most vulnerable users who may have impaired physical and mental health). This would help prevent pressure for development proposals coming forward on more peripheral sites, thereby helping to protect natural green space including Belfast's countryside asset.
	15	o	This option would not be considered to have any effect on or relationship with this SA objective.
	16	o	This option would not be considered to have any effect on or relationship with this SA objective.
	17	o	This option would not be considered to have any effect on or relationship with this SA objective.
	18	+	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 is compatible with the transition to a low carbon economy. The rating is therefore the same as for SA9.
	19	o	This option would not be considered to have any effect on or relationship with this SA objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.24</b>	<b>HOU9 – TRAVELLER ACCOMMODATION</b>
<b>Reasons for Alternatives Considered</b>	The SPPS recognises that Travellers have distinctive needs. It also outlines that where a need is identified and a development plan is under preparation, this should identify suitable sites. The interim SA considered the need for a local policy in order to meet these needs. The SA interim report therefore only proposed one option. Need should be identified within an up to date Housing Needs Assessment (HNA) / Housing Market Analysis (HMA) prepared by the NIHE. At present, there is no identified need – at this stage only one option is assessed. At a local level, given an increasing desire within the Traveller community for more conventional, settled housing solutions, <sup>8</sup> it is important that any future facilities provided are appropriate to the need identified.
<b>Option</b>	<b>Locally Specific Traveller Accommodation Policy</b>
<b>Summary</b>	This builds on the SPPS criteria for new traveller sites, seeking to develop a robust policy for assessing any future applications for traveller accommodation during the plan period.
<b>Social Effects</b>	Significant positive effect (provision of quality housing) Minor positive effects (reducing deprivation / encouraging inclusion, improved health and well-being, access to lifelong learning opportunities and access to local services and facilities)
<b>Economic Effects</b>	Minor positive effect (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver and integrated transport / sustainable travel)
<b>Environmental Effects</b>	Minor positive effects (biodiversity, landscape and geodiversity, open space and countryside, sustainable waste management, quality, efficient use of water resources, air quality, transition to a low carbon economy and flood risk / climate change)
<b>Reasons for Selecting Preferred Option</b>	Although the most recent HMA prepared by NIHE (September 2017) stated that there was no need, it is noted that a new Traveller Accommodation Assessment will be prepared for the period 2019-2024. By proposing a locally specific policy which clearly outlines a number of criteria in addition to those set out in the SPPS, it is proactive in including criteria such as adequate utilities and access to services, which recognise the aspirations of many travellers for more conventional, settled housing.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	The timescale of effect will be directly related to when a need for Traveller Accommodation is determined by the NIHE in their Needs Assessment and suitable provision is made. The significant positive effects as a result of quality accommodation would then be realised. Given that there is no identified current need in Belfast (the Assessment is currently under review), the effects are likely to be the medium to long term.

<sup>8</sup> Traveller Accommodation Needs Assessment 2014, NIHE

SHAPING A LIVEABLE PLACE		HOU9 – TRAVELLER ACCOMMODATION	
SA Objectives	Option	Comments	
Social	1	+	This option 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.
	2	+	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 the option would have minor positive effects.
	3	++	This option 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. It builds on the existing SPPS policy. Considered to have significant positive effects.
	4	?	This option 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.
	5	+	The policy criteria for traveller accommodation includes access to key local services, including education facilities. This will facilitate improvement of skills and education by provision of lifelong learning opportunities. Minor positive effects.
	6	+	This option is considered to have a minor positive effect. The option proposes policy to retain existing traveller sites and to provide suitable sites for the provision of new accommodation, subject to need. This option would therefore be best placed to retain and enhance access for the travelling community to local services and facilities.
Economic	7	+	This option would in principle be likely to have a minor positive effect as a locally specific policy would require convenient access to local services, thereby including employment opportunities.
	8	+	Linked to SA7 above, a better educated and skilled workforce is better for the economy, so the proposed policy option would be considered to have minor positive effects.
	9	+	This option 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).

SHAPING A LIVEABLE PLACE		HOU9 – TRAVELLER ACCOMMODATION	
SA Objectives	Option	Comments	
Environmental	10	+	The policy criteria for HOU9 includes protection of environmental amenity and avoiding any impact on important features of the natural environment. This would assist in maintaining and enhancing biodiversity assets within the plan area.
	11	o	This option would not be considered to have any effect on or relationship with this SA objective.
	12	o	This option would not be considered to have any effect on or relationship with this SA objective.
	13	+	The policy criteria for HOU9 includes protection of environmental amenity and avoiding any impact on important features of the natural environment. This would assist in maintaining and enhancing the quality of Belfast's distinctive landscape and geodiversity.
	14	+	The policy criteria for HOU9 includes protection of environmental amenity and avoiding any impact on important features of the natural environment. This would assist in protecting and enhancing open space and natural green space including Belfast's countryside asset. In addition, with a policy criteria to ensure access to local services and facilities, this would avoid more peripheral locations which should help to further protect the countryside.
	15	+	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 positive effect.
	16	+	Belfast has a healthy supply of water, so it is not considered to be an issue for the above option. However, effectively planning sites and locally specific policy would enable key services, such as water supply, to be better planned and provided. This option is therefore considered to have a minor positive effect.
	17	+	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. This option is therefore considered to have a minor positive effect.
	18	+	This option 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.
	19	+	This option 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	
Table B.25	<b>HOU10 – HOUSING MANAGEMENT AREAS (HMA'S)</b>
<b>Reasons for Alternatives Considered</b>	<p>The SPSS requires that the LDP makes provision to meet the full range of housing needs. Regional strategy aims to deliver increased housing density without town cramming and the RDS specifies a target of 60% of new housing to be delivered on 'brownfield' land. The Belfast Housing Growth Options Report states that around one third of additional households forming in Belfast are expected to contain a single resident. The option is considered to best achieve the regional aims and meet the future housing demand for smaller units.</p> <p>Direct engagement with local residents' groups in south Belfast identified that difficulties were arising from flat / apartment conversions / subdivisions that required management arrangements similar to HMO management in the HMOs Subject Plan. There was also strong support during the POP consultation for management of flats / apartments as well as HMOs in particular areas.</p>
<b>Option</b>	<b>Manage mix of housing in specific areas of the city (Housing Management Areas)</b>
<b>Summary</b>	This option sets a threshold of 20% within designated areas (HMAs) for the number of licenced HMOs, HMO planning approvals and planning approvals for new build apartments and apartments created through conversion/sub-division. This option also sets a threshold of 10% outside designated areas (HMAs) for the number of licenced HMOs, HMO planning approvals and planning approvals for apartments created through conversion/sub-division. This option outlines the measures to calculate these thresholds and expresses support for conversion of intensive forms of housing back to single dwelling units.
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being, providing good quality housing, reducing crime and ASB and high quality accessible lifelong learning opportunities)
<b>Economic Effects</b>	None
<b>Environmental Effects</b>	Minor positive effect (sustainable waste management)
<b>Reasons for Selecting Preferred Option</b>	This policy will deliver positive effects in relation to many of the social SA objectives. Most notably, the effective management of areas where intensive forms of housing are concentrated or where they are likely to become concentrated will help in creating well balanced communities and a good mix of housing of good quality, with reduced crime and ASB and an improved quality of life.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Medium to long term minor positive social effects.

SHAPING A LIVEABLE PLACE		HOU10 – HOUSING MANAGEMENT AREAS (HMA'S)	
SA Objectives	Option	Comments	
Social	1	+	This option 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 and 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.
	2	+	This option is considered to have a minor positive effect as it will manage concentration of intensive forms of housing and help to maintain a healthy mix of housing options in areas of the city. This good mix of housing will help in the high level regional objectives to achieve balanced communities and strengthen community cohesion. This in turn will contribute to health and wellbeing and quality of life.
	3	+	This option is considered to have a minor positive effect as it will manage concentration of intensive forms of housing and help to maintain a healthy mix of housing options in areas of the city. Management will sustain a good mix of housing and contribute towards good quality housing. A good mix of housing will also contribute towards meeting housing needs of a wider section of the community.
	4	+	Higher incidences of crime and anti-social behaviour have been documented in areas of the city where there are concentrations of HMO's. This option is considered to have a minor positive effect by managing HMOs and conversions to flats to prevent over-concentration. This will support the establishment of balanced communities and thereby support the reduction of crime and anti-social behaviour.
	5	+	Both HMOs and small flats are known to play a significant role in meeting the housing needs of students in the city. The effective management of these house types should therefore help to support education and skills in the city.
	6	o	This option is considered to have no effect or relationship on this SA objective.
Economic	7	o	This option is considered to have no effect or relationship on this SA objective.
	8	o	This option is considered to have no effect or relationship on this SA objective.
	9	o	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		HOU10 – HOUSING MANAGEMENT AREAS (HMA'S)	
SA Objectives	Option	Comments	
Environmental	10	○	This option is considered to have no effect or relationship on this SA objective.
	11	○	This option is considered to have no effect or relationship on this SA objective.
	12	○	This option is considered to have no effect or relationship on this SA objective.
	13	○	This option is considered to have no effect or relationship on this SA objective.
	14	○	This option is considered to have no effect or relationship on this SA objective.
	15	+	One of the issues most commonly associated with concentrations of intensive forms of housing such as HMOs is the inability of the existing infrastructure to effectively manage the waste produced. Better management of specific areas of the city can therefore have a minor positive impact on the sustainable management of waste.
	16	○	This option is considered to have no effect or relationship on this SA objective.
	17	○	This option is considered to have no effect or relationship on this SA objective.
	18	○	This option is considered to have no effect or relationship on this SA objective.
	19	○	This option is considered to have no effect or relationship on this SA objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.26</b>	<b>HOU11 – INTENSIVE HOUSING NEEDS</b>
<b>Reasons for Alternatives Considered</b>	<p>The SPPS requires that the LDP makes provision to meet the full range of housing needs. Regional strategy aims to deliver increased housing density without town cramming and the RDS specifies a target of 60% new housing to be delivered on 'brownfield' land. The Belfast Housing Growth Options Report states that around one third of additional households forming in Belfast are expected to contain a single resident. The option is considered to best achieve the regional aims and meet the future housing demand for smaller units.</p> <p>Taking all the regional guidance into consideration and the growth ambitions of the LDP, it is considered that a continuation of policy similar to the current HMO Nodes (HMO 5 of the Subject Plan) is desirable as a proactive way to direct problematic housing to appropriate locations. The inclusion of such a policy was therefore agreed as part of the POP consultation and assessed within the Interim SA appraisal of Policy LP6. The location of intensive forms of housing is critical, particularly when considering infrastructure requirements, transport and impacts on neighbouring land uses. It is therefore considered that this is the only viable option.</p>
<b>Option</b>	<b>Identify locations best able to support more intensive forms of housing (Intensive Housing Nodes)</b>
<b>Summary</b>	This option permits appropriate HMO and flat/apartment developments within designated Intensive Housing Nodes, subject to all other relevant policy requirements being met. In advance of designating these areas within the Local Policies Plan the policy will apply to existing HMO Nodes within HMO 4 of the Belfast Subject Plan 2015.
<b>Social Effects</b>	Minor positive effects (providing good quality housing, reducing crime and ASB, improving skills and education and access to local services)
<b>Economic Effects</b>	Minor positive effects (access to employment opportunities, supporting the economic development of Belfast and contributing to Belfast's role as a regional economic driver and promoting integrated transport / sustainable travel)
<b>Environmental Effects</b>	<p>Minor positive effects (air quality, transition to low carbon economy)</p> <p>Mixed effects (flood risk / climate change)</p>
<b>Reasons for Selecting Preferred Option</b>	Proactively promoting locations that are suitable for intensive forms of housing will help to relieve the pressure felt in areas where concentrations have already led to associated difficulties. This recognises that, in appropriate locations, intensive forms of housing can make an important contribution in relation to housing to meet the needs of the community. The policy therefore delivers minor positive social and economic effects.
<b>Mitigation</b>	<p>Any likely harm of brownfield development in areas of flood risk would be dealt with during the Development Management process by way of Flood Risk Assessments and Management Plan on a case by case basis.</p> <p>The risk of anti-social behaviour arising from large concentrations of intensive housing can be mitigated through the requirement for effective management arrangements in the case of large scale apartment developments.</p>
<b>Timescale of effect</b>	Medium to long term effects.

SHAPING A LIVEABLE PLACE		HOU11 – INTENSIVE HOUSING NEEDS	
SA Objectives	Option	Comments	
Social	1	?	The effects of this option are uncertain as the Intensive Housing Nodes will be designated at the Local Policies Plan stage.
	2	?	The effects of this option are uncertain as the Intensive Housing Nodes will be designated at the Local Policies Plan stage.
	3	+	This option is considered to have a minor positive effect as it ensures that intensive forms of housing are directed to the most appropriate locations and the policy option clearly highlights the need to carefully consider design quality, amenity and density. It is recognised through the evidence base and POP consultation that intensive forms of housing provide an important part of the City's housing mix and by managing location it will help to support good quality housing that meets the needs of a wide range of people, including those in temporary employment, students, low income households and migrant workers.
	4	+	This option is considered to have a minor positive effect as it will direct intensive forms of housing to areas that can sustain higher densities. Often these will be areas in need of regeneration. The increased footfall through residential development will provide natural surveillance on the streets. Overall these factors are considered to contribute towards enhanced community safety and a reduction of crime and anti-social behaviour. This can be further enhanced through the requirements for effective management arrangements in the case of large scale apartments, which will help mitigate any potential harm in terms of anti-social behaviour.
	5	+	By directing intensive forms of housing to appropriate locations in close proximity to sustainable transport infrastructure with good links to education and employment opportunities it will help to improve residents access to skills and education opportunities.
	6	+	This option is considered to have a minor positive effect as it ensures that intensive forms of housing are directed to locations where convenient access is afforded to local services and facilities.
Economic	7	+	By directing intensive forms of housing to appropriate locations in close proximity to sustainable transport infrastructure with good links to employment opportunities it will help to improve residents access to skills and employment opportunities. This option is also intended to assist regeneration of specific areas that will be designated at Local Policies Plan stage.
	8	+	HMOs, conversions and subdivisions play an important role in meeting the housing needs of people who are single, who have temporary employment, students, low income households and migrant workers. It is therefore considered to have a minor positive effect overall.
	9	+	This option is considered to have a minor positive effect as it directs higher density housing to accessible locations; promoting an integrated transport system and encouraging sustainable travel.

SHAPING A LIVEABLE PLACE		HOU11 – INTENSIVE HOUSING NEEDS	
SA Objectives	Option	Comments	
Environmental	10	o	This option is considered to have no effect or relationship on this SA objective.
	11	o	This option is considered to have no effect or relationship on this SA objective.
	12	o	This option is considered to have no effect or relationship on this SA objective.
	13	o	This option is considered to have no effect or relationship on this SA objective.
	14	o	This option is considered to have no effect or relationship on this SA objective.
	15	o	This option is considered to have no effect or relationship on this SA objective.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	+	This option is linked to SA9 above. A secondary effect of reducing the need to travel and promoting sustainable forms of travel is the reduction in air pollutants associated with vehicle emissions.
	18	+	This is linked to SA9 and SA17 above. The transition to a low carbon economy would be assisted with a more integrated transport system and more sustainable travel patterns.
	19	+/-	This option is considered to have mixed effects. It is anticipated that Nodes will be primarily designated on brownfield sites that may be within areas of flood risk. To mitigate against any negative effect the Development Management process will likely require Flood Management Plans to be submitted with proposals for intensive forms of housing within Intensive Housing Nodes.

SHAPING A LIVEABLE PLACE	
Table B.27	HOU12 – LARGE SCALE PURPOSE BUILT MANAGED STUDENT ACCOMMODATION
<b>Reasons for Alternatives Considered</b>	<p>The RDS aims to manage housing growth, achieving sustainable patterns of development and helping grow the population of the City. The SPSS requires the LDP to secure the orderly and consistent development of land whilst furthering sustainable development, improving well-being and addressing social and economic priorities. The SPSS also notes that planning authorities should seek to facilitate sustainable housing growth in response to changing housing need and support urban regeneration. At a local planning policy level the HMO Subject Plan for Belfast sets out a criteria based approach to manage large scale PBMSA schemes and identifies a number of locations suitable for such developments.</p> <p>Belfast City Council previously prepared Supplementary Planning Guidance (SPG), Best Practice Guidance and an internal Planning and Place Advice Note, in addition to existing policy contained within the HMO Subject Plan for Belfast, to provide advice and guidance specific to PBMSA. The SPG was subject to a 12 week consultation period and at the end of the consultation a number of changes were made to the final guidance to reflect comments received. The SPG was also subject to an SEA screening exercise, was prepared in accordance with the Council's statutory obligations under Section 75 of the NI Act 1998 and was also subject to an Equality Screening exercise. The criteria based option follows closely the current approach to PBMSA developments which went through a robust process of research and consultation.</p>
<b>Option</b>	<b>Criteria based approach to PBMSA</b>
<b>Summary</b>	This option recognises the benefits and need for PBMSA as an alternative to un-managed private student rentals (e.g. HMOs) and provides a clear criteria based approach their provision. The option effectively continues the existing policy approach and brings together the various guidance and criteria produced and used by Development Management.
<b>Social Effects</b>	<p>Significant positive effects (quality housing and housing need, reducing crime and ASB)</p> <p>Minor positive effects (reducing deprivation, improved health and well-being, improving skills and education and access to local services and facilities)</p>
<b>Economic Effects</b>	Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver, and integrated transport / sustainable travel)
<b>Environmental Effects</b>	<p>Minor positive effects (air quality, transition to a low carbon economy)</p> <p>Mixed effects (flood risk / climate change)</p>
<b>Reasons for Selecting Preferred Option</b>	The criteria based option follows closely the current approach to PBMSA developments which went through a robust process of research and consultation (see above). The option performs very well against all of the social and economic SA objectives, particularly in relation to the provision of good quality housing to meet needs and increasing community safety and reducing anti-social behaviour.
<b>Mitigation</b>	Any likely harm of PBMSA development in areas of flood risk would be dealt with during the Development Management process by way of Flood Risk Assessments and Management Plans.
<b>Timescale of effect</b>	Medium to long term effects.

SHAPING A LIVEABLE PLACE		HOU12 – LARGE SCALE PURPOSE BUILT MANAGED STUDENT ACCOMMODATION	
SA Objectives	Option	Comments	
Social	1	+	This option is considered to have a minor positive effect as it takes a proactive approach to managing the location of PBMSA and the design and management of proposed developments. By enhancing design standards and introducing management arrangements to student housing this will help to ease pressures on non-purpose built housing stock and will have a positive effect on deprivation and inclusivity.
	2	+	This option is considered to have a minor positive effect as it will ensure location, design and management of PBMSA developments are carefully considered. The criteria based approach ensures that resident's quality of life and wellbeing is considered via amenity space provision, layouts and management arrangements.
	3	++	This option is considered to have a significant positive effect as it will increase the standard of housing available for students whilst also unlocking former student properties for the wider housing market and therefore contributing to meeting the housing needs of a wider section of the community.
	4	++	This option is considered to have a significant positive effect as it provides for appropriate management arrangements within PBMSA developments, including formal security and informal natural surveillance of previously under-developed areas of the city. The option will also have a positive effect for areas of the city such as the Holylands as a proportion of the future student population locates in PBMSA instead of traditional HMOs and flat conversions.
	5	+	By directing PBMSA to appropriate locations easily accessible to Higher Education Institutions and in close proximity to sustainable transport infrastructure it will help to improve student residents' access to skills and education opportunities.
	6	+	This option is considered to have a minor positive effect as it ensures that PBMSA is directed to locations where convenient access is afforded to local services and facilities.
Economic	7	+	By directing PBMSA development to appropriate locations in close proximity to sustainable transport infrastructure with good links to employment opportunities it will help to improve resident's access.
	8	+	This option recognises the significant contribution of students studying and living within the City to the local and regional economy. Providing a criteria based approach will ensure appropriate locations, design quality and management arrangements that will support students during their education. This will support the wider benefits that arise for the economy from a knowledge based economy and a Learning City, as identified in the Belfast Agenda.
	9	+	This option is considered to have a minor positive effect as it directs PBMSA to accessible locations; promoting an integrated transport system and encouraging sustainable travel.

SHAPING A LIVEABLE PLACE		HOU12 – LARGE SCALE PURPOSE BUILT MANAGED STUDENT ACCOMMODATION	
SA Objectives	Option	Comments	
Environmental	10	o	This option is considered to have no effect or relationship on this SA objective.
	11	o	This option is considered to have no effect or relationship on this SA objective.
	12	o	This option is considered to have no effect or relationship on this SA objective.
	13	o	This option is considered to have no effect or relationship on this SA objective.
	14	o	This option is considered to have no effect or relationship on this SA objective.
	15	o	This option is considered to have no effect or relationship on this SA objective.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	+	The option seeks to locate PBMSA development in a way that reduces the need to travel and encourages walking, cycling and the use of public transport services. This should in turn help to improve air quality by reducing vehicle emissions.
	18	+	This is linked to SA9 above. The transition to a low carbon economy would be assisted with a more integrated transport system and more sustainable travel patterns.
19	+/-	This option is considered to have mixed effects. It is anticipated that PBMSA will be primarily designated on brownfield sites that may be within areas of flood risk. To mitigate against any negative effect the Development Management process will likely require Flood Management Plans to be submitted with proposals for PBMSA proposals.	

**SHAPING A LIVEABLE PLACE**

<b>Table B.28</b>	<b>HOU13 – SHORT-TERM LET ACCOMMODATION</b>	
<b>Reasons for Alternatives Considered</b>	Although no policy in relation to short-term lets was proposed in the POP, at an elected member workshop in January 2018 to discuss emerging housing policies, a query was raised regarding the control of short-term lets and the associated loss of residential accommodation. In Belfast, more and more properties are being offered for short-term let, assisted by the rise in online hosting sites and the lucrative returns available to property owners. The Council acknowledges that there is an issue to be addressed and has therefore been proactive in proposing a criteria based policy to assess future applications for short-term let accommodation. The two options below are therefore either to introduce such a policy or not.	
<b>Option</b>	<b>Option 1 – No policy</b>	<b>Option 2 - Criteria based approach to short-term let accommodation</b>
<b>Summary</b>	N/A	As above
<b>Social Effects</b>	Minor negative effects (health and well-being, provision of quality housing)	Significant positive effects (quality housing and housing need) Minor positive effects (improved health and well-being, access to local services and facilities)
<b>Economic Effects</b>	Mixed effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver, promoting integrated transport and encouraging sustainable travel)	Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver, promoting integrated transport and encouraging sustainable travel)
<b>Environmental Effects</b>	None	Minor positive effects (sustainable management of waste, efficient use of water resources, air quality, low carbon economy and climate change / flood risk).
<b>Reasons for Selecting Preferred Option</b>	Option 2 is the preferred option. It performs well against all three categories of SA objectives. Fundamental objectives relating to access to quality housing, economic development, efficient use of water resources and air quality, would all benefit from this policy option. Not having a policy in place could result in residential stock being lost that could have assisted in meeting affordable housing need.	
<b>Mitigation</b>	The circumstances where short-term let accommodation is permitted would be effectively managed by assessing the proposals against the list of criteria set out in the policy.	
<b>Timescale of effect</b>	Positive effects are likely to increase as the policy 'beds in' over the plan period – considered medium term effects.	

SHAPING A LIVEABLE PLACE		HOU13 – SHORT-TERM LET ACCOMMODATION		
SA Objectives	Options		Comments	
	1	2		
Social	1	o	o	Both options are considered to have no effect or relationship on this SA objective.
	2	-	+	Option 1 would be considered to have minor negative effects. The absence of a policy to manage short-term let accommodation could have the potential to exacerbate some of the problems associated with concentrations of HMO's and flats/apartments in HMA's. Option 2 - including a criterion that aims to avoid such areas would be considered of benefit, in at least not making the problems associated with these areas, any worse. This would be positive in terms of health and well-being and improved quality of life. It is therefore considered that option 2 would have minor positive effects.
	3	-	++	Option 1 - not having a policy on short-term let accommodation could lead to loss of housing for permanent residents. This would be contrary to the SA objective to provide opportunity for quality housing. Option 2 - The option of including a policy in the Plan on short-term let accommodation, would help to manage the provision of such accommodation across the city. More and more properties are being offered for short-term let, assisted by the rise in online hosting sites and the lucrative returns available to property owners, meaning the Council needs to take a proactive stance on the issue. Effective management of short-term lets through the use of criteria, can help to retain more residential stock which might otherwise be lost to short-term letting use. This would be further assisted by a criteria requiring changes of use to retain part of the property as permanent residential. Therefore, the opportunity for good quality housing enabling people to meet their housing needs will be provided. This option would be considered to have significant positive effects.
	4	o	?	Option 1 - no policy would be considered to have neutral effect. Option 2 - linked to SA2 above, where the option would be considered to improve general health, wellbeing and quality of life in communities, this could have a positive impact in terms of reduced levels of crime and ASB. However, this would be a secondary impact and therefore the effects over the plan period would be less certain.
	5	o	o	Both options are considered to have no effect or relationship on this SA objective.
	6	o	+	Option 1 - would be considered to have neutral effect. Option 2 - by including a policy that seeks to effectively manage the provision of short-term let accommodation would also assist in protecting more residential stock for permanent use in established residential areas that could otherwise be lost to short-term let use. This will ensure that as many homes as possible are available to the people who need them. Established residential areas will have built up a number of supporting local services and facilities. It is considered that this would have minor positive effects on the objective to retain and enhance access to local services and facilities.
Economic	7	o	+	As for SA6 above, where a draft policy would retain and enhance access to local services and facilities, it would also provide access to employment opportunities. The option is therefore considered to score the same as for SA6 above.
	8	+/-	++	Option 1 would be considered to have mixed effects. Having no policy on short-term let accommodation could lead to a loss of housing for permanent use, which would not be of benefit to the economy. However, the absence of control on provision of short-term lets would provide greater competition and choice and be likely to support the tourist economy. Option 2 - A policy which seeks to effectively manage the provision of short-term let accommodation in the city should have a positive benefit on the objective to support the economic development of Belfast and its role as regional economic driver. This approach should ensure that the requirement for short-term lets is

SHAPING A LIVEABLE PLACE			HOU13 – SHORT-TERM LET ACCOMMODATION	
SA Objectives	Options		Comments	
	1	2		
			facilitated in the right locations, whilst protecting existing tourist accommodation and housing within established residential areas. Achieving this balance is best placed to support economic development. Considered to have significant positive effects.	
9	+/-	++	Option 1 - Not having a policy in place to manage short-term let accommodation could have negative effects on the objective to promote integrated transport and encourage sustainable travel, as a more ad hoc less controlled approach would be taken. However, tourists are more likely to use public transport, so the provision of more accommodation could have a beneficial effect. On balance, considered to have mixed effects. For option 2, this includes criterion for accessibility by public transport and location within a tourism cluster or close to a visitor attraction. These criteria are compatible with the objective to promote an integrated transport system and encourage more sustainable travel. Considered to have significant positive effects.	
Environmental	10	o	o	Both options are considered to have no effect or relationship on this SA objective.
	11	o	o	Both options are considered to have no effect or relationship on this SA objective.
	12	o	o	Both options are considered to have no effect or relationship on this SA objective.
	13	o	o	Both options are considered to have no effect or relationship on this SA objective.
	14	o	o	Both options are considered to have no effect or relationship on this SA objective.
	15	o	+	Option 1 would not be considered to have any effect on or relationship with this SA objective. Option 2 is compatible with the objective to sustainably manage waste by proposing criteria to determine the appropriate location for short-term let accommodation in Belfast, as opposed to dealing with this issue on a case-by-case basis.
	16	o	+	Option 1 would not be considered to have any effect on or relationship with this SA objective. While the effective management of infrastructure in line with development in the longer term should ensure quality and efficiency is maintained, there are capacity issues with the existing wastewater treatment facilities in Belfast that could prove to be a risk in the short term. Option 2 seeks to effectively manage the provision of short-term let accommodation in the city, which would be compatible with the objective to promote the quality efficient use of water resources, particularly as this use is prone to seasonal fluctuations in water demand. The turnover of existing sustainable stock should not further increase the demands on the city's water resources and the criteria set out should restrict new development to appropriate locations. Option 2 considered to have minor positive effects.

SHAPING A LIVEABLE PLACE		HOU13 – SHORT-TERM LET ACCOMMODATION		Comments
SA Objectives	Options			
	1	2		
	17	o	+	Option 1 would not be considered to have any effect on or relationship with this SA objective. Linked to SA9 above, where option 2 would be considered to have minor positive effects on promoting an integrated transport system and encouraging sustainable travel, it would also be considered to have minor positive effects in relation to improving air quality.
	18	o	+	Option 1 would not be considered to have any effect on or relationship with this SA objective. Linked to SA9 above, where the option would be considered to have minor positive effects on promoting an integrated transport system and encouraging sustainable travel, it would also be considered to have minor positive effects in relation to reducing greenhouse gases and supporting the transition to a low carbon economy.
	19	o	+	Option 1 would not be considered to have any effect on or relationship with this SA objective. As option 2 would have minor positive effects in relation to SA9, SA16, SA17 and SA18, it is also considered that it would be compatible with the objective to support measures to mitigate against the impact of climate change, support action to adapt to climate change, and effectively manage flood risk. The effective management of flood risk can also be assessed and mitigated on a case-by-case basis. Considered overall to have minor positive effects.

SHAPING A LIVEABLE PLACE	
<b>Table B.29</b>	<b>DES1 – PRINCIPLES OF URBAN DESIGN</b>
<b>Reasons for Alternatives Considered</b>	POP stage assessed (LP11) to be the only policy approach to good design, supported by specific local policies and guidance to ensure the aims of the SPPS are fulfilled with regard to design to formulate robust and comprehensive policies that set out the quality of development expected for Belfast.
<b>Option</b>	<b>Detailed Urban design policy supported by supplementary guidance.</b>
<b>Summary</b>	<p>This policy has been broken up into three sub areas;</p> <ul style="list-style-type: none"> <li>• Urban design and architectural quality</li> <li>• Development layout and form</li> <li>• Public realm and landscaping</li> </ul> <p>Each sub section outlines specific criteria that will be supported by the council to encourage development that makes a positive contribution to an areas character and distinctiveness.</p>
<b>Social Effects</b>	This policy will deliver positive social effects promoting accessible, inclusive and sustainable development that encourages active lifestyles.
<b>Economic Effects</b>	This policy will deliver positive economic effects promoting attractive, sustainable and investable environment for the future growth of the city.
<b>Environmental Effects</b>	This policy will deliver positive environmental effects with regard to the protection of the historic environment and its contribution to combatting the effects of climate change.
<b>Reasons for Selecting Preferred Option</b>	Broad urban design criteria will be taken into account in the assessment of all development applications encouraging high quality design standards for the city, supporting the SPPS.
<b>Mitigation</b>	No significant negative effects are anticipated
<b>Timescale of effect</b>	Medium to long term positive effects.

SHAPING A LIVEABLE PLACE		DES1 – PRINCIPLES OF URBAN DESIGN	
SA Objectives	Option	Comments	
Social	1	+	High quality urban design standards can help ensure that all development relates to local context and reinforces a sense of place. Well-designed places are areas where people seek to live, work and play thereby encouraging inclusivity, reducing deprivation and creating an equal society. This policy is considered to have a minor positive effect on this SA objective.
	2	+	High quality design is considered to have a positive impact on health and wellbeing, encouraging active lifestyles through the design of connected adaptable public realm. This policy is considered to have a minor positive effect on this SA objective.
	3	+	High quality design within all development, contributes to townscape through its architecture and urban form this will facilitate a range of housing types to meet the diverse range of housing need and reduce the opportunity for crime and anti-social behaviour. This policy will have a minor positive effect on this SA objective.
	4	+	High quality design will help create safe and accessible places that foster natural surveillance, promote active frontages and create spaces that are attractive and secure. This policy is considered to have a minor positive effect on this SA objective.
	5	0	The policy would not be considered to have any effect on this SA objective
	6	+	High quality design will encourage sustainable environments and investment close to existing facilities. The promotion of legible layouts will encourage greater accessibility and connections throughout the city and take the opportunity to enhance and create new connections where possible. This policy is considered to have a minor positive effect on this SA objective.
Economic	7	+	High quality design encourages investment and attracts employers who wish to locate in high quality and accessible environment. This policy is considered to have a minor positive effect on this SA objective.
	8	+	High quality design encourages investment and attracts employers who wish to locate in high quality and accessible environment assisting in Belfast's role as a regional economic driver. This policy is considered to have a minor positive effect on this SA objective.
	9	+	High quality design will promote connected adaptable public spaces with convenient access to active travel and public transport. This policy is considered to have a minor positive effect on this SA objective.

SHAPING A LIVEABLE PLACE		DES1 – PRINCIPLES OF URBAN DESIGN	
SA Objectives	Option	Comments	
Environmental	10	+	High quality design will seek to retain existing natural and landscaping features including open space. Retention of trees will protect existing biodiversity assets. This policy is considered to a minor positive effect on this SA objective.
	11	0	The policy would not be considered to have any effect on this SA objective
	12	++	High quality design will respond positively to, and draw inspiration from, the local context and reinforce a sense of place. This will protect archaeological and built heritage assets such as listed buildings, conservation areas and areas of townscape character. This policy is considered to have a significantly positive effect on this SA objective.
	13	+	High quality design will be responsive to topography, landscaping setting and impact on views, including key views into and out the city centre. This policy is considered to have a minor positive effect on this SA objective.
	14	+	High quality design will respond to open spaces taking account of how it addresses it through the provision of adequate levels of enclosure, continuity and cohesion. This policy is considered to have a minor positive effect on this SA objective.
	15	+	High quality design will provide integrated developments that will promote sustainable management of waste. This policy is considered to have a minor positive effect on this SA objective.
	16	0	This policy would not be considered to have any effect on the relationship with this SA objective
	17	+	High quality design will encourage walking and cycling, provide greater accessibility to public transport facilities contributing to a reduction in GHG emissions improving air quality. The policy is considered to have minor positive effect on this SA objective.
	18	0	This policy would not be considered to have any effect on this SA objective
	19	0	This policy would not be considered to have any effect on this SA objective

SHAPING A LIVEABLE PLACE		
Table B.30	DES2 – MASTERPLANNING FOR MAJOR DEVELOPMENTS	
<b>Reasons for Alternatives Considered</b>	<p>New major developments create an opportunity to achieve high levels of urban design and create an overall well connected project that takes into account its local and wider surroundings and potentially becoming a catalyst for regeneration setting the standard required across the city. Therefore additional requirements for major applications are proposed to ensure development that has the potential to positively enhance the city reaches its full potential.</p> <p>Option 1 – no specific policies for major applications; this will result in applications being assessed against the policy requirements of DES1 and all relevant policies within the LDP, which is considered not to have an impact on the SA objectives.</p> <p>Option 2 – specific policy for major applications; providing specific criteria that will promote inclusive high quality developments that have the potential to act as a catalyst for regeneration and investment throughout the city.</p>	
<b>Options</b>	<b>No specific policies for major developments</b>	<b>Detailed design policy</b>
<b>Summary</b>	Major applications assessed against the DES1 overarching urban design policy and all relevant LDP policies.	Specific criteria that builds upon DES1
<b>Social Effects</b>	This option will have no social effects.	This option will have positive social effects.
<b>Economic Effects</b>	This option will have no economic effects	This option will have positive economic effects
<b>Environmental Effects</b>	This option will have no environmental effects.	This policy will deliver a positive environmental effects
<b>Reasons for Selecting Preferred Option</b>	This policy aims to manage major applications to help avoid piecemeal schemes and enable development to occur in a more comprehensive and coordinated manner.	
<b>Mitigation</b>	No mitigation measures or enhancement have been identified.	
<b>Timescale of effect</b>	Medium to long term positive effects.	

SHAPING A LIVEABLE PLACE		DES2 – MASTERPLANNING FOR MAJOR DEVELOPMENTS		
SA Objectives	Options		Comments	
	1	2		
Social	1	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - High quality Urban design standards can help ensure that all development relates to local context and reinforces a sense of place. Masterplans and major applications have the greatest opportunities to impact the city as a whole. Well-designed places are areas where people seek to live, work and play thereby encouraging inclusivity, reducing deprivation and creating an equal society. It is considered to have a minor positive effect on this SA objective.</p>
	2	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - High quality design is considered to have a positive impact on health and wellbeing, encouraging active lifestyles through the design of connected adaptable public realm. Major applications have the potential to create well connected environments and therefore require additional criteria to help ensure they contribute as positively to the wider community. It is considered to have a minor positive effect on this SA objective.</p>
	3	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective</p> <p><b>Option 2</b> - High quality design within all development, contributes to townscape through its architecture and urban form this will facilitate a range of housing types to meet the diverse range of housing need and reduce the opportunity for crime and anti-social behaviour. Major housing applications have the capacity to provide high quality mixed tenure housing that will enable people to meet their housing needs. It will have a minor positive effect on this SA objective.</p>
	4	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective</p> <p><b>Option 2</b> - High quality design will help create safe and accessible places that foster natural surveillance, promote active frontages and create spaces that are attractive and secure. Major developments and masterplans will be expected to mitigate and minimise physical barriers. It is considered to have a minor positive effect on this SA objective.</p>
	5	o	o	<p><b>Neither option</b> would be considered to have any effect on this SA objective</p>
	6	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - High quality design will encourage sustainable environments and investment close to existing facilities. The promotion of legible layouts will encourage greater accessibility and connections throughout the city and take the opportunity to enhance and create new connections where possible. Major applications and masterplans have the opportunity to re-stitch the city and make best use of existing facilities as to avoid duplication where possible promote shared facilities within new developments. It is considered to have a minor positive effect on this SA objective.</p>

SHAPING A LIVEABLE PLACE		DES2 – MASTERPLANNING FOR MAJOR DEVELOPMENTS		
SA Objectives	Options		Comments	
	1	2		
Economic	7	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - major applications and masterplans encourage investment and attract employers who wish to locate in high quality and accessible environments. It is considered to have a minor positive effect on this SA objective.</p>
	8	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - major applications and masterplans encourage investment and attracts employers who wish to locate in high quality and accessible environment assisting in Belfast's role as a regional economic driver. It is considered to have a minor positive effect on this SA objective.</p>
	9	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - major applications and masterplans will be expected to promote connected adaptable public spaces with convenient access to active travel and public transport. It is considered to have a minor positive effect on this SA objective.</p>
Environmental	10	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - major applications and masterplans will be expected to demonstrate the retention of existing natural and landscaping features including open space where appropriate. Retention of trees and the provision of new planting will protect existing biodiversity assets. It is considered to a minor positive effect on this SA objective.</p>
	11	o	o	Neither option would be considered to have any effect on this SA objective.
	12	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - major applications will respond positively to, and draw inspiration from, the local context and reinforce a sense of place. This will protect archaeological and built heritage assets such as listed buildings, conservation areas and areas of townscape character. Unique parts of the city should be referenced where possible within major applications and masterplans. It is considered to have a significantly positive effect on this SA objective.</p>
	13	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - High quality design will be responsive to topography, landscaping setting and impact on views, including key views into and out the city centre. Focus will be placed on the city's waterside character and natural landscape. It is considered to have a minor positive effect on this SA objective.</p>

SHAPING A LIVEABLE PLACE		DES2 – MASTERPLANNING FOR MAJOR DEVELOPMENTS		Comments
SA Objectives	Options			
	1	2		
	14	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - major applications and masterplans will respond to open spaces taking account of how it addresses it through the provision of adequate levels of enclosure, continuity and cohesion. The creation of new open spaces will require a landscape management and maintenance plan to help. It is considered to have a minor positive effect on this SA objective.</p>
	15	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - High quality design will provide integrated developments that will promote sustainable management of waste. The requirement to seek to meet BREEAM excellent standard for new major developments will promote energy efficiency, including sustainable waste management as part of its overall assessment. It is considered to have a minor positive effect on this SA objective.</p>
	16	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 and all other relevant policies within the LDP which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - the requirement for major applications to seek to meet BREEAM excellent standard will help ensure energy efficiency, this assessment will take account of efficient use of water resources. It is considered to have a minor positive effect on this SA objective.</p>
	17	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 and all relevant policies within the LDP which will ensure high quality design. It would not be considered to have any effect on this SA objective</p> <p><b>Option 2</b> - High quality design will encourage walking and cycling, provide greater accessibility to public transport facilities contributing to a reduction in GHG emissions improving air quality. The requirement to seek BREEAM standard excellent will encourage high levels of energy efficient design within major applications which is considered to ensure continued improvements in air quality. It is considered to have minor positive effect on this SA objective.</p>
	18	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 and all relevant policies within the LDP which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - all major applications will seek to achieve BREEAM standard excellent, this will encourage high quality energy efficient design that aims to reduce greenhouse gas emissions and transition to a low carbon economy. It is considered to have a minor positive effect on this SA objective Option</p>
	19	o	+	<p><b>Option 1</b> - no specific policy for major applications will result in all applications being assessed by DES1 and all relevant policies within the LDP which will ensure high quality design. It would not be considered to have any effect on this SA objective.</p> <p><b>Option 2</b> - all major applications will seek to achieve BREEAM standard excellent, this will encourage high quality energy efficient design that aims to support action to adopt to climate change, and effectively manage flood risk. It is considered to have a minor positive effect on this SA objective</p>

SHAPING A LIVEABLE PLACE	
Table B.31	<b>DES3 – TALL BUILDINGS</b>
<b>Reasons for Alternatives Considered</b>	<p>POP stage assessed this to be the only policy approach to good design, supported by specific local policies and guidance.</p> <p>Further to this policy options were formulated with regards to the definition of a tall building and the height in which this policy would be initiated within the application process.</p> <p>The threshold of 35m has been determined based on evidence from the LDP technical notes and data collection.</p> <p>Anything less than 35m is not considered realistic as this would result in too many developments being captured by the policy which was determined to be too restrictive towards development and would potentially negatively impact economic growth. Increasing the height threshold is considered to result in very few developments being covered by the policy.</p>
<b>Options</b>	<b>Detailed design policy for tall buildings over 35m</b>
<b>Summary</b>	This policy will build upon the overarching design policies and set out specific criteria that the council will seek for taller buildings within the city.
<b>Social Effects</b>	This policy will deliver positive social effects promoting accessible, inclusive and sustainable development that encourages active lifestyles.
<b>Economic Effects</b>	This policy will deliver a positive economic effect encouraging investment by promoting highly accessible, sustainable development that will help encourage investment and promote Belfast as a regional economic driver.
<b>Environmental Effects</b>	This policy will have a positive environmental effect and will impact on the historic environment and contribute to combatting the effects of climate change through the promotion of sustainable development.
<b>Reasons for Selecting Preferred Option</b>	This policy is considered to have a positive impact on how applications for taller buildings are assessed and assist in encouraging higher quality design standards that aim to protect and enhance the overall character and appearance of the city whilst providing social, economic and environmental benefits.
<b>Mitigation</b>	No significant negative effects are anticipated
<b>Timescale of effect</b>	Medium to long term positive effects as developments are brought forward in accordance with policy.

SHAPING A LIVEABLE PLACE		DES3 – TALL BUILDINGS	
SA Objectives	Option	Comments	
Social	1	+	As assessed within the POP a tall buildings policy will potentially assist in economic development, particularly catering for office and knowledge based sectors. The provision of employment will contribute towards tackling deprivation and in cases could act as catalyst for regeneration. It is considered to have a minor positive impact on this SA objective
	2	o	This option would not be considered to have any effect on the relationship with this SA objective.
	3	?	Tall Buildings may provide a number of uses, this will be determined by market trends. The effect of this option on this SA objective is uncertain.
	4	o	This option would not be considered to have any effect on the relationship with this SA objective.
	5	o	This option would not be considered to have any effect on the relationship with this SA objective.
	6	+	High quality design and siting will assist in the provision of tall buildings in accessible locations close to local services and facilities. It is considered to have a minor positive effect on this SA objective.
Economic	7	+	As assessed within the POP a tall buildings policy will potentially assist in economic development, particularly catering for office and knowledge based sectors. The provision of employment will be sited within accessible locations assisting in local resident's access to employment opportunities. It is considered to have a minor positive impact on this SA objective
	8	+	As assessed within the POP a tall buildings policy will potentially assist in economic development, particularly catering for office and knowledge based sectors. The provision of employment will contribute towards tackling deprivation and in cases could act as catalyst for regeneration, contributing to Belfast's role as a regional economic driver. It is considered to have a minor positive impact on this SA objective.
	9	++	High quality design and siting will assist in the provision of tall buildings in accessible locations close to local services and facilities including public transport, cycling and walking provisions encouraging sustainable travel. It is considered to have a minor positive effect on this SA objective.

SHAPING A LIVEABLE PLACE		DES3 – TALL BUILDINGS	
SA Objectives	Option	Comments	
Environmental	10	○	This option would not be considered to have any effect on the relationship with this SA objective.
	11	○	This option would not be considered to have any effect on the relationship with this SA objective.
	12	+	High quality design will respond positively to, and draw inspiration from, the local context and reinforce a sense of place. This will protect archaeological and built heritage assets such as listed buildings, conservation areas and areas of townscape character. This policy is considered to have a significantly positive effect on this SA objective.
	13	+	High quality design will be responsive to topography, landscape setting and impact on views. This policy will assist in the protection of key public views of Belfast's distinctive landscapes. It is considered to have a minor positive effect on this SA objective.
	14	+	High quality design will be responsive to topography, landscape setting and impact on views. This policy will assist in the provision of open space where residential uses are proposed, and the protection and enhancement of existing open space and surrounding countryside. It is considered to have a minor positive effect on this SA objective.
	15	○	This option would not be considered to have any effect on the relationship with this SA objective.
	16	○	This option would not be considered to have any effect on the relationship with this SA objective.
	17	+	High quality design and siting will assist in the provision of tall buildings in accessible locations close to local services and facilities including public transport, cycling and walking provisions encouraging sustainable travel contributing to an improvement in air quality due to less private car use. This policy is considered to have a minor positive effect on this SA objective.
	18	○	This option would not be considered to have any effect on the relationship with this SA objective.
	19	○	This option would not be considered to have any effect on the relationship with this SA objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.32</b>	<b>DES4 – ADVERTISEMENTS AND SIGNAGE</b>	
<b>Reasons for Alternatives Considered</b>	<p>POP stage assessed this policy option to be sufficiently covered by the policy guidance within the SPPS.</p> <p>Advertising and signage can have an impact on the character and appearance of the city, it was therefore felt that a specific policy that offered more in depth criteria and guidance was needed to promote Belfast as a regional economic driver and protect the historic environment. This policy would also replace PPS 17. The SPPS advises that policies should aim to ensure that developments respond to local character and history. Two policy options have therefore been assessed.</p> <p>Option 1 – no specific policies for advertisements; this will result in advertisement and signage applications being assessed against the policy requirements of the SPPS and national design guidance.</p> <p>Option 2 – specific policies on advertisements and signage; providing specific criteria and restrictions that will promote the protection and enhancement of the cities distinctive qualities. (Preferred option)</p>	
<b>Options</b>	<b>Option 1: No specific policies for advertisements and signage</b>	<b>Option 2: Detailed Urban design policy supported by supplementary planning guidance</b>
<b>Summary</b>	Advertisement and signage applications being assessed against the policy requirements of the SPPS and national design guidance.	Specific criteria and restrictions that will promote the protection and enhancement of the cities distinctive qualities supporting the good design aims of the SPPS.
<b>Social Effects</b>	This option will have no social effects.	This policy will deliver positive social effects promoting accessible and attractive places for people to live work and socialise in.
<b>Economic Effects</b>	This option will have no economic effects	This option will have no economic effects.
<b>Environmental Effects</b>	This option will have no environmental effects.	This policy will deliver a positive environmental effect encouraging carefully designed and contextually appropriate advertisements and signage protecting and enhancing the cities built heritage.
<b>Reasons for Selecting Preferred Option</b>	This policy aims to protect and enhance the character of the city and promote a high standard of quality design.	
<b>Mitigation</b>	No mitigation measures or enhancement have been identified.	
<b>Timescale of effect</b>	Medium to long term positive effects.	

SHAPING A LIVEABLE PLACE		DES4 – ADVERTISEMENTS AND SIGNAGE		
SA Objectives	Options		Comments	
	1	2		
Social	1	-	+	High quality designed and contextually appropriate advertising and signage can help promote attractive and accessible places encouraging investment. <b>Option 1</b> - the absence of specific policy for advertising would be considered to have a minor negative effect. New proposals will still be assessed by guidance within general design guidance i.e. SPPS. <b>Option 2</b> - specific guidance will help contribute to attractive investable places. This policy option is considered to have a minor positive effect on this SA objective.
	2	o	o	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	3	o	o	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	4	o	o	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	5	o	o	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	6	o	+	High quality designed and contextually appropriate advertising and signage can help promote attractive and accessible places encouraging investment and create greater awareness of local services and facilities. <b>Option 1</b> - the absence of specific policy for advertising and signage would be considered to have no effect on this SA. <b>Option 2</b> - specific guidance will help contribute to attractive accessible city. This policy option is considered to have a minor positive effect on this SA objective.
Economic	7	o	o	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	8	o	+	High quality designed and contextually appropriate advertising can help promote attractive places encouraging investment. <b>Option 1</b> - the absence of specific policy for advertising and signage would be considered to have no effect on this SA objective. <b>Option 2</b> - is considered to have a minor positive effect on this SA objective as it will contribute to an attractive and welcoming city and promote Belfast as a regional economic driver. This policy option is considered to have a minor positive effect on this SA objective.
	9	o	o	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.

SHAPING A LIVEABLE PLACE		DES4 – ADVERTISEMENTS AND SIGNAGE		
SA Objectives	Options		Comments	
	1	2		
Environmental	10	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	11	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	12	-	+	This policy will protect the city's historic environment, including listed buildings, conservation areas and areas of townscape character by providing specific guidelines for advertising types on or within these built heritage assets and signage associate with the area. <b>Option 1</b> - the absence of specific policy for advertising and signage would be considered to have a minor negative effect on this SA objective as inappropriate advertising and signage can negatively impact the setting and appearance of these distinctive features of the city. <b>Option 2</b> - specific policy and guidance for advertising and signage will help protect and enhance the built heritage. This policy is considered to have a significant positive effect on this SA objective.
	13	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	14	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	15	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	16	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	17	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	18	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.
	19	○	○	<b>Neither option</b> would be considered to have any effect on the relationship with this SA objective.

SHAPING A LIVEABLE PLACE	
<b>POLICY GROUPING</b>	<ul style="list-style-type: none"> <li>• RD1 – NEW RESIDENTIAL DEVELOPMENTS</li> <li>• RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS</li> </ul>
<b>Reason for Grouping</b>	<p>Regional planning policy places an emphasis on place making and requires all development to be of a high design quality, respect local context and make a positive contribution to an area's character and distinctiveness. The SPPS requires robust and comprehensive policies within the LDP to set out the quality of development that are expected. Therefore, no policy is not an option. Existing policy is comprehensive, and the proposed approach of these policies broadly continue the same criteria based approach.</p> <p><b>Policy RD1</b> and <b>Policy RD2</b> both comprise of criteria and guidance currently forming PPS7, therefore they can be grouped together for the purpose of this appraisal. Both are supported by a series of more generic urban design policies, which focus on general design principles, spatial connectivity and local distinctiveness etc. (see <b>policies DES1-DES4</b>).</p>
<b>COMPONENT BREAKDOWN</b>	<p><b>RD1 – NEW RESIDENTIAL DEVELOPMENTS</b></p> <ul style="list-style-type: none"> <li>• COMPONENT 1 – Design Criteria</li> <li>• COMPONENT 2 – Apartment threshold</li> </ul> <p><b>RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS</b></p> <ul style="list-style-type: none"> <li>• COMPONENT 1 – Design Criteria</li> </ul>
<b>Reason for Breakdown</b>	<p>Whilst <b>Policy RD1</b> derives directly from PPS7, it is widely acknowledged that PPS7, as our regional policy, relates primarily to suburban housing and is not always readily applied to higher density houses or apartments delivered in many parts of Belfast. Additional criteria is therefore required to address this policy gap.</p>

SHAPING A LIVEABLE PLACE		
Table B.33	RD1 – NEW RESIDENTIAL DEVELOPMENTS RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS	COMPONENT 1 – DESIGN CRITERIA
<b>Reasons for Alternatives Considered</b>	Regional planning policy places an emphasis on place making and requires all development to be of a high design quality, respect local context and make a positive contribution to an area's character and distinctiveness. The SPPS requires robust and comprehensive policies within the LDP to set out the quality of developments that are expected. Therefore, no policy is not an option. Existing policy is comprehensive and the proposed approach broadly continues the same criteria based policy approach. RD1 comprises criteria and guidance currently forming PPS7. However, it is widely acknowledged that PPS7, as our regional policy, relates primarily to suburban housing and is not always readily applied to higher density houses/apartments delivered in many parts of Belfast. Additional criteria are therefore included to address this policy gap. RD2 also comprises criteria and guidance currently forming Part of PPS7 – it is therefore considered that these policies can be assessed together. They are supported by a series of more generic urban design policies, which focus on general design principles, spatial connectivity and local distinctiveness etc. (see policies DES1-DES4).	
<b>Option</b>	<b>Criteria based residential design policy (new residential development; extensions and alterations)</b>	
<b>Summary</b>	<p><b>Policy RD1</b> adopts a criteria based approach to ensuring quality design in new residential developments. The policy includes a number of criteria around residential amenity, accessibility, open space, space standards, materials, light, acoustics, scale and character.</p> <p><b>Policy RD2</b> also adopts a criteria based approach, in relation to extensions/alterations and conversions respectively. RD2, in addition to appropriate extensions, allows for physical adaptations and energy efficiency enhancements, subject to all other policy requirements.</p>	
<b>Social Effects</b>	<p>Significant positive effects (quality housing)</p> <p>Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being, reducing crime and ASB, skills and education and access to local services)</p>	
<b>Economic Effects</b>	Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver and integrated transport/sustainable travel)	
<b>Environmental Effects</b>	Minor positive effects (biodiversity, protect and enhance built and historic environment, protect and enhance landscape, protect and enhance open space, sustainable waste management, air quality, transition to a low carbon economy and flood risk / climate change)	
<b>Reasons for Selecting Preferred Option</b>	This policy component, alongside the other generic urban design policies, continues the existing policy approach as set out in PPS7. They deliver minor positive benefits across almost all of the SA objectives, with no negative impacts.	
<b>Mitigation</b>	None.	
<b>Timescale of effect</b>	Employing good design principles should result in improved developments in the short term and throughout the plan period.	

SHAPING A LIVEABLE PLACE		RD1 – NEW RESIDENTIAL DEVELOPMENTS RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS	COMPONENT 1 – DESIGN CRITERIA
SA Objectives	Option	Comments	
Social	1	+	This option is considered to have minor positive effects. Good general design standards that are supported by SPG can help to ensure that all residential developments, including new build and extensions / alterations are delivered to a high standard. A full suite of design policies, consolidating PPS7, will help to address issues of inclusivity and 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. The suite of criteria based design policies will help to improve this situation.
	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. RD2 also enables people to make appropriate design changes to their home to meet their needs which would be of benefit to this SA objective. A design policy for the conversion of existing buildings to residential use would also provide the opportunity for good quality housing.
	4	+	This option is considered to have minor positive effects. Good design would help to create safe and accessible places. This can increase community safety by supporting the reduction of crime and antisocial behaviour.
	5	+	Accessibility is improved by adherence to good neighbourhood design principles, therefore it is considered that this option would be compatible with the SA objective to improved skills and education through provision of quality, accessible facilities.
	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.
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	+	The option would assist in increasing the housing stock available to meet people's housing needs in the city - with a larger resident population, this would in turn support the economic development of Belfast as a competitive place and contribute to its role as a regional economic driver. Considered to have minor positive effects.
	9	+	This option is considered to have minor positive effects. The criterion included 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.

SHAPING A LIVEABLE PLACE		RD1 – NEW RESIDENTIAL DEVELOPMENTS RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS	COMPONENT 1 – DESIGN CRITERIA
SA Objectives	Option	Comments	
Environmental	10	+	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.
	11	o	This option is considered to have no effect or relationship on this SA objective.
	12	+	This option is considered to have minor positive effects. Good quality design in all new residential development, together with all extensions and alterations, would help to safeguard and, in certain cases, enhance the quality of the built and historic environment. In certain cases, there may be a proposed conversion or change of use of an historic building to residential use, which would obviously be of benefit in protecting, enhancing and managing the quality of the built and historic environment.
	13	+	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. In addition, RD1 and RD2 refer to use of existing residential stock to meet housing needs in an area. These policies can assist in offsetting the requirement for new housing in more outlying sites, thereby helping to protect landscape and biodiversity.
	14	+	The option would be 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. In addition, this option could assist in offsetting the requirement for new housing in more outlying sites, thereby helping to protect open space and the countryside.
	15	+	A high quality and well integrated design can help to enable more efficient servicing of developments, including waste management. Therefore, in relation to the sustainable management of waste, the option would be considered to have minor positive effects.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	+	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.
	18	+	This option is considered to have minor positive effects. Designing 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. Design policy support for appropriate house extensions and/or alterations would enable people to meet their housing needs within the existing urban footprint. This would reduce the demand to move to / develop more peripheral sites, thereby benefiting the transition to a low carbon economy.

SHAPING A LIVEABLE PLACE		RD1 – NEW RESIDENTIAL DEVELOPMENTS RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS	COMPONENT 1 – DESIGN CRITERIA
SA Objectives	Option	Comments	
	19	+	This option is considered to have minor positive effects. Promoting good quality design would 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**

<b>Table B.34</b>	<b>RD1 – NEW RESIDENTIAL DEVELOPMENTS</b>			<b>COMPONENT 2 – APARTMENT THRESHOLDS</b>		
<b>Reasons for Alternatives Considered</b>	Using LPS Pointer data, a database of all apartment units within the Belfast City Council boundary was created. Apartment units within the same building were grouped in order to provide a list of apartment buildings by number of units. The list ranged from 1 unit up to 474 units. Buildings comprising 1 – 10 units were deemed unreasonable for inclusion within the large scale apartment building policy. These buildings were discounted and a threshold was considered at 10 units. A further option was considered with a 30 unit threshold. This was based on the average number of units in Belfast apartment buildings. A third option was considered with a 50 unit threshold. This was based on the typical thresholds adopted by other capital cities, e.g. Dublin, London, Edinburgh, for similar apartment building design policies.					
<b>Option</b>	<b>Option 1 – Criteria based policy for all new-build apartment dev’s over 10 units</b>		<b>Option 2 – Criteria based policy for all new-build apartment dev’s over 30 units</b>		<b>Option 3 – Criteria based policy for all new-build apartment dev’s over 50 units</b>	
<b>Summary</b>	A criteria based design policy to apply to new-build apartment developments over 10 units.		A criteria based design policy to apply to new-build apartment developments over 30 units.		A criteria based design policy to apply to new-build apartment developments over 50 units.	
<b>Social Effects</b>	Mixed effects (improved health and well-being, provision of quality housing and reducing crime and ASB)		Minor positive effects (improved health and well-being, provision of quality housing and reducing crime and ASB)		Mixed effects (improved health and well-being, provision of quality housing and reducing crime and ASB)	
<b>Economic Effects</b>	Minor positive effect (integrated transport and sustainable travel) Minor negative effect (supporting the economic development of Belfast)		Minor positive effect (supporting the economic development of Belfast, integrated transport and sustainable travel)		Minor positive effect (integrated transport and sustainable travel)	
<b>Environmental Effects</b>	Minor positive effect (sustainable management of waste)		Minor positive effect (sustainable management of waste)		Minor positive effect (sustainable management of waste)	
<b>Reasons for Selecting Preferred Option</b>	Option 2 is considered to be the preferred option. The evidence base indicates that a threshold of 30 units would capture the maximum number of apartment developments, without making development unviable at a lower threshold or restricting the benefits by adopting a higher threshold.					
<b>Mitigation</b>	None					
<b>Timescale of effect</b>	Short to medium term minor positive social and economic effects as improved large-scale apartment developments are delivered.					

SHAPING A LIVEABLE PLACE				RD1 – NEW RESIDENTIAL DEVELOPMENTS	COMPONENT 2 – APARTMENT THRESHOLDS
SA Objectives	Options			Comments	
	1	2	3		
Social	1	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	2	+/-	+	+/-	<p><b>Option 1</b> - A lower threshold would ensure a greater number of apartment developments are subject to the policy criteria - improving health and wellbeing for a greater number. However the low threshold may have a negative impact on viability and therefore not see the expected benefits for health and wellbeing as less new-build apartment developments are viable to build to the criteria set out in RD1.</p> <p><b>Option 2</b> - The evidence base indicates that this option would have a minor positive impact on this SA objective. This option would capture the greatest number of new-build apartment developments without having an impact on viability.</p> <p><b>Option 3</b> - The evidence base indicates that few developments in Belfast comprise 50 units or more. Therefore the impact may be limited.</p>
	3	+/-	+	+/-	<p><b>Option 1</b> - A lower threshold would ensure a greater number of apartment developments are subject to the policy criteria - providing more quality housing to meet housing needs. However the low threshold may have a negative impact on viability and therefore not see the expected benefits as less new-build apartment developments are viable to build to the criteria set out in HOU15.</p> <p><b>Option 2</b> - The evidence base indicates that this option would have a minor positive impact on this SA objective. This option would capture the greatest number of new-build apartment developments without having an impact on viability.</p> <p><b>Option 3</b> - The evidence base indicates that few developments in Belfast comprise 50 units or more. Therefore the impact may be limited.</p>
	4	+/-	+	+/-	<p><b>Option 1</b> - Management arrangements within a greater number of apartment developments would appear to have a greater impact on this SA objective, however this lower threshold is likely to have an impact on viability and would therefore have a minor negative impact.</p> <p><b>Option 2</b> - The evidence base indicates that this option would have a minor positive impact on this SA objective. This option would capture the greatest number of new-build apartment developments without having an impact on viability.</p> <p><b>Option 3</b> - The evidence base indicates that few developments in Belfast comprise 50 units or more. Therefore the impact may be limited.</p>
	5	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	6	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE				RD1 – NEW RESIDENTIAL DEVELOPMENTS	COMPONENT 2 – APARTMENT THRESHOLDS
SA Objectives	Options			Comments	
	1	2	3		
Economic	7	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	8	-	+	o	The site size threshold at which this policy will apply will have implications for the economic viability of constructing apartments in the city. <b>Option 1</b> - A lower threshold is more likely to have a negative impact on viability and therefore not see the expected benefits as less new-build apartment developments are viable to build to the criteria set out in HOU15. It is therefore likely to have minor negative effects on economic development. <b>Option 2</b> - This option strikes the best balance between the likely viability issues associated with delivering the policy requirements and the benefits brought from delivering better quality schemes, delivering minor positive effects on economic development. <b>Option 3</b> - Generally speaking, larger schemes are less likely to have viability associated with delivering these policy requirements. However, as the policy would apply to few developments, the benefits would be minimal. Therefore the impact is judged to be neutral.
	9	+	+	+	The criterion for <b>all options</b> include the adequate provision of safe, convenient and secure cycle parking, so would be considered to have minor positive effects on this objective as they would encourage more people to use the active travel method of cycling.
Environmental	10	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	11	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	12	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	13	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	14	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	15	+	+	+	The criterion for <b>all options</b> include the adequate provision of facilities for disposal of waste, so would be considered to have minor positive effects on this objective.

SHAPING A LIVEABLE PLACE		RD1 – NEW RESIDENTIAL DEVELOPMENTS			COMPONENT 2 – APARTMENT THRESHOLDS
SA Objectives	Options			Comments	
	1	2	3		
	16	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	17	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	18	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	19	o	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE	
<b>Table B.35</b>	<b>GROUPED APPRAISAL</b> <b>RD1 – NEW RESIDENTIAL DEVELOPMENTS: (COMPONENTS 1 &amp; 2)</b> <b>RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS: (COMPONENT 1)</b>
<b>Reasons for Alternatives Considered</b>	N/A. This is the grouped appraisal for Policies RD1 and RD2, taking the preferred options of the two components (DESIGN CRITERIA AND APARTMENT THRESHOLDS) – and merging them together.
<b>Option</b>	<b>GROUPED OPTION APPRAISAL</b> <b>New Residential Developments – General criteria for new residential developments and specific criteria for apartment developments over 30 units</b>
<b>Summary</b>	As above
<b>Social Effects</b>	Significant positive effects (improved health and well-being, provision of quality housing and reducing crime and ASB) Minor positive effects (reducing deprivation / encouraging inclusion, access to local services and facilities)
<b>Economic Effects</b>	Significant positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast’s role as an economic driver) Minor positive effects (access to employment opportunities and integrated transport / sustainable travel)
<b>Environmental Effects</b>	Minor positive effects (biodiversity, built and historic environment, landscape and geodiversity, open space and green space, sustainable management of waste, air quality, transition to a low carbon economy and flood risk / climate change)
<b>Reasons for Selecting Preferred Option</b>	Combining the preferred options of the two components gives a comprehensive residential development design policy for the plan. It has ensured a thorough appraisal of the constituent components and appraises the cumulative effects of merging these together.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Short to medium term significant positive social and economic effects and increasing over time, as good quality design is delivered across the plan area over the plan period.

SHAPING A LIVEABLE PLACE			GROUPED APPRAISAL		
Preferred Component Option →	COMPONENT 1: DESIGN CRITERIA	COMPONENT 2: APARTMENT THRESHOLD	RD1 – NEW RESIDENTIAL DEVELOPMENTS: (COMPONENTS 1 & 2) RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS: (COMPONENT 1)		
SA Objectives	Likely Effects	Likely Effects	Preferred Options Scoring & Comments		
Social	1	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.
	2	+	+	++	Components 1 and 2 are considered to have minor positive effects in relation to health and wellbeing – when appraised together would be considered to have significant positive effects. The inclusion of component 2 within a general residential design criteria policy takes into account the growing number of apartments being constructed in Belfast - between 2010 and 2017, 57% of all residential units built were apartments.
	3	++	+	++	Components 1 and 2 appraised together would be considered to have significant positive effects in relation to providing opportunity for good quality housing. The inclusion of component 2 within a general residential design criteria policy takes into account the growing number of apartments being constructed in Belfast - between 2010 and 2017, 57% of all residential units built were apartments.
	4	+	+	++	Components 1 and 2, each considered to have minor positive effects in relation to reducing crime and anti-social behaviour, when appraised together would be considered to have significant positive effects. The inclusion of component 2 within a general residential design criteria policy takes into account the growing number of apartments being constructed in Belfast - between 2010 and 2017, 57% of all residential units built were apartments. The requirement for management arrangements to be in place and communal spaces to be well lit are criteria that would be of benefit in terms of reducing crime and ASB.
	5	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.
	6	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.

SHAPING A LIVEABLE PLACE			GROUPED APPRAISAL		
Preferred Component Option →	COMPONENT 1: DESIGN CRITERIA	COMPONENT 2: APARTMENT THRESHOLD	RD1 – NEW RESIDENTIAL DEVELOPMENTS: (COMPONENTS 1 & 2) RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS: (COMPONENT 1)		
SA Objectives	Likely Effects	Likely Effects	Preferred Options Scoring & Comments		
Economic	7	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.
	8	+	+	++	Components 1 and 2, each considered to have minor positive effects in relation to supporting economic development, appraised together would be considered to have significant positive effects. The inclusion of component 2 within a general residential design criteria policy takes into account the growing number of apartments being constructed in Belfast - between 2010 and 2017, 57% of all residential units built were apartments.
	9	+	+	++	The consolidated preferred options would be considered to have significant positive effects overall on this SA objective.
Environmental	10	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.
	11	o	o	o	The consolidated preferred options are considered to have no effect or relationship on this SA objective.
	12	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.
	13	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.
	14	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.
	15	+	+	++	The consolidated preferred options would be considered to have significant positive effects overall on this SA objective.

SHAPING A LIVEABLE PLACE			GROUPED APPRAISAL		
Preferred Component Option →	COMPONENT 1: DESIGN CRITERIA	COMPONENT 2: APARTMENT THRESHOLD	RD1 – NEW RESIDENTIAL DEVELOPMENTS: (COMPONENTS 1 & 2) RD2 – RESIDENTIAL EXTENSIONS AND ALTERATIONS: (COMPONENT 1)		
SA Objectives	Likely Effects	Likely Effects	Preferred Options Scoring & Comments		
16	o	o	o	The consolidated preferred options is considered to have no effect or relationship on this SA objective.	
17	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.	
18	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.	
19	+	o	+	With component 2 having neutral effect, the consolidated preferred options would have minor positive effects overall on this SA objective.	

## SHAPING A LIVEABLE PLACE

<b>POLICY COMPONENT BREAKDOWN</b>	<b>RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE</b>  <b>COMPONENT 1: DESIGN CRITERIA</b>  <b>COMPONENT 2: FLOORSPACE REQUIREMENTS</b>
<b>Reason for Grouping</b>	<p>Regional planning policy places an emphasis on place making and requires all development to be of a high design quality, respect local context and make a positive contribution to an area’s character and distinctiveness. The SPPS requires robust and comprehensive policies within the LDP to set out the quality of development that are expected. Therefore, no policy is not an option.</p> <p>Existing policy is comprehensive and the proposed approach under <b>Policy RD3</b> broadly continues the same criteria based policy approach. This includes criteria and guidance currently forming part of PPS7. However, it is widely acknowledged that PPS7, as regional policy, relates primarily to suburban housing and is not always readily applied to higher density houses/apartments delivered in many parts of Belfast. Additional criteria are therefore included to address this policy gap, and within this there are <b>2 separate components</b> that require appraising.</p> <p>Policy RD3 also refers to RD1, requiring compliance with same, and is again supported by a series of more generic urban design policies, which focus on general design principles, spatial connectivity and local distinctiveness etc. (see <b>policies DES1-DES4</b>).</p>

SHAPING A LIVEABLE PLACE		
Table B.33	RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE	COMPONENT 1 – DESIGN CRITERIA
<b>Reasons for Alternatives Considered</b>	Regional planning policy places an emphasis on place making and requires all development to be of a high design quality, respect local context and make a positive contribution to an area's character and distinctiveness. The SPPS requires robust and comprehensive policies within the LDP to set out the quality of development that are expected. Therefore, no policy is not an option. Existing policy is comprehensive and the proposed approach broadly continues the same criteria based policy approach. RD3 comprises criteria and guidance currently forming part of PPS7. However, it is widely acknowledged that PPS7, as regional policy, relates primarily to suburban housing and is not always readily applied to higher density houses/apartments delivered in many parts of Belfast. Additional criteria are therefore included to address this policy gap. RD3 also refers to RD1, requiring compliance with same. It is also supported by a series of more generic urban design policies, which focus on general design principles, spatial connectivity and local distinctiveness etc. (see policies DES1-DES4).	
<b>Option</b>	<b>Criteria based residential design policy (conversions or sub-divisions of existing buildings for residential use)</b>	
<b>Summary</b>	<b>Policy RD3</b> sets out criteria to be applied to all applications for the conversion or subdivision of buildings for residential use, and also includes compliance with Policy RD1.	
<b>Social Effects</b>	Significant positive effects (quality housing) Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being, reducing crime and ASB, skills and education and access to local services)	
<b>Economic Effects</b>	Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver and integrated transport/sustainable travel)	
<b>Environmental Effects</b>	Minor positive effects (biodiversity, protect and enhance built and historic environment, protect and enhance landscape, protect and enhance open space, sustainable waste management, air quality, transition to a low carbon economy and flood risk / climate change)	
<b>Reasons for Selecting Preferred Option</b>	This policy component, alongside the other generic urban design policies, continues the existing policy approach as set out in PPS7. It will deliver minor positive benefits across almost all of the SA objectives, with no negative impacts.	
<b>Mitigation</b>	Policy RD3 (in the justification) employs flexibility to allow historic buildings to be converted without having to adhere to all design criteria strictly, which might otherwise prejudice their retention.	
<b>Timescale of effect</b>	Employing good design principles should result in improved developments in the short term and throughout the plan period.	

SHAPING A LIVEABLE PLACE		RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE	COMPONENT 1 – DESIGN CRITERIA
SA Objectives	Option	Comments	
Social	1	+	This option is considered to have minor positive effects. Good general design standards that are supported by SPG can help to ensure that all residential developments, including conversions or sub-divisions are delivered to a high standard. A full suite of design policies, consolidating PPS7, will help to address issues of inclusivity and 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. The suite of criteria based design policies will help to improve this situation.
	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. A design policy for the conversion of existing buildings to residential use would also provide the opportunity for good quality housing.
	4	+	This option is considered to have minor positive effects. Good design would help to create safe and accessible places. This can increase community safety by supporting the reduction of crime and antisocial behaviour.
	5	+	Accessibility is improved by adherence to good neighbourhood design principles, therefore it is considered that this option would be compatible with the SA objective to improved skills and education through provision of quality, accessible facilities.
	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.
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	+	The option would assist in increasing the housing stock available to meet people's housing needs in the city - with a larger resident population, this would in turn support the economic development of Belfast as a competitive place and contribute to its role as a regional economic driver. Considered to have minor positive effects.
	9	+	This option is considered to have minor positive effects. The criterion included 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.

SHAPING A LIVEABLE PLACE		RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE	COMPONENT 1 – DESIGN CRITERIA
SA Objectives	Option	Comments	
Environmental	10	+	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.
	11	o	This option is considered to have no effect or relationship on this SA objective.
	12	+	This option is considered to have minor positive effects. Good quality design in all new residential development, together with all conversions and/or sub-divisions, would help to safeguard and, in certain cases, enhance the quality of the built and historic environment. In certain cases, there may be a proposed conversion or change of use of an historic building to residential use, which would obviously be of benefit in protecting, enhancing and managing the quality of the built and historic environment. The justification to policy RD3 allows for exceptional circumstances whereby standards required for conversions can be applied flexibly for historic buildings.
	13	+	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. This policy can assist in offsetting the requirement for new housing in more outlying sites, thereby helping to protect landscape and biodiversity.
	14	+	The option would be 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. In addition, this option could assist in offsetting the requirement for new housing in more outlying sites, thereby helping to protect open space and the countryside.
	15	+	A high quality and well integrated design can help to enable more efficient servicing of developments, including waste management. It is noted also that RD3 includes specific reference to adequate refuse storage space. Therefore, in relation to the sustainable management of waste, the option would be considered to have minor positive effects.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	+	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.
	18	+	This option is considered to have minor positive effects. Designing 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. Design policy support for appropriate conversions to residential would enable people to meet their housing needs within the existing urban footprint. This would reduce the demand to move to / develop more peripheral sites, thereby benefiting the transition to a low carbon economy.

SHAPING A LIVEABLE PLACE		RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE	COMPONENT 1 – DESIGN CRITERIA
SA Objectives	Option	Comments	
	19	+	This option is considered to have minor positive effects. Promoting good quality design would 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 B.34	RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE	COMPONENT 2 – FLOORSPACE REQUIREMENTS
<b>Reasons for Alternatives Considered</b>	Using NISRA data, a list of house sizes per Super Output Area was created. All flats and apartments were discounted, as these would not be relevant for the purposes of a conversion / subdivision policy. An average house size for the city was calculated and found to be 141sq.m. The existing HMO development nodes (as designated in the HMO Subject Plan) were also assessed in terms of average house sizes – these are relevant because it is these areas where it is intended to facilitate HMO's and flats/apartments although these locations will be reviewed within the Local Policies Plan. Within the current HMO nodes, average house size is 100sq.m. Option 2 takes account of the existing 150sq.m threshold in policy LC2 of PPS7 Addendum – Safeguarding the Character of Established Residential Areas. This was justified to ensure that individual dwellings were appropriate for conversion but the policy included an element of flexibility allowing some smaller dwellings to be subdivided/converted at highly accessible locations. Having regard to the figures above, a smaller reasonable alternative of 100sq.m. is proposed – option 1. This takes account of the average house size within the development nodes (100sq.m.), and recognising the need to facilitate higher densities and suitable accommodation for reducing household sizes. It would also allow the subdivision of a dwelling into two flats without needing to extend, but subject to other criteria, including those set out in RD1.	
<b>Option</b>	<b>Option 1 – Subdivisions permitted for dwellings of gross internal floor space greater than 100sq.m.</b>	<b>Option 2 – Subdivisions permitted for dwellings of gross internal floor space greater than 150sq.m.</b>
<b>Summary</b>	A criteria based policy for sub-divisions / conversions which permits the sub-division or conversion of a dwelling with gross internal floor space greater than 100sq.m.	A criteria based policy for sub-divisions / conversions which permits the sub-division or conversion of a dwelling with gross internal floor space greater than 150sq.m.
<b>Social Effects</b>	Minor positive effects (improving health and well-being, quality housing, learning opportunities, access to local services and facilities).	Minor positive effects (improving health and well-being, provide opportunity for good quality housing).
<b>Economic Effects</b>	Minor positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver).	Minor positive effects (supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver).
<b>Environmental Effects</b>	None	None
<b>Reasons for Selecting Preferred Option</b>	Option 2 is considered to be the preferred option as this continues existing policy and helps avoid potential impacts on existing residential amenity as a result of ASB and town cramming. Under this option, flexibility can be built in to allow the sub-division of smaller dwellings in suitable locations through the designation of Intensive Housing Nodes within the LPP.	
<b>Mitigation</b>	Review designation of Intensive Housing Nodes in Local Policies Plan to allow for sub-division of smaller units in appropriate locations.	
<b>Timescale of effect</b>	Short to medium term significant positive social and minor positive economic effects as new sub-divided units are delivered over the plan period.	

SHAPING A LIVEABLE PLACE		RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE		COMPONENT 2 – FLOORSPACE REQUIREMENTS
SA Objectives	Options		Comments	
	1	2		
Social	1	o	o	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	2	+	+	<b>Option 1</b> - A lower threshold would mean that more dwellings could be subdivided to meet the needs of those requiring smaller units of accommodation. The provision of suitable housing is an important factor in contributing to a person's overall quality of life, and improving their general health and wellbeing. Taking account of the trends of an ageing population, reducing household size and the effects of welfare reform, including the social sector size criteria or 'bedroom tax', facilitating smaller units would be considered to have minor positive effects. <b>Option 2</b> would continue the existing policy criteria of 150sq.m.applying to subdivisions meaning that fewer existing houses overall would be available for sub-division. However, it would still provide the opportunity to potentially divide homes into three no. 2 person 1 bed flats. Also considered to have minor positive effects.
	3	+	+	<b>Option 1</b> - A lower threshold would mean that more dwellings could be subdivided to meet the needs of those requiring smaller units of accommodation providing the opportunity for good quality housing to meet people's needs. Taking account of the trends of an ageing population, reducing household size and the effects of welfare reform, including the social sector size criteria or 'bedroom tax', facilitating more smaller units and increased choice would be considered to have minor positive effects. <b>Option 2</b> would continue the existing policy criteria of 150sq.m.applying to subdivisions meaning that fewer houses overall would be available for sub-division, potentially meaning less choice. However, it would still provide the opportunity to potentially divide homes into 2/3 no. 2 person, 1 bed flats. Considered to have minor positive effects.
	4	-	?	<b>Option 1</b> could result in ASB problems associated with town cramming if the units being sub-divided are too small. Considered minor negative effects. However, where appropriate sub-divisions could have minor positive effects in terms of improving health and well-being and quality of life, this could potentially result in benefits also in terms of reduced crime and ASB. However, as these would be secondary effects, they would be less certain. <b>Option 2</b> considered to have uncertain effects.
	5	+	+	The sub-division of properties would lead to higher densities, thereby enabling better access for more people to services, including lifelong learning opportunities. <b>Both options</b> would have minor positive effects.
	6	+	+	The sub-division of properties would lead to higher densities, thereby enabling better access for more people to services and facilities. Considered that <b>both options</b> would have minor positive effects.
Economic	7	+	+	The sub-division of properties would lead to higher densities, thereby enabling better access for more people to employment opportunities. Considered that <b>both options</b> would have minor positive effects.
	8	+	+	This is linked to SA3 above. Providing the opportunity for good quality housing and enabling people to meet their housing needs would also have benefits in terms of retaining a large and skilled workforce who have access to a range of quality accommodation types. <b>Both options</b> considered to have minor positive effects.

SHAPING A LIVEABLE PLACE		RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE		COMPONENT 2 – FLOORSPACE REQUIREMENTS
SA Objectives	Options		Comments	
	1	2		
	9	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
Environmental	10	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	11	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	12	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	13	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	14	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	15	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	16	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	17	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	18	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.
	19	<input type="radio"/>	<input type="radio"/>	<b>Both options</b> are considered to have no effect or relationship on this SA objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.35</b>	<b>GROUPED APPRAISAL RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE: (COMPONENTS 1 &amp; 2)</b>
<b>Reasons for Alternatives Considered</b>	N/A. This is the grouped appraisal, taking the two components of Policy RD3 (DESIGN CRITERIA AND FLOORSPACE REQUIREMENTS) – and merging them together.
<b>Option</b>	<b>GROUPED OPTION APPRAISAL Criteria based residential design policy (conversions or sub-divisions of existing buildings for residential use) with specific criteria limiting sub-divisions to dwellings with gross internal floor space greater than 150sq.m.</b>
<b>Summary</b>	As above
<b>Social Effects</b>	Significant positive effects (improved health and well-being, provision of quality housing and reducing crime and ASB, accessible lifelong learning opportunities, access to local services and facilities). Minor positive effects (reducing deprivation / encouraging inclusion, reducing crime and ASB).
<b>Economic Effects</b>	Significant positive effects (access to employment opportunities, supporting the economic development of Belfast as a competitive place and contributing to Belfast's role as an economic driver). Minor positive effects (integrated transport / sustainable travel).
<b>Environmental Effects</b>	Minor positive effects (biodiversity, built and historic environment, landscape and geodiversity, open space and green space, sustainable management of waste, air quality, transition to a low carbon economy and flood risk / climate change).
<b>Reasons for Selecting Preferred Option</b>	Combining the preferred options of the two components gives a comprehensive residential development design policy for the plan. It has ensured a thorough appraisal of the constituent components and appraises the cumulative effects of merging these together.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Short to medium term significant positive social and economic effects and increasing over time, as good quality design is delivered across the plan area over the plan period.

SHAPING A LIVEABLE PLACE			GROUPED APPRAISAL		
Preferred Component Option →	COMPONENT 1: DESIGN CRITERIA	COMPONENT 2: FLOORSPACE REQUIREMENTS	RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE: (COMPONENTS 1 & 2)		
SA Objectives	Likely Effects	Likely Effects	Preferred Options Scoring & Comments		
Social	1	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.
	2	+	+	++	Components 1 and 2 are considered to have minor positive effects in relation to health and wellbeing, taken together would be considered to have significant positive effects.
	3	++	+	++	Components 1 and 2 taken together would be considered to have significant positive effects in relation to providing opportunity for good quality housing.
	4	+	?	+	Components 1 and 2, taken together would be considered to have minor positive effects.
	5	+	+	++	Components 1 and 2 are considered to have minor positive effects in relation to accessible lifelong learning opportunities, taken together would be considered to have significant positive effects.
	6	+	+	++	Components 1 and 2 are considered to have minor positive effects in relation to access to local services and facilities, taken together would be considered to have significant positive effects.
Economic	7	+	+	++	Components 1 and 2 are considered to have minor positive effects in relation to accessible lifelong learning opportunities, taken together would be considered to have significant positive effects.
	8	+	+	++	Components 1 and 2, each considered to have minor positive effects in relation to supporting economic development, taken together would be considered to have significant positive effects.
	9	+	o	+	The grouped component options would be considered to have minor positive effects overall on this SA objective.

SHAPING A LIVEABLE PLACE			GROUPED APPRAISAL		
Preferred Component Option →	COMPONENT 1: DESIGN CRITERIA	COMPONENT 2: FLOORSPACE REQUIREMENTS	RD3 – CONVERSION OR SUB-DIVISION OF EXISTING BUILDINGS FOR RESIDENTIAL USE: (COMPONENTS 1 & 2)		
SA Objectives	Likely Effects	Likely Effects	Preferred Options Scoring & Comments		
Environmental	10	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.
	11	o	o	o	The grouped component options are considered to have no effect or relationship on this SA objective.
	12	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.
	13	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.
	14	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.
	15	+	o	+	The grouped component options would be considered to have minor positive effects overall on this SA objective.
	16	o	o	o	The grouped component options are considered to have no effect or relationship on this SA objective.
	17	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.
	18	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.
	19	+	o	+	With component 2 having neutral effect, the grouped component options would have minor positive effects overall on this SA objective.

SHAPING A LIVEABLE PLACE	
<b>Table B.36</b>	<b>BH1 – LISTED BUILDINGS</b>
<b>Reasons for Alternatives Considered</b>	Regional policy requires the LDP to produce policies that secure the protection, conservation and, where possible, the enhancement of built heritage and promote sustainable development of heritage assets. It also seeks to maintain the integrity of built heritage assets, including historic landscapes – i.e. their settings.
<b>Option</b>	<b>Criteria based policy</b>
<b>Summary</b>	This option sets out the policy approach for change of use of listed buildings, new development affecting the setting of listed buildings, alterations and extensions to listed buildings and demolition of listed buildings.
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being)
<b>Economic Effects</b>	Minor positive effects (supporting economic development / contributing to role as regional economic driver including tourism and retention of traditional craft skills and use of traditional materials)
<b>Environmental Effects</b>	Significant positive effects (protecting, enhancing and managing quality of historic buildings in particular and the wider environment and distinctive landscape of the city)
<b>Reasons for Selecting Preferred Option</b>	This policy continues the existing regional policy approach set out in the SPPS and seeks to articulate the regional approach at the district plan level.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Medium term

SHAPING A LIVEABLE PLACE		BH1 – LISTED BUILDINGS	
SA Objectives	Option	Comments	
Social	1	+	Policies to protect and enhance listed buildings supports quality environments that can stimulate investment and economic activity - in turn reducing deprivation. Listed buildings can contribute to promoting an attractive place to live, work and play - encouraging an inclusive and equal society. Maintenance of listed buildings encourages retention of industries supplying historic materials industries and retention of traditional craft skills.
	2	+	Policies to protect and enhance listed buildings supports quality environments that can stimulate investment and economic activity - contributing to creating an attractive place to live, work and play - improving health and wellbeing (particularly mental health) and quality of life. It has been shown that historic environments are preferred environments, by providing continuity, maintaining the cherished familiar etc. in a fast changing world.
	3	+	This option is considered to have a minor positive effect as retention and restoration of listed buildings may provide quality housing
	4	o	This option is considered to have no effect or relationship on this SA objective.
	5	+	This option is considered to have a minor positive effect through retention of traditional crafts skills required for restoration and maintenance of listed buildings.
	6	o	This option is considered to have no effect or relationship on this SA objective.
Economic	7	o	This option is considered to have no effect or relationship on this SA objective.
	8	+	Policies to protect and enhance listed buildings supports quality environments that can stimulate investment and economic activity - supporting the economic development of Belfast. Many listed buildings become important iconic features of a city's landscape and will contribute to enhancing the role of Belfast as a regional economic driver, and also supporting the tourism industry.
	9	o	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		BH1 – LISTED BUILDINGS	
SA Objectives	Option	Comments	
Environmental	10	○	This option is considered to have no effect or relationship on this SA objective.
	11	○	This option is considered to have no effect or relationship on this SA objective.
	12	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting, enhancing and managing development relating to listed buildings and their wider contextual settings.
	13	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting, maintaining and enhancing Belfast's unique listed buildings that contribute towards creating a distinctive place / landscape.
	14	○	This option is considered to have no effect or relationship on this SA objective.
	15	○	This option is considered to have no effect or relationship on this SA objective.
	16	○	This option is considered to have no effect or relationship on this SA objective.
	17	○	This option is considered to have no effect or relationship on this SA objective.
	18	○	This option is considered to have no effect or relationship on this SA objective.
	19	○	This option is considered to have no effect or relationship on this SA objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.37</b>	<b>BH2 – CONSERVATION AREAS</b>
<b>Reasons for Alternatives Considered</b>	The SPPS seeks to identify, protect and conserve the character and built heritage assets within cities towns and villages, and their settings within the wider landscape. Under the Planning Act (NI) 2011 local councils are required to enhance the character or appearance of Conservation Areas where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise.
<b>Option</b>	<b>Criteria based policy</b>
<b>Summary</b>	This option sets out the policy approach for new or replacement buildings in Conservations Areas, alterations and extensions within Conservation Areas and demolition in Conservation Areas.
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being)
<b>Economic Effects</b>	Minor positive effects (supporting economic development / contributing to role as regional economic driver including tourism, maintenance of traditional craft skills and production of traditional materials)
<b>Environmental Effects</b>	Significant positive effects (protecting, enhancing and managing quality of development within the city’s historic environment and distinctive historic urban landscapes)
<b>Reasons for Selecting Preferred Option</b>	This policy continues the existing regional policy approach set out in the SPPS.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Medium term

SHAPING A LIVEABLE PLACE		BH2 – CONSERVATION AREAS	
SA Objectives	Option	Comments	
Social	1	+	A strong criteria based policy approach to protect and enhance Conservation Areas supports quality environments that can stimulate investment and economic activity - in turn reducing deprivation. Conservation Areas often attract significant investment and contribute towards creating a place that everyone wants to live, work and play - encouraging an inclusive and equal society.
	2	+	Policies to protect and enhance Conservation Areas supports quality environments that can stimulate investment and economic activity - contributing to creating an attractive place to live, work and play - improving health and wellbeing (particularly mental health) and quality of life. Maintenance of legible, local environments is a positive in terms of mental health.
	3	+	This option is considered to have a minor positive effect as many conservations area contain residential areas of quality, historic environments.
	4	o	This option is considered to have no effect or relationship on this SA objective.
	5	+	This option is considered to have a minor positive effect as historic environments contribute to maintenance of traditional craft skills.
	6	o	This option is considered to have no effect or relationship on this SA objective.
Economic	7	o	This option is considered to have no effect or relationship on this SA objective.
	8	+	Policies to protect and enhance Conservation Areas creates quality environments that can stimulate investment and economic activity - supporting the economic development of Belfast. Many Conservation Areas are home to aesthetically pleasing townscapes and places that contribute to enhancing the role of Belfast as a regional economic driver, including the tourism industry.
	9	o	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		BH2 – CONSERVATION AREAS	
SA Objectives	Option	Comments	
Environmental	10	+	This option is considered to have no a minor positive effect as Conservation Area policy seeks to retains trees and other landscaping elements and hence these wildlife habitats, particularly so in low density, maturely landscaped areas.
	11	o	This option is considered to have no effect or relationship on this SA objective.
	12	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting and enhancing the existing historic environment and managing development within Conservation Areas.
	13	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting, maintaining and enhancing Belfast's unique Conservation Areas that contribute towards creating a distinctive place / landscape.
	14	+	This option is considered to have a minor positive effect through protection of open spaces that contribute to the character of Conservation Areas and undeveloped garden areas of larger plots.
	15	o	This option is considered to have no effect or relationship on this SA objective.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	o	This option is considered to have no effect or relationship on this SA objective.
	18	+	This option is considered to have a minor positive effect as it involves a presumption in favour of maintaining historic building stock / environments and their embodied energy - as opposed to demolition and rebuilding - the more carbon intensive option.
	19	+	This option is considered to have a minor positive effect as it seeks to encourage spatial quality of plots including garden areas - as opposed to hardstanding which contribute to water run-off into drainage systems. Article 4 Directions can be used to control hardstanding development.

SHAPING A LIVEABLE PLACE	
<b>Table B.38</b>	<b>BH3 – AREAS OF TOWNSCAPE CHARACTER</b>
<b>Reasons for Alternatives Considered</b>	Regional policy aims to identify, protect and conserve the character and built heritage assets within cities towns and villages and their settings within the wider landscape.
<b>Option</b>	<b>Criteria based policy</b>
<b>Summary</b>	This option sets out the policy approach for new or replacement buildings in ATCs, alterations and extensions within ATCs and demolition in ATCs.
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being)
<b>Economic Effects</b>	Minor positive effects (supporting economic development / contributing to role as regional economic driver)
<b>Environmental Effects</b>	Significant positive effects (protecting, enhancing and managing quality of development within the city's historic environment and distinctive urban landscapes)
<b>Reasons for Selecting Preferred Option</b>	This policy continues the existing regional policy approach set out in the SPPS.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Medium term

SHAPING A LIVEABLE PLACE		BH3 – AREAS OF TOWNSCAPE CHARACTER	
SA Objectives	Option	Comments	
Social	1	+	A strong criteria based policy approach to manage development in ATCs supports quality environments that can stimulate investment and economic activity - in turn reducing deprivation. ATCs often attract investment and contribute towards creating a place that everyone wants to live, work and play - encouraging an inclusive and equal society.
	2	+	Policies to manage change within ATCs supports quality environments that can stimulate investment and economic activity - contributing to creating an attractive place to live, work and play - improving health and wellbeing (particularly mental health) and quality of life. Historic and legible environments contribute to mental health by providing emotional security.
	3	+	This option is considered to have a minor positive effect as many ATCs contain residential areas of quality, historic environments.
	4	o	This option is considered to have no effect or relationship on this SA objective.
	5	+	This option is considered to have a minor positive effect as historic environments contribute to maintenance of traditional craft skills.
	6	o	This option is considered to have no effect or relationship on this SA objective.
Economic	7	o	This option is considered to have no effect or relationship on this SA objective.
	8	+	Policies to manage ATCs creates quality environments that can stimulate investment and economic activity - supporting the economic development of Belfast. Many ATCs are home to recognisable cityscapes and places that contribute to enhancing the role of Belfast as a regional economic driver.
	9	o	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		BH3 – AREAS OF TOWNSCAPE CHARACTER	
SA Objectives	Option	Comments	
Environmental	10	+	This option is considered to have no a minor positive effect as ATC policy seeks to retains trees and other landscaping elements and hence these wildlife habitats, particularly so in low density, maturely landscaped areas.
	11	o	This option is considered to have no effect or relationship on this SA objective.
	12	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting historic character and managing development within ATCs.
	13	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting and maintaining Belfast's unique ATCs that contribute towards creating a distinctive place / landscape.
	14	o	This option is considered to have no effect or relationship on this SA objective.
	15	o	This option is considered to have no effect or relationship on this SA objective.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	o	This option is considered to have no effect or relationship on this SA objective.
	18	+	This option is considered to have a minor positive effect as it involves a presumption in favour of maintaining historic building stock / environments and their embodied energy - as opposed to demolition and rebuilding - the more carbon intensive option.
	19	+	This option is considered to have a minor positive effect as it seeks to encourage spatial quality of plots including garden areas - as opposed to hardstanding which contribute to water run-off into drainage systems. Article 4 Directions can be used to control hardstanding development.

**SHAPING A LIVEABLE PLACE**

<b>Table B.39</b>	<b>BH4 - WORKS TO GROUNDS AFFECTING BUILT HERITAGE ASSETS</b>
<b>Reasons for Alternatives Considered</b>	Regional policy aims to identify, protect and conserve the character and built heritage assets within cities towns and villages.
<b>Option</b>	<b>Criteria based policy</b>
<b>Summary</b>	This option sets out the policy approach for works affecting the grounds of individual plots within area built heritage assets with regard to boundary treatments, ancillary structures and plot subdivision.
<b>Social Effects</b>	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being through protection of aesthetic quality of the city's area built heritage assets)
<b>Economic Effects</b>	Minor positive effects (supporting economic development / contributing to role as regional economic driver through protection of aesthetic quality of the city's area built heritage assets )
<b>Environmental Effects</b>	Significant positive effects (protecting, enhancing and managing quality of development within the city's historic environment and distinctive landscape)
<b>Reasons for Selecting Preferred Option</b>	This policy continues the existing regional policy approach set out in the SPPS, seeking to address aspects of development pressures affecting the area built heritage designation of the plan area.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Medium term

SHAPING A LIVEABLE PLACE		BH4 - WORKS TO GROUNDS AFFECTING BUILT HERITAGE ASSETS	
SA Objectives	Option	Comments	
Social	1	+	As a policy contributing to maintenance of the aesthetic quality of historic environments it is considered that this policy will contribute to stimulating investment and economic activity - in turn reducing deprivation.
	2	+	As a policy contributing to maintenance of the aesthetic quality of historic environments it is considered that this policy will contribute to enhancing health and quality of life.
	3	o	This option is considered to have no effect or relationship on this SA objective.
	4	+	It is considered that the appropriate boundary treatments help to provide effective public / private realm definition thereby increasing security of these areas.
	5	o	This option is considered to have no effect or relationship on this SA objective.
	6	o	This option is considered to have no effect or relationship on this SA objective.
Economic	7	o	This option is considered to have no effect or relationship on this SA objective.
	8	+	As a policy contributing to maintenance of the aesthetic quality of historic environments it is considered that this policy will contribute to encouraging economic investment.
	9	o	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		BH4 - WORKS TO GROUNDS AFFECTING BUILT HERITAGE ASSETS	
SA Objectives	Option	Comments	
Environmental	10	+	It is considered that by encouraging retention of natural boundaries and protection of large plots - often in the form of maturely landscaped gardens this policy will have a minor positive effect on this SA objective.
	11	o	This option is considered to have no effect or relationship on this SA objective.
	12	+	As a policy contributing to maintenance of the aesthetic quality of historic environments it is considered that this policy will contribute to protection and enhancement of the quality of Belfast's distinctive landscape.
	13	+	As a policy contributing to maintenance of the aesthetic quality of historic environments it is considered that this policy will contribute to protection and enhancement of the city's distinctive historic urban landscapes
	14	+	It is considered that by encouraging retention of natural boundaries and protection of large plots - often in the form of maturely landscaped gardens this policy will have a minor positive effect on this SA objective.
	15	o	This option is considered to have no effect or relationship on this SA objective.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	o	This option is considered to have no effect or relationship on this SA objective.
	18	o	This option is considered to have no effect or relationship on this SA objective.
	19	o	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE	
Table B.40	<b>BH5 – ARCHAEOLOGY</b>
Reasons for Alternatives Considered	The SPPS seeks to identify, protect and conserve the built heritage, including archaeological sites and monuments and historic buildings.
Option	<b>Criteria based policy</b>
Summary	This option sets out criteria related to developments affecting archaeological sites and monuments.
Social Effects	No significant effect or relationship
Economic Effects	No significant effect or relationship
Environmental Effects	Significant positive effects (protecting, enhancing and managing quality of historic environment and distinctive landscape)
Reasons for Selecting Preferred Option	This policy continues the existing regional policy approach set out in the SPPS.
Mitigation	None
Timescale of effect	Medium term

SHAPING A LIVEABLE PLACE		BH5 – ARCHAEOLOGY	
SA Objectives	Option	Comments	
Social	1	○	This option is considered to have no effect or relationship on this SA objective.
	2	○	This option is considered to have no effect or relationship on this SA objective.
	3	○	This option is considered to have no effect or relationship on this SA objective.
	4	○	This option is considered to have no effect or relationship on this SA objective.
	5	○	This option is considered to have no effect or relationship on this SA objective.
	6	○	This option is considered to have no effect or relationship on this SA objective.
Economic	7	○	This option is considered to have no effect or relationship on this SA objective.
	8	○	This option is considered to have no effect or relationship on this SA objective.
	9	○	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		BH5 – ARCHAEOLOGY	
SA Objectives	Option	Comments	
Environmental	10	○	This option is considered to have no effect or relationship on this SA objective.
	11	○	This option is considered to have no effect or relationship on this SA objective.
	12	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting and managing development affecting archaeology.
	13	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting and maintaining Belfast's archaeology that contribute towards creating a distinctive place / landscape.
	14	○	This option is considered to have no effect or relationship on this SA objective.
	15	○	This option is considered to have no effect or relationship on this SA objective.
	16	○	This option is considered to have no effect or relationship on this SA objective.
	17	○	This option is considered to have no effect or relationship on this SA objective.
	18	○	This option is considered to have no effect or relationship on this SA objective.
	19	○	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE	
Table B.41	<b>BH6 – PARKS, GARDENS AND DEMENSES OF SPECIAL HISTORIC INTEREST</b>
Reasons for Alternatives Considered	The SPPS seeks to identify, protect and conserve the built heritage, including archaeological sites and monuments and historic buildings.
Option	<b>Criteria based policy</b>
Summary	This option sets out criteria related to developments affecting parks, gardens and demesnes of special historic interest and their settings
Social Effects	Minor positive effects (reducing deprivation / encouraging inclusion, improving health and well-being through protection of aesthetic quality of the city's historic open spaces and gardens)
Economic Effects	Minor positive effects (supporting economic development / contributing to role as regional economic driver through protection of aesthetic quality of the city's historic open spaces and gardens)
Environmental Effects	Significant positive effects (protecting, enhancing and managing quality of historic environment and distinctive landscape, including open spaces and landscape features )
Reasons for Selecting Preferred Option	This policy continues the existing regional policy approach set out in the SPPS.
Mitigation	None
Timescale of effect	Medium term

SHAPING A LIVEABLE PLACE		BH6 – PARKS, GARDENS AND DEMENSES OF SPECIAL HISTORIC INTEREST	
SA Objectives	Option	Comments	
Social	1	○	This option is considered to have no effect or relationship on this SA objective.
	2	+	As a policy contributing to maintenance of the aesthetic quality of historic parks, gardens and demesnes it is considered that this policy will contribute to enhancing health and quality of life.
	3	○	This option is considered to have no effect or relationship on this SA objective.
	4	○	This option is considered to have no effect or relationship on this SA objective.
	5	+	This option is considered to have a minor positive effect as protection of historic parks and gardens environments contribute to maintenance of traditional craft and horticultural skills.
	6	○	This option is considered to have no effect or relationship on this SA objective.
Economic	7	○	This option is considered to have no effect or relationship on this SA objective.
	8	+	As a policy contributing to maintenance of the aesthetic quality of the environment it is considered that this policy will contribute to encouraging economic investment by increasing its attractiveness as a location.
	9	○	This option is considered to have no effect or relationship on this SA objective.

SHAPING A LIVEABLE PLACE		BH6 – PARKS, GARDENS AND DEMENSES OF SPECIAL HISTORIC INTEREST	
SA Objectives	Option	Comments	
Environmental	10	++	It is considered that by protecting and enhancing historic parks and gardens and their landscape habitats that often form wildlife habitats - this policy will have a significant positive effect on this SA objective.
	11	+	It is considered that by protecting historic parks and gardens this policy will contribute to protection of soil quality and this will be effectively managed within these places.
	12	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting and managing development within the historic environment.
	13	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting and maintaining aspects of Belfast's heritage assets that contribute towards creating Belfast as a distinctive place.
	14	++	The policy approach will likely have significant positive effects on this SA objective as it directly relates to protecting and enhancing the city's historic open spaces often in the form of natural green space.
	15	o	This option is considered to have no effect or relationship on this SA objective.
	16	o	This option is considered to have no effect or relationship on this SA objective.
	17	+	It is considered that protecting and enhancing the city's historic parks and gardens and their landscaping elements - particularly trees will contribute to reduction in C02 and therefore air quality.
	18	o	This option is considered to have no effect or relationship on this SA objective.
	19	+	It is considered that protecting and enhancing the city's historic parks and gardens and their landscaping elements - particularly trees will contribute to reduction in C02 and therefore climate change.

SHAPING A LIVEABLE PLACE	
Table B.42	<b>CGR1 – COMMUNITY COHESION AND GOOD RELATIONS</b>
<b>Reasons for Alternatives Considered</b>	<p>Belfast is a city emerging from many years of conflict. Effective planning for its future therefore cannot ignore the spatial legacy of ‘The Troubles’ nor the impact that community cohesion can have on the potential for future development and regeneration in the City. The RDS sets out clear policy aims and objectives to strengthen community cohesion and support urban renaissance. The SPPS also acknowledges that ‘Creating and Enhancing Shared Space’ is an important principle within the planning system. It also recognises that the planning system has an important role in supporting government in addressing the barriers to the creation and maintenance of shared space. The SPPS further recognises that the Executive through its ‘Together: Building a United Community’ TBUC) strategy 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.</p> <p>Three scenarios were considered within the Interim Sustainability Appraisal, with the preferred option receiving very strong support during public consultation. This involves the inclusion of an over-arching strategic policy within the Plan Strategy to encourage all new developments to promote community cohesion and make a positive contribution to good relations. This will then be supported by site-specific guidance for key locations through the Local Policies Plan or subsequent Supplementary Planning Guidance. There was therefore only one policy option considered for this high-level criteria based community cohesion and good relations policy, alongside the high level statement in Strategic Policy SP4.</p>
<b>Option</b>	<b>Criteria based community cohesion policy</b>
<b>Summary</b>	A criteria-based policy to encourage all new development to promote community cohesion and good relations. It outlines five key criteria to be considered in all cases, including measures to involve local communities in the design of development, supporting initiatives to remove peace infrastructure and key design principles to encourage connectivity, permeability, safety and support shared spaces and services.
<b>Social Effects</b>	<p>Significant positive effects: Reducing deprivation due to job creation, improving health and well-being, meeting housing needs, improving community safety, improving access to skills and education facilities and improving access to local services.</p>
<b>Economic Effects</b>	<p>Significant positive effects: Ensuring increased access to employment opportunities, supporting the economic development of Belfast and encouraging sustainable travel.</p>
<b>Environmental Effects</b>	<p>Significant positive effects: Protecting and enhancing open space and improving air quality.</p> <p>Minor positive effects: Protecting and enhancing the historic environment, supporting the transition to a low carbon economy and mitigating the impact of climate change and managing flood risk.</p>
<b>Reasons for Selecting Preferred Option</b>	Encouraging development that contributes to an enhancement of spatial connectivity and community cohesion is important in reconnecting the city physically and socially. 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. This policy achieves these goals whilst delivering significant positive effects in relation to all of the social and economic sustainability objectives and several of the environmental objectives.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Given the nature of community cohesion and good relations in the Belfast context, many of the benefits and impacts of this policy will only be realised in the longer-term.

SHAPING A LIVEABLE PLACE		CGR1 – COMMUNITY COHESION AND GOOD RELATIONS	
SA Objectives	Option	Comments	
Social	1	++	This policy will contribute to a society where diversity is valued and in which communities have a shared sense of belonging. Supplementing the overall principles, with more localised guidance increases the benefit in addressing issues of deprivation and exclusion in areas of greatest need. Understanding issues within smaller geographic locations will facilitate a more nuanced approach in particularly sensitive locations and will enable the approach to be varied as the needs vary from location to location. It is therefore considered to have a significant positive effect in reducing the levels of deprivation and inequality.
	2	++	Specific criteria relating to connectivity, permeability and shared space will help increase access to 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 through, for example, walking and cycling and access to recreation opportunities.
	3	++	This policy approach will help to confront the contentions and issues associated with development in interface locations, which can often prevent housing needs from being met in specific areas of the City. In seeking to overcome issues, such as the territorialisation of space, this policy will 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.
	4	++	Encouraging greater social integration and shared space will help improve community safety and facilitate a reduction in crime and antisocial behaviour. This will help reduce the fear of crime and actual instances of crime, with consequential benefits in terms of increased community safety. The policy will therefore have a significant positive effect in increasing community safety throughout the City.
	5	++	Specific criteria to support shared facilities and improve access to services should help to open up the City's learning environments to communities historically perceived or actually excluded from educational facilities. This will be further enhanced where new facilities are encouraged in locations that are considered accessible to all communities. This policy will therefore have a significant positive impact on improving the skills and education of residents by providing access to new or existing learning opportunities throughout the City.
	6	++	This policy will have a significant positive effect on this objective 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.
Economic	7	++	This policy will facilitate the development of improved social relations and help create stability in all areas of the City. This will deliver a significant positive effect in relation to access to employment by addressing barriers to investment in all areas of the city, leading to an increase in employment opportunities. The focus on connectivity and permeability will also ensure that access to employment opportunities is enhanced for those residing in traditionally deprived areas, providing better access to the labour market.
	8	++	In contributing to City-wide stability, the policy will have a 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. The potential to contribute to the redevelopment of interface areas and the opportunity for the removal of peacewalls, inward investment can be attracted to more deprived areas with potential to reconnect the City by encouraging regeneration that is of local and City-wide benefit. The policy therefore provides 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.

SHAPING A LIVEABLE PLACE		CGR1 – COMMUNITY COHESION AND GOOD RELATIONS	
SA Objectives	Option	Comments	
	9	++	The policy will have a significant positive effect on this objective by encouraging an environment in which people feel safe to navigate by sustainable travel means, such as walking and cycling. 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, will help 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.
Environmental	10	o	There is not considered to be any effect on or relationship with this SA objective.
	11	o	There is not considered to be any effect on or relationship with this SA objective.
	12	+	The policy 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.
	13	o	There is not considered to be any effect on or relationship with this SA objective.
	14	++	Contributing to community cohesion and improved community relations, with the potential to de-link territory from identity, will help to promote the redevelopment of brownfield sites for wider public benefit. By making accessible the City's open spaces for wider public use, regardless of community background, the policy will have a significant positive effect in protecting and enhancing open space and natural green space.
	15	o	There is not considered to be any effect on or relationship with this SA objective.
	16	o	There is not considered to be any effect on or relationship with this SA objective.
	17	++	The potential to address peacewalls and create or renew access to neighbouring areas in order to promote connectivity and enhance permeability will help to reconnect the City. The consequential benefits of this include reduced commuting distances and improved linkages between different areas, reducing the need to travel further by vehicle and encouraging travel by foot or bicycle. This will have the potential to contribute to reduced emissions of key pollutants leading to a significant positive effect in relation to air quality.
	18	+	The potential to address peacewalls and create or renew access to neighbouring areas in order to promote connectivity and enhance permeability will help to reconnect the City. The consequential benefits of this include reduced commuting distances and improved linkages between different

SHAPING A LIVEABLE PLACE		CGR1 – COMMUNITY COHESION AND GOOD RELATIONS
SA Objectives	Option	Comments
		areas, reducing the need to travel further by vehicle and encouraging travel by foot or bicycle. This will have the potential to contribute to reduced emissions of key pollutants arising from vehicle emissions.
19	+	Contributing to community cohesion and improved community relations, with the potential to de-link territory from identity, will help to promote the redevelopment of brownfield sites for wider public benefit. On land released from the removal of peacewalls, 'greened' areas and open spaces, as well as landscaped areas will all help mitigate the impact of climate change and help manage flood risk.

SHAPING A LIVEABLE PLACE	
<b>Table B.43</b>	<b>CGR2 – MEANWHILE USES INTERFACE AREAS</b>
<b>Reasons for Alternatives Considered</b>	The LDP is the mechanism to encourage the development of welcoming, safe, and inclusive spaces. As Belfast becomes home to an increasingly diverse society the City needs to ensure it is able to function as a shared and accessible place, which is fundamental to ensuring that inclusive growth benefits everyone in the City. Inclusion of a specific policy objective in the LDP was therefore the only realistic option considered.
<b>Option</b>	<b>Provide a policy for Meanwhile Uses in Interface Areas</b>
<b>Summary</b>	The Policy Option would provide flexibility in interface locations to allow for meanwhile uses that 'normalise' what otherwise would be dead 'no man's lands', this would include re-use of vacant buildings and unused sites adjacent to the interfaces that will encourage social interaction and build community resilience.
<b>Social Effects</b>	The Policy Option would deliver significant positive effects in promoting social integration in interface areas and create opportunities for shared community spaces that assist in building community confidence and safety. The key to a healthier life comes from being involved in the community, being able to make choices, to access secure employment, feel safe within inclusive public spaces, being socially connected and feeling fulfilled as a valued citizen.
<b>Economic Effects</b>	The Policy Option would deliver significant positive effects by ensuring enhanced connectivity to employment locations. Meanwhile uses utilise contested vacant spaces, which can often be a catalyst for economic renewal providing added vibrancy with renewed visitor interest and increased footfall. Meanwhile spaces can be used for pilot community business start-ups schemes that could lead to increased enterprise and economic development.
<b>Environmental Effects</b>	The Policy Option would deliver positive effects as it could help to environmentally enhance existing derelict spaces or the reuse of vacant buildings.
<b>Reasons for Selecting Preferred Option</b>	The Policy Option would help to deliver a city that is welcoming, safe, and inclusive to accommodate our social and cultural diversity. It would help to facilitate social integration through the development of meanwhile shared projects in the interface areas.
<b>Mitigation</b>	None noted. No significant negative effects have been identified.
<b>Timescale of effect</b>	This effect would increase in the medium and long term.

SHAPING A LIVEABLE PLACE		CGR2 – MEANWHILE USES INTERFACE AREAS	
SA Objectives	Option	Comments	
Social	1	++	The Policy option is expected to have a significant positive effect. There are significant economic and social advantages of positively reusing interface space to improve the quality of life for the benefit of a diverse community. A spatial approach to promoting a shared society ensures delivery of social facilities, spaces, streets and open spaces for a wide range of people, and offers opportunities to plan for greater accessibility and integration with neighbouring communities. 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. It promotes accessible shared spaces to enable social cohesion to reduce social isolation. The policy encourages improved connectivity to shared social facilities, open spaces, and a high quality environment, which will encourage walking, cycling, and positive social interaction that will have a significant positive benefit for health and wellbeing.
	3	0	The option would not be considered to have any effect on or relationship with this SA Objective.
	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	0	The option would not be considered to have any effect on or relationship with this SA Objective.
	6	+	The 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	++	The option is expected to have a significant positive effect. As it promotes sustainable quality connections to integrate employment areas with neighbourhoods. This will ensure employment opportunities are accessible to the local communities. Promoting shared space encourages inclusive growth that combines economic growth and labour market inclusion, to create opportunity for all segments of society to share in the increased prosperity of the City.
	8	++	This option is expected to have a significant positive effect. Promoting shared space encourages social mobility and labour market inclusion to support inclusive economic development that will create opportunities for all segments of society to share in the increased prosperity of the City.
	9	+	The 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. Increasing connectivity and improving social mobility will support the integration of neighbourhoods and the City Centre

SHAPING A LIVEABLE PLACE		CGR2 – MEANWHILE USES INTERFACE AREAS	
SA Objectives	Option	Comments	
Environmental	10	○	The option would not be considered to have any effect or relationship on this SA Objective.
	11	+	The option is expected to have a minor positive effect on soil quality as the focus is to support the regeneration of brownfield sites to create shared spaces. Redeveloping 'brownfield' sites will include the remediation of contaminated soil linked to previous uses.
	12	+	This option is expected to have a minor positive effect as supporting the principles of shared spaces would provide the opportunity for the built and historic environment to be refurbished and reused to provide shared community spaces as well as help to integrate the neighbourhoods with the City Centre.
	13	○	The option would not be considered to have any effect or relationship on this SA Objective.
	14	+	The option is expected to have a minor positive effect by promoting the green and blue infrastructure network would help to protect and enhance open spaces that could be used to secure the integration of neighbourhoods and create safe shared spaces.
	15	○	The option would not be considered to have any effect or relationship on this SA Objective.
	16	+/-	The 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.
	17	○	The option would not be considered to have any effect or relationship on this SA Objective.
	18	○	The option would not be considered to have any effect or relationship on this SA Objective.
	19	○	The option would not be considered to have any effect or relationship on this SA Objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.44</b>	<b>HC1 – PROMOTING HEALTHY COMMUNITIES</b>
<b>Reasons for Alternatives Considered</b>	The POP assessed the alternative option not to include a specific policy on promoting healthy communities, which was discounted. As inclusion of a specific policy objective in the LDP is the only realistic option; no further reasonable alternatives have been identified for consideration at DPS stage.
<b>Option</b>	<b>Policy to promote healthy and active lifestyles</b>
<b>Summary</b>	Support for development that promotes healthy and active lifestyles, active travel, improving accessibility to local services, adequate provision of public open space & recreation facilities, promoting balanced communities and sustainable neighbourhoods.
<b>Social Effects</b>	Significant positive effect on 1 SA Objective to improve health and wellbeing. Minor positive effects on 4 of the SA objectives relating to deprivation and inclusion, provision of quality housing, community safety and access to local services.
<b>Economic Effects</b>	Minor positive effects on all 3 of the SA objectives in relation to access for employment, economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Minor positive effect on 4 of the SA objectives in relation to enhanced open space, air quality, reduction of greenhouse gas emissions/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	The SPPS identifies key policy areas that contribute positively to health and wellbeing. Planning has an important role to play in shaping the environment in which we live and work. There is an opportunity for the LDP to ensure that healthy and active lifestyles are considered and promoted in all new developments.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Medium to long term effects through health and wellbeing being considered during the development management process and subsequent benefits arising from new development.

SHAPING A LIVEABLE PLACE		HC1 – PROMOTING HEALTHY COMMUNITIES	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to promote healthy lifestyles, including through opportunities for active travel and equality of access to facilities. This will help to address the differential between and across communities and will assist in addressing inclusion and equality. Therefore the policy will have a minor positive effect on this SA objective.
	2	++	Policy seeks to improve health & wellbeing through opportunities for active travel, accessible open space & services, quality design and creation of balanced communities. Therefore the policy will have a significant positive effect on this SA objective.
	3	+	Policy seeks to create balanced and sustainable neighbourhoods and quality design - this will also apply to housing proposals and therefore the policy will have a minor positive effect on this SA objective.
	4	+	Policy seeks to create balanced and sustainable neighbourhoods and quality design - this will assist in reducing opportunities for crime and anti-social behaviour and therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	+	Policy seeks to create sustainable neighbourhoods and accessible services and therefore the policy will have a minor positive effect on this SA objective.
Economic	7	+	Policy seeks to create sustainable neighbourhoods, active travel and accessibility - this will also apply to access to local employment and therefore the policy will have a minor positive effect on this SA objective.
	8	+	Policy seeks to promote healthy communities and quality design - this will also assist in making the city an attractive location for investment and support its role as regional economic driver. Therefore the policy will have a minor positive effect on this SA objective.
	9	+	Policy seeks to support active travel and accessibility to services. Therefore the policy will have a minor positive effect on this SA objective.

SHAPING A LIVEABLE PLACE		HC1 – PROMOTING HEALTHY COMMUNITIES	
SA Objectives	Option	Comments	
Environmental	10	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	+	Policy seeks to promote active lifestyles, including access to open space and leisure facilities. Therefore the policy will have a minor positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	Policy seeks to promote sustainable travel and reduce the use of the private car. Therefore the policy will have a minor positive effect on this SA objective.
	18	+	Policy seeks to promote sustainable travel and reduce the use of the private car. Therefore the policy will have a minor positive effect on this SA objective.
	19	+	Policy seeks to promote sustainable travel and reduce the use of the private car. Therefore the policy will have a minor positive effect on this SA objective.

SHAPING A LIVEABLE PLACE	
<b>Table B.45</b>	<b>CI1 – COMMUNITY INFRASTRUCTURE</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives to this approach were identified in the POP, and no further reasonable alternatives have been identified for consideration at DPS stage.
<b>Option</b>	<b>Policy to protect existing and provide new community infrastructure to meet needs across the city</b>
<b>Summary</b>	Protect and provide opportunities for community, health, leisure, nurseries and educational facilities to meet current and future needs. Support for provision of new and improved community infrastructure at accessible locations, subject to normal planning considerations, and presumption against loss of such infrastructure to alternative uses.
<b>Social Effects</b>	Significant positive effect on 1 of the SA Objective access to local services. Minor positive effects on 5 of the SA objectives relating to, reduction of deprivation, health and wellbeing, provision of quality housing, community safety and skills and education.
<b>Economic Effects</b>	Minor positive effects on all 3 of the SA objectives in relation to access for employment, economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Minor positive effects on 3 of the SA objectives in relation to air quality, reduction of greenhouse gas emissions/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	The LDP can protect existing and identify new sites for the community facilities required to serve growing population and support Belfast as a 'Healthy City'. Only option considered consistent with policy guidance and need to protect/provide services for existing and growing population.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Medium to long term effects for new community infrastructure provision through the development planning process. Short to medium term effects through the general protection of existing community infrastructure from loss to alternative uses.

SHAPING A LIVEABLE PLACE		CI1 – COMMUNITY INFRASTRUCTURE	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to protect and improve community facilities to meet needs. This will help to address the differential between and across communities and will assist in addressing inclusion and equality. Therefore the policy will have a minor positive effect on this SA objective.
	2	+	Policy seeks to protect and improve community facilities to meet needs. This will help to ensure adequate accessible health and wellbeing facilities for all, which should help to support quality of life. Therefore the policy will have a minor positive effect on this SA objective.
	3	+	Policy seeks to protect and improve community facilities to meet needs. This will help to ensure adequate accessible health and wellbeing facilities for all, which should help to support good quality housing to meet all community needs. Therefore the policy will have a minor positive effect on this SA objective.
	4	+	Policy seeks to provide adequate community infrastructure to meet needs of all - this will also help to support the community and foster inclusivity and participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	+	Policy seeks to provide adequate community infrastructure to meet needs of all, including educational facilities - this will help ensure opportunities for education and skills development at accessible locations within communities and across the city. In addition, the potential for developer contributions for additional community infrastructure will help address increased demands arising from the development. Therefore the policy will have a minor positive effect on this SA objective.
	6	++	Policy seeks to protect and improve community facilities - ensuring accessible facilities to meet needs. In addition, the potential for developer contributions for additional community infrastructure will help address increased demands arising from the development. Therefore the policy will have a significant positive effect on this SA objective.
Economic	7	+	Policy seeks to protect and improve community facilities to meet needs. As well as ensuring adequate community facilities for all, it will also create local employment and help support other local enterprise. Therefore the policy will have a minor positive effect on this SA objective.
	8	+	The protection and improvement of community facilities will help create balanced, sustainable and healthy communities which also assist in making the city an attractive location for investment and support its role as regional economic driver. Therefore the policy will have a minor positive effect on this SA objective.
	9	+	Policy seeks to integrate land use and transport and ensure that community facilities are at accessible locations, thereby promoting active travel. Therefore the policy will have a minor positive effect on this SA objective.

SHAPING A LIVEABLE PLACE		CI1 – COMMUNITY INFRASTRUCTURE	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	Policy seeks to ensure adequate community facilities at accessible locations, including by a range of modes of sustainable travel, to meet local needs. This also should help reduce the overall need to travel. This will assist in the improvement of air quality through encouraging active travel. Therefore the policy will have a minor positive effect on this SA objective.
	18	+	Policy seeks to ensure adequate community facilities at accessible locations, including by a range of modes of sustainable travel, to meet local needs. This also should help reduce the overall need to travel. This will assist reducing greenhouse gas emissions and carbon use. Therefore the policy will have a minor positive effect on this SA objective.
	19	+	Policy seeks to ensure adequate community facilities at accessible locations, including by a range of modes of sustainable travel, to meet local needs. This also should help reduce the overall need to travel. This will assist in the reduction of greenhouse gas emissions and will therefore also help address climate change. Therefore the policy will have a minor positive effect on this SA objective.

**SHAPING A LIVEABLE PLACE**

<b>Table B.46</b>	<b>CI2 – CEMETERIES AND CREMATORIA</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternative has been identified to this approach.
<b>Option</b>	<b>Policy to protect all existing burial spaces within the district from inappropriate development in the interests of amenity, heritage and cultural interest</b>
<b>Summary</b>	Support for protection of all existing burial spaces in the district from development in recognition of heritage and cultural significance.
<b>Social Effects</b>	Minor positive effect on 3 SA Objectives in relation to reduction of deprivation, improved health and wellbeing and access to local services.
<b>Economic Effects</b>	Minor positive effects on 1 SA objective economic development of Belfast.
<b>Environmental Effects</b>	Minor positive effects on 3 of the SA objectives in relation to protecting and conserve the historic environment and landscape and to enhance open space and natural greenspace.
<b>Reasons for Selecting Preferred Option</b>	The LDP can protect existing burial grounds for their cultural and heritage importance and amenity, including, as part of a wider network of open space and green & blue infrastructure.
<b>Mitigation</b>	No further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects by the protection of existing facilities through the development planning process.

SHAPING A LIVEABLE PLACE		CI2 – CEMETERIES AND CREMATORIA	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to protect existing burial spaces from development that would prejudice the amenity of their cultural and heritage importance. This will help to address the differential between and across communities and will assist in addressing inclusion and equality. Therefore the policy will have a minor positive effect on this SA objective.
	2	+	Policy seeks to protect and improve existing burial provision which are protected as part of the district's green and blue network of open spaces. This will help to ensure adequate accessible health and wellbeing facilities for all, which should help to support quality of life. Therefore the policy will have a minor positive effect on this SA objective.
	3	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	+	Policy seeks to protect existing bereavement/burial provisions and ensuring that these facilities remain accessible to meet needs. Therefore the policy will have a minor positive effect on this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The protection of existing burial facilities and their culture/heritage interest will provide additional places of interest in the city for tourism, as well as adding to the city's attractiveness as a place in which to live and invest. Therefore the policy will have a minor positive effect on this SA objective.
	9	o	Policy not considered to have any direct effect on or relationship with this SA objective.

SHAPING A LIVEABLE PLACE		CI2 – CEMETERIES AND CREMATORIA	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	+	Policy seeks to protect existing burial spaces from development that would prejudice the amenity of their cultural and heritage importance. This will help to protect, conserve and enhance the historic environment and assets. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	Policy seeks to protect existing burial spaces from development that would prejudice the amenity importance. This will help to protect, maintain and enhance the Belfast's distinctive landscape and geodiversity environment and assets. Therefore the policy will have a minor positive effect on this SA objective.
	14	+	Policy seeks to protect existing burial spaces as part of the District's green network of open spaces which will enhance the natural green space and add to Belfast's countryside assets. Therefore the policy will have a minor positive effect on this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	18	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	○	Policy not considered to have any direct effect on or relationship with this SA objective.

<b>CREATING A VIBRANT ECONOMY</b>	
<b>Table B.47</b>	<b>EC1 – DELIVERING ECONOMIC GROWTH</b>
<b>Reasons for Alternatives Considered</b>	The RDS aims to strengthen Belfast as the regional economic driver recognising that regions have strong cities at their core. The SPPS states that growing a sustainable economy and investing in the future is a key priority for the Northern Ireland Executive. This means rebalancing the economy to meet the challenges of a highly competitive global environment. Only one realistic option was therefore identified.
<b>Option</b>	<b>Deliver economic growth by supporting development proposals for key growth sectors over the plan period.</b>
<b>Summary</b>	The LDP shall deliver economic growth by supporting development proposal for specified key growth sectors over the plan period. This will involve directing these to established employment areas (City Centre, Major Employment and Strategic Employment Locations)
<b>Social Effects</b>	This policy would have significant positive effects on reducing deprivation and creating a more inclusive society by allowing for economic growth and ensuring greater access to jobs and promoting active travel. It will also support investment.
<b>Economic Effects</b>	This policy would have significant positive effects promoting the growth of Belfast by being supportive of specific growth sectors. This option will improve accessibility supporting traffic reduction, improving connectivity and access to transport interchanges. It will help ensure the sustainable growth of Belfast and cement its role as the economic driver for the region.
<b>Environmental Effects</b>	This policy would have positive effects by supporting development for specific growth sectors and directing them to existing employment areas, increasing the amount of development on previously development land and remediating contaminated land. This option would enhance connectivity, reduce vehicle trips, therefore reducing emissions and aid air quality.
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve the regional policy by promoting the sustainable economic development of Belfast and reinforcing its role as the economic driver for the region as advocated by the RDS.
<b>Mitigation</b>	A means of policy enhancement would ensure that the existing employment areas are adequately protected. Provision of recycling facilities and promotion of the circular economy to deal with increase in waste. Ensure a joined up approach with transport policies to help deliver new development in the most accessible locations.
<b>Timescale of effect</b>	Long-term positive effects as development proposals come forward over the plan period.

CREATING A VIBRANT ECONOMY		EC1 – DELIVERING ECONOMIC GROWTH	
SA Objectives	Option	Comments	
Social	1	++	The policy option likely to result in a minor positive effect will help to reduce deprivation and encourage a more equal and inclusive society by creating an environment whereby the specific growth sectors are supported, capitalising on the investment over the plan period.
	2	++	Supporting growth sectors and an increase in employment in those areas has an important role to play in promoting economic well –being and improving social mobility. It would have a major positive effect. As more investment in specific growth sectors comes forward there will be the knock on effect which will help improve the prosperity and quality of life for residents.
	3	o	No Impact
	4	o	No Impact
	5	+	Supporting future growth sectors for Belfast will have a minor positive effect as these businesses grow and flourish there will be greater opportunities to build upon the synergies between the higher education institutions and these businesses.
	6	o	No Impact
Economic	7	++	Support for specific growth sectors will help create the conditions necessary to attract new business and help other business to expand thereby creating better access to jobs.
	8	++	A supportive policy aimed at fostering specific growth areas is likely to have a significantly positive effect on helping to maintain Belfast's role as the economic driver for the region.
	9	+	Given the overarching planning policy context such a supportive policy is likely to result in minor positive effects. Support for specific growth sectors will help to foster growth in existing employment areas which are located in the most accessible locations which will encourage sustainable travel.

CREATING A VIBRANT ECONOMY		EC1 – DELIVERING ECONOMIC GROWTH	
SA Objectives	Option	Comments	
Environmental	10	o	The proposed policy is likely to have a nil effect on biodiversity assets, habitats and species as it advocates the promotion of employment areas so impacts are unlikely as these are not located in sensitive areas.
	11	+	The proposed policy option is likely to result in a minor positive effect. Brownfield sites will be promoted which will result in decontamination of sites over the plan period.
	12	+/-	The policy option will result in mixed effects. Some of the main areas where development is likely to take place are located within areas of archaeological potential and adjacent to listed buildings / monuments and there could be damage through development works. Conversely there may be scope through re-use of building to conserve our historic built environment over the plan period.
	13	o	No impact
	14	o	The policy may deliver mixed impacts through consolidating development within brownfield in existing employment areas
	15	-	Mix Impacts- consolidating development is positive. However some businesses may come forward over the plan period which may use a considerable amount of water which would have a negative impact
	16	+/-	The policy may deliver mixed impacts - There is plenty of water but there are issues around the capacity of sewerage infrastructure
	17	+/-	The policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity. Although more development in some areas could lead to adverse impacts on air quality.
	18	+/-	Consolidating development and enhanced connectivity may reduce energy consumption and therefore reduce emissions. Although some areas may receive considerable development which could lead to increased emissions.
	19	o	No Impact

**CREATING A VIBRANT ECONOMY**

<b>Table B.48</b>	<b>EC2 – EMPLOYMENT LAND SUPPLY</b>	
<b>Reasons for Alternatives Considered</b>	<p>Focused on a core principle of the SPSS ‘supporting sustainable economic growth’ and building upon RDS aim to strengthen Belfast as the regional economic driver the policy was derived to ensure an adequate supply of employment land is maintained within the city over the plan period.</p> <p>The reasonable alternative was to consider the land required for the upper growth scenario.</p>	
<b>Options</b>	<p><b>Option 1</b></p> <p>The Council has a requirement 550,000 sq. m of gross developable land for employment uses (B Uses as set out in the Planning Use Classes Order (NI) 2015) over the plan period, to meet the needs of the City (Baseline Scenario).</p>	<p><b>Option 2</b></p> <p>The Council has a requirement 1,080,000 sq. m of gross developable land for employment uses (B Uses as set out in the Planning Use Classes Order (NI) 2015) over the plan period, to meet the needs of the City (Upper Scenario).</p>
<b>Summary</b>	<p>The LDP will ensure that an adequate supply of employment land is maintained over the plan period. This will be monitored and reviewed at regular intervals. This is based on the baseline scenario.</p>	<p>The LDP will ensure that an adequate supply of employment land is maintained over the plan period. This will be monitored and reviewed at regular intervals. This is based on the upper scenario.</p>
<b>Social Effects</b>	<p>This policy option would deliver significant positive effects in terms of health and wellbeing by ensuring the land is available for the forecasted economic growth over the plan period, creating better access to jobs and generally raising the living standards of residents.</p>	<p>This policy option like baseline growth scenario would deliver significant positive effects in terms of health and wellbeing by ensuring the land is available for the forecasted economic growth over the plan period, creating better access to jobs and generally raising the living standards of residents. However it is not considered to be the favourable option as the supply of employment land is based on the upper growth scenario could be a difficult target to meet over the plan period.</p>
<b>Economic Effects</b>	<p>This policy option would have significant positive effects. It will help to support the sustainable economic growth of Belfast over the plan period and reinforce Belfast’s role as the economic driver for the region.</p>	<p>This policy would have mixed effects. By supply this amount of employment land over the plan period there will be adequate space for new business and for existing businesses to expand thereby supporting sustainable economic growth. However by supplying such a generous amount it may result in land being unnecessarily retained for employment use and therefore could stifle the development of other uses hampering economic development.</p>
<b>Environmental Effects</b>	<p>This policy would have minor positive effects. Ensuring an adequate supply of employment land over the plan period will direct development for these uses to existing employment areas, increasing the amount of development on previously developed land and remediating contaminated land. This option would enhance connectivity, reduce vehicle trips, therefore reducing emissions and aid air quality and resilience to climate change.</p>	<p>This policy option 2, like option 1 would have minor positive effects by supporting development though the continued supply of employment land throughout the plan period. It will increase the amount of development on previously developed land and help remediation process in relation to contaminated land. This option would enhance connectivity, reduce vehicle trips, therefore reducing emissions and aid air quality and resilience to climate change.</p>
<b>Reasons for Selecting Preferred Option</b>	<p>The preferred policy option was selected as the most appropriate as it covers the baseline economic growth and is therefore considered to be the most realistic and achievable over the plan period. The upper scenario is based on a number of conditions / events and was developed in order to illustrate the type of economy NI might aspire to be. It includes:</p> <ul style="list-style-type: none"> <li>• the impact of a corporate tax reduction to 12.5% in 2018</li> <li>• The NI employment rate would rise closer to the current UK employment rate (average over 3 years, assumed to increase from 68% to 71.5%);</li> <li>• The biggest growth is applied to the higher value added and export potential areas of the economy (ICT, Professional Services and Manufacturing);</li> </ul>	

CREATING A VIBRANT ECONOMY	
<b>Table B.48</b>	<b>EC2 – EMPLOYMENT LAND SUPPLY</b>
	<ul style="list-style-type: none"> <li>Lower but appropriate levels of growth applied to the wider supporting sectors such as Retail, Hospitality, Construction and Transport; and increased private sector growth should also increase the tax base and therefore the reduction in spending on public sector services would not be as significant.</li> </ul> <p>The upper scenario was therefore ruled out as not be realistically achievable over the plan period.</p>
<b>Mitigation</b>	<p>Protection of employment land against competing uses.</p> <p>Provision of recycling facilities and promotion of the circular economy to deal with increase in waste.</p>
<b>Timescale of effect</b>	Long-term positive effects as development proposals come forward over the plan period.

CREATING A VIBRANT ECONOMY		EC2 – EMPLOYMENT LAND SUPPLY		Comments
SA Objectives	Options			
	1	2		
Social	1	++	++	<b>Both options</b> are likely to have significant positive effects on reducing deprivation and encouraging an inclusive and equal society. However option one is most favourable as it is considered most realistic over the plan period and less dependent on the interplay between various factor including a reduction in corporation tax.
	2	++	++	<b>Both options</b> are likely to have significant positive effects. By ensuring an adequate amount of employment land is made available over the plan period for sustainable economic growth. However the preferred policy is considered more realistic over the plan period for the reason outlined in the above box.
	3	+	+	<b>Both options</b> are likely to have minor positive effects. With the right amount of land made available over the plan period to foster the right level of economic development it is envisaged that the population will grow creating the need for good quality housing over the plan period.
	4	o	o	No Impact
	5	o	o	No Impact
	6	+	+	<b>Both options</b> are likely to have minor positive effects. By ensuring an adequate supply of employment land over the plan period it will necessitate services and facilities to cater for the workers and their families.
Economic	7	++	++	Significant positive effect. <b>Both options</b> will enhance access to employment opportunities over the plan period. By releasing an adequate supply of employment land it is envisaged that it will enable new businesses to start up and existing businesses to expand creating better access to jobs.
	8	++	++	Significant positive effect for <b>both options</b> . Both policies will enhance access to employment opportunities over the plan period. By releasing an adequate supply of employment land it will help drive the economic development of Belfast and cement its roles as the regional economic driver.
	9	+	+	Minor positive effect for <b>both options</b> . By ensuring an adequate supply of employment land over the plan period With a strong emphasis on the City Centre and other accessible locations there will be a greater integration between the employment and transportation.

CREATING A VIBRANT ECONOMY		EC2 – EMPLOYMENT LAND SUPPLY		
SA Objectives	Options		Comments	
	1	2		
Environmental	10	o	o	No Impact.
	11	+	+	Minor positive effects for <b>both options</b> . The existing employment sites are all located on brownfield land. As development proposals come forward on sites it will necessitate decontamination of soil thereby enhancing its quality over the plan period.
	12	+/-	+/-	<b>Both policy options</b> are likely to result in mixed effects. By ensuring an adequate supply of employment land over the plan period development pressure could impact on built heritage features and areas of archaeological interest. However as development comes forward there will be scope to re-use existing buildings thereby saving built heritage assets for future generations.
	13	o	o	No Impact.
	14	o	o	No Impact.
	15	-	-	Minor negative impacts for <b>both options</b> . More development will result in more waste over the plan period.
	16	+/-	+/-	<b>Both options</b> may deliver mixed impacts - consolidating development is positive. However some businesses may come forward in these areas which may use a considerable amount of water which would have a negative impact.
	17	+	+	Minor positive effects for <b>both options</b> . By designating the right amount of employment land in the most accessible locations in the City it is considered that this will promote sustainable modes of transport and limiting Nitrous Oxide and other harmful emissions.
	18	+	+	Minor positive effects for <b>both options</b> . By designating the right amount of employment land in the most accessible locations in the City it is considered that this will promote sustainable modes of transport and limiting Greenhouse gas emissions.
	19	o	o	No Impact.

CREATING A VIBRANT ECONOMY	
<b>Table B.49</b>	<b>EC3 – MAJOR EMPLOYMENT AND STRATEGIC EMPLOYMENT LOCATIONS</b>
<b>Reasons for Alternatives Considered</b>	The RDS aims to strengthen Belfast as the regional economic driver. The SPPS states that 'effective planning for the economy requires the planning system to take into account the overarching strategic framework provided by the Regional Development Strategy 2035 (RDS) as well as meeting local employment and economic development needs. Only one realistic option was therefore identified.
<b>Option</b>	<b>Retain major and strategic employment locations and specify the uses that are considered appropriate within these areas</b>
<b>Summary</b>	The LDP will promote the retention of major and strategic employment locations and allow a range of uses including B2 (Light Industrial), B3 (General Industrial) and B4 (Warehousing and Distribution) and other appropriate sui generis employment uses will be directed towards land designated as Major Employment Locations and Strategic Employment Locations.
<b>Social Effects</b>	This policy would have significant positive effects on reducing deprivation and creating a more inclusive society by ensuring the right land is retained in the most accessible locations delivering greater access to jobs and promoting active travel. It will also support investment.
<b>Economic Effects</b>	This policy would have significant positive effects promoting the growth of Belfast by making land available for sustainable economic growth over the plan period. This option will improve accessibility supporting traffic reduction, improving connectivity and access to transport interchanges.
<b>Environmental Effects</b>	This policy would have positive effects by consolidating development, increasing the amount of development on previously developed land and remediating contaminated land. This option would enhance connectivity, reduce vehicle trips, therefore reducing emissions and aid air quality and resilience to climate change.
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve the regional policy aims promoting Belfast as the regional driver and that from the SPPS relating to meeting local employment and economic development needs.
<b>Mitigation</b>	A means of policy enhancement would ensure that the City boundary is defined to accommodate growth over the plan period at local policies plan stage. However until such time, the City boundary as defined in BMAP shall be used.
<b>Timescale of effect</b>	Medium to long-term effects as development comes forward over the plan period.

CREATING A VIBRANT ECONOMY		EC3 – MAJOR EMPLOYMENT AND STRATEGIC EMPLOYMENT LOCATIONS	
SA Objectives	Option	Comments	
Social	1	++	Significant positive effect. The policy option to retain major and strategic employment locations will help to reduce deprivation and encourage a more equal and inclusive society by ensuring there is an adequate supply of employment over the plan period to allow for sustainable economic growth.
	2	++	Significant positive effect. The policy option to support economic growth will help to improve health and wellbeing by creating an environment whereby employment uses are directed to existing employment areas, capitalising on the investment over the plan period.
	3	o	No Impact
	4	o	No Impact
	5	o	No Impact
	6	o	No Impact
Economic	7	++	The preferred policy will have a significant positive effect. By identifying and retaining existing employment locations which are located throughout the city in accessible locations it will help local residents gain access to employment opportunities over the plan period.
	8	++	The identification and retention of existing employment areas will help to ensure that an adequate supply of employment land is available over the plan period. Such a policy will have a significant positive effect helping to cement Belfast's role as the regional economic driver.
	9	+	The policy will have a minor positive effect. By identifying and retaining existing employment areas and by consolidating these uses in specific areas which benefit from high accessibility which help to promote and encourage sustainable travel.

CREATING A VIBRANT ECONOMY		EC3 – MAJOR EMPLOYMENT AND STRATEGIC EMPLOYMENT LOCATIONS	
SA Objectives	Option	Comments	
Environmental	10	o	No Impact
	11	+	The policy will deliver minor positive effects through consolidating development within brownfield sites and by remediation of contaminants in the soil.
	12	+/-	The policy may deliver mixed impacts. In some areas such as Belfast Harbour Major Employment Area there are heritage assets which could be adversely impacted upon. However there is the potential for re-use and conversion of listed buildings for example which will ensure the retention of these buildings for future generations
	13	o	No Impact
	14	o	No Impact
	15	-	Minor negative effects As more development comes forward over the plan period there will be more waste.
	16	+/-	The policy may deliver mixed impacts - consolidating development is positive. However some businesses may come forward in these areas which may use a considerable amount of water which would have a negative impact,
	17	+	By retaining existing employment areas which are located in accessible locations will help to promote more sustainable modes of transport reducing pollution with consequential improvements in air quality.
	18	+	Minor positive effect. By selecting the policy, it could be expected that carbon footprints would be reduced as more sustainable forms of transport are adopted given the accessible location of these employment areas within the city.
	19	+/-	The policy may deliver mixed impacts through consolidating development.

CREATING A VIBRANT ECONOMY	
<b>Table B.50</b>	<b>EC4 – LOSS OF ZONED EMPLOYMENT LAND</b>
<b>Reasons for Alternatives Considered</b>	The RDS aims to strengthen Belfast as the regional economic driver. The SPPS states the planning system must tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality. In order to ensure an adequate supply of land is retained, especially in the event of markets changes a policy in favour of retention of zoned employment land is therefore required. Only one realistic option was identified to ensure an adequate supply of employment land is maintain over the plan period
<b>Option</b>	<b>The LDP will seek to protect zoned employment land whilst allowing a degree of flexibility for other sui generis employment related uses.</b>
<b>Summary</b>	The LDP will seek to protect zoned employment land from other competing uses. Only in exceptional circumstances will employment land be allowed to go to alternative uses. The policy sets out a number of exceptional circumstances.
<b>Social Effects</b>	This policy would have positive effects on reducing deprivation and creating a more inclusive society by ensuring the right land is retained in the most accessible locations delivering greater access to jobs and promoting active travel.
<b>Economic Effects</b>	This policy would have significant positive effects promoting the growth of Belfast by protecting employment land and ensuring there is an adequate supply in the right locations over the plan period to help deliver sustainable economic growth.
<b>Environmental Effects</b>	This policy would have positive effects by consolidating development, increasing the amount of development on previously development land and remediating contaminated land and limiting development pressure on sensitive areas.
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve the regional policy aims promoting Belfast as the regional driver and that from the SPPS relating to meeting local employment and economic development needs.
<b>Mitigation</b>	Provision of recycling facilities and promotion of the circular economy to deal with increase in waste.
<b>Timescale of effect</b>	Medium to long term effects. By protecting zoned employment land it will ensure an adequate supply over the plan period and therefore ultimately help deliver the required sustainable economic growth over the plan period.

CREATING A VIBRANT ECONOMY		EC4 – LOSS OF ZONED EMPLOYMENT LAND	
SA Objectives	Option	Comments	
Social	1	++	The protection of employment land against competing uses will have a significant positive effect. It ensure the retention of an adequate supply of employment land over the plan period but also allow for a degree of flexibility to ensure the sustainable economic growth of the city creating a more equal and inclusive society.
	2	+	The protection of zoned and unzoned employment land will have a minor positive effect at improving the health and well-being. By ensuring employment land does not go to other uses there will be enough retained to ensure sustainable economic growth over the plan period, creating better access to jobs and improving the health and well-being of residents.
	3	o	No Impact
	4	o	No Impact
	5	o	No Impact
	6	o	No Impact
Economic	7	++	The policy will have a significant positive effect. Retaining employment land is key to ensuring sustainable economic growth over the plan period and creating access to employment opportunities.
	8	++	Significant positive effect. Retention of employment land over the plan period will help to deliver sustainable economic growth and cement Belfast's role as the economic driver of the region.
	9	+	The policy will have a minor positive effect. Ensuring the protection of employment land will ensure that there is an adequate supply located within the most accessible locations within the City thereby encouraging more sustainable travel.

CREATING A VIBRANT ECONOMY		EC4 – LOSS OF ZONED EMPLOYMENT LAND	
SA Objectives	Option	Comments	
Environmental	10	o	No Impact
	11	+	The proposed policy option is likely to have minor positive effects. Whilst some business may impact negatively on soil through contamination there will be instances that the soil quality increases as sites are decontaminated to make way for new businesses.
	12	+/-	Mixed effects- Some of the main areas where development is likely to take place are located within areas of archaeological potential and adjacent to listed buildings / monuments and there could be damage through development works. Conversely there may be scope through re-use of building to conserve our historic built environment over the plan period
	13	o	No Impact
	14	o	No Impact
	15	-	It is likely that there will be minor negative effects. As more development comes forward in these areas over the plan period there will be an increase in waste.
	16	+/-	The policy may deliver mixed impacts - consolidating development is positive whilst some employment uses could have considerable water consumption thereby having a negative impact.
	17	+	The policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity.
	18	+	Consolidating development and enhanced connectivity may reduce energy consumption and therefore reduce emissions
	19	+	Consolidating development and enhanced connectivity may reduce energy consumption and therefore reduce emissions

**CREATING A VIBRANT ECONOMY**

<b>Table B.51</b>	<b>EC5 – INDUSTRY, STORAGE AND DISTRIBUTION USES</b>
<b>Reasons for Alternatives Considered</b>	The RDS aims to strengthen Belfast as the regional economic driver. The SPPS states that growing a sustainable economy and investing in the future is a key priority for the Northern Ireland Executive. This means rebalancing the economy to meet the challenges of a highly competitive global environment. Only one realistic option was therefore identified.
<b>Option</b>	<b>Direct industry and storage and distribution to existing employment areas.</b>
<b>Summary</b>	The LDP will support Class B2 light industrial use, Class B3 general industrial use and Class B4 storage and distribution in an existing industrial / employment area, subject to normal planning considerations. Outside these areas proposal will be considered on their individual merits. Extensions will be permitted to existing business provided they are subordinate in scale and comply with normal planning considerations.
<b>Social Effects</b>	This policy would positive effects on reducing deprivation and creating a more inclusive society by allowing for economic growth and ensuring greater access to jobs and promoting active travel. It will also support investment over the plan period.
<b>Economic Effects</b>	This policy would have significant positive effects promoting the growth of Belfast by directing industrial and storage and distribution uses to existing employment areas. This option will improve accessibility supporting traffic reduction and improving connectivity. It will help deliver the RDS’s aim at ensuring Belfast remains the economic driver for the region.
<b>Environmental Effects</b>	This policy would have positive effects by consolidating development, increasing the amount of development on previously developed land and remediating contaminated land. This option would enhance connectivity, reduce vehicle trips, therefore reducing emissions and aid air quality and resilience to climate change
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve the regional policy aims promoting Belfast as the regional driver and ensuring its sustainable economic growth over the plan period.
<b>Mitigation</b>	Ensure retention of employment land at key location within the city.
<b>Timescale of effect</b>	Medium to long term. Greater clarity and certainty around development proposals for these uses will promote investment and better access to jobs.

CREATING A VIBRANT ECONOMY		EC5 – INDUSTRY, STORAGE AND DISTRIBUTION USES	
SA Objectives	Option	Comments	
Social	1	++	Significant positive effect. Such a policy provides greater certainty on the locations suitable for industrial and storage and distribution development. It will help to deliver jobs in the most accessible location thus creating a more equal and inclusive society.
	2	++	The policy will have a significant positive effect on population and human health. It will improve accessibility to work by public transport, walking and cycling. This will in turn support a reduction of traffic volumes and improving air quality. It will also improve connectivity and access to transport interchanges
	3	o	No Impact
	4	+	Minor positive. This policy would foster more vibrant employment areas with the promotion of design to reduce crime and fear of crime
	5	o	No impact.
	6	+	The policy is likely to have a minor positive effect. By providing certainty around where these uses are considered acceptable it will result in more development which will necessitate delivery of more services and facilities.
Economic	7	++	Significant positive effect. More certainty around the location and type of industry and storage and distribution developments will help to ensure growth of these sectors and ensure greater access to jobs for local residents.
	8	++	Significant positive effect. This policy will promote growth and enhance the viability of the existing employment areas by making land and property available for business development. It will encourage inward investment and reinforce Belfast role as the economic driver of the region.
	9	+	Minor positive effect. Policy will improve accessibility to work by public transport, walking and cycling thus supporting reduction of traffic volumes and improving air quality. It will also improve connectivity and access to transport interchanges.

CREATING A VIBRANT ECONOMY		EC5 – INDUSTRY, STORAGE AND DISTRIBUTION USES	
SA Objectives	Option	Comments	
Environmental	10	o	No impact.
	11	+	Minor positive effect. Promoting existing employment sites for industry and storage and distribution uses would minimise development on greenfield sites, increase the amount of development on previously developed land and ensure that contaminated land is remediated.
	12	+/-	This policy may enhance sense of place and distinctiveness and adaptation and reuse of historic buildings. However there may be instances whereby heritage assets are adversely impact upon through inappropriate development. Such a policy will have mixed effects.
	13	o	No Impact
	14	o	No Impact
	15	-	It is likely that there will be minor negative effects. As more development comes forward in these areas over the plan period there will be an increase in waste.
	16	+/-	It is anticipated over the plan period that there will be mixed effects. Some processes may use a considerable amount of water which would have a negative impact but a technology progresses there is likely to more efficient use of water.
	17	+	The policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity.
	18	+	Minor positive effect. By selecting the policy, it could be expected that carbon footprints would be reduced as more sustainable forms of transport are adopted in the city.
	19	o	No Impact

CREATING A VIBRANT ECONOMY	
<b>Table B.52</b>	<b>EC6 – OFFICE DEVELOPMENT</b>
<b>Reasons for Alternatives Considered</b>	The RDS aims to strengthen Belfast as the regional economic driver recognising that regions have strong cities at their core. The SPPS states a town centre first approach and sequential approach to main town centres uses which includes business and office development. Only one realistic option was therefore identified.
<b>Option</b>	<b>Operate a city centre first approach to business and office development with other designated policy areas to ensure the sustainable economic growth of this employment sector in the City over the plan period.</b>
<b>Summary</b>	The LDP shall support proposal for business and office development within the city centre and other designated areas. Outside these areas proposal must comply with the sequential and impact assessments.
<b>Social Effects</b>	This policy would have significant positive effects on reducing deprivation and creating a more inclusive society by promoting business and office development in accessible locations, ensuring greater access to jobs and promoting active travel. It will also support investment over the plan period.
<b>Economic Effects</b>	This policy would have significant positive effects by ensuring greater certainty and clarity around where business and office development is considered appropriate thereby contributing to the sustainable economic growth of Belfast and reinforcing its role as the economic driver for the region. This option will improve accessibility supporting traffic reduction, improving connectivity and access to transport interchanges.
<b>Environmental Effects</b>	This policy would have positive effects by consolidating development, increasing the amount of development on previously development land and remediating contaminated land. This option would enhance connectivity, reduce vehicle trips, therefore reducing emissions and aid air quality and resilience to climate change.
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve the regional policy aims promoting Belfast as the regional driver and that from the SPPS relating to a town centre approach to business and office development.
<b>Mitigation</b>	A means of policy enhancement would ensure that the City boundary is defined to accommodate growth over the plan period at local policies plan stage. Provision of recycling facilities and promotion of the circular economy to deal with increase in waste.
<b>Timescale of effect</b>	Medium to long term positive effects as proposals for business and office development come forward over the plan period.

CREATING A VIBRANT ECONOMY		EC6 – OFFICE DEVELOPMENT	
SA Objectives	Option	Comments	
Social	1	++	A City Centre first approach to business and office development will have a significant positive effect. It will help to deliver jobs in the most accessible locations thereby creating a more equal and inclusive society.
	2	++	Significant positive effect. The policy will improve accessibility to work by public transport, walking and cycling thereby supporting reduction of traffic volumes and improving air quality. It will also improve connectivity and access to transport interchanges.
	3	o	No Impact
	4	+	This policy will have a minor positive effect. It would foster a more vibrant City Centre and district and local centres with the promotion of design to reduce crime and fear of crime.
	5	o	No Impact
	6	o	No Impact
Economic	7	++	Significant positive effect. More certainty around the location and size of business and office developments will help to ensure growth of these sectors and allow greater access to employment opportunities.
	8	++	Significant Positive effect. This policy will promote growth and enhance the vitality and viability of Belfast by making land and property available for office and business development. It will encourage inward investment and cement Belfast's role as the economic driver for the region.
	9	+	Minor positive effect. Policy will improve accessibility to work by public transport, walking and cycling thus supporting reduction of traffic volumes and improving air quality. It will also improve connectivity and access to transport interchanges.

CREATING A VIBRANT ECONOMY		EC6 – OFFICE DEVELOPMENT	
SA Objectives	Option	Comments	
Environmental	10	o	No Impact
	11	+	Minor Positive effect. Promoting areas acceptable for office development would minimise development on greenfield sites, increase the amount of development on previously developed land and ensure that contaminated land is remediated.
	12	+/-	Mixed effects. This policy may enhance sense of place and distinctiveness and adaptation and reuse of historic buildings. However development pressure may result in the loss of some built heritage for example.
	13	o	No Impact
	14	o	No Impact
	15	-	It is likely that there will be minor negative effects. As more development comes forward in these areas over the plan period there will be an increase in waste.
	16	+/-	The policy may deliver mixed impacts - More development will necessitate more water usage. However as technology progresses water will be used more efficiently.
	17	+	The policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity.
	18	+	Minor positive effect. By selecting the policy, it could be expected that carbon footprints would be reduced as more sustainable forms of transport are adopted in the city.
	19	+/-	Mixed effects. By selecting this policy there is the potential for more hardstanding with greater run-off and surface water flooding. However as technology improves more scheme area likely to come forward incorporating SUDS for example.

**CREATING A VIBRANT ECONOMY**

<b>Table B.53</b>	<b>EC7 – HIGHER EDUCATION INSTITUTIONS</b>
<b>Reasons for Alternatives Considered</b>	The RDS aims to strengthen Belfast as the regional economic driver. The SPPS states that investing in the future is a key priority for the Northern Ireland Executive. Only one realistic option was therefore identified.
<b>Option</b>	<b>Promote the growth and expansion of Further and Higher Education institutions</b>
<b>Summary</b>	The LDP shall support the growth and expansion of Further and Higher Education institutions. These institutions are drivers of improved skills and act as employment hubs for the innovation sector and wider knowledge economy. The Council's aspirations of being a 'learning city' align with these institutions and so the Council seeks to enhance them to reach their full potential.
<b>Social Effects</b>	This policy would have significant positive effects on reducing deprivation and creating a more inclusive society by promoting educational achievement to enable greater employment opportunities and increasing opportunities for social mobility.
<b>Economic Effects</b>	This policy would have significant positive effects by creating employment opportunities through the expansion of the institutions themselves for staff but also by receiving an education, the students of the institutions would consequently have better skills and training to access the employment market at multiple levels. By creating 'a learning city', employment in sectors of research, development and the knowledge economy will be greatly improved, which is linked to increased enterprise and output in other industries that supports greater economic growth. This will reinforce the city's role as the economic driver for the region and deliver the highly skilled workforce necessary to attract foreign direct investment.
<b>Environmental Effects</b>	N/A
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve the regional policy aims promoting Belfast as the regional driver and help to educate the future workforce with the skills necessary to attract foreign direct investment as a key investment in Belfast's future.
<b>Mitigation</b>	A means of policy enhancement would ensure that the City boundary is defined to accommodate growth over the plan period at local policies plan stage. Provision of recycling facilities and promotion of the circular economy to deal with increase in waste.
<b>Timescale of effect</b>	Short to medium term positive effects as proposals for expansion from the institutions come forward over the plan period.

CREATING A VIBRANT ECONOMY		EC7 – HIGHER EDUCATION INSTITUTIONS	
SA Objectives	Option	Comments	
Social	1	++	It would have a significant 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.
	2	++	Option 1 is likely to have a significantly positive effect as it is 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.
	3	o	No Impact
	4	+	Option 1 is likely to have minor positive effect by adherence at design and build stage to designing out crime and positive place making.
	5	++	Significant positive effect. 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
	6	+	It 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.
Economic	7	++	This option 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.
	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.
	9	+	This option 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.

CREATING A VIBRANT ECONOMY		EC7 – HIGHER EDUCATION INSTITUTIONS	
SA Objectives	Option	Comments	
Environmental	10	o	No Impact
	11	+	The only option 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.
	12	+/-	Mixed effects. This policy may enhance sense of place and distinctiveness and adaptation and reuse of historic buildings. However development pressure may result in the loss of some built heritage for example.
	13	o	No impact
	14	o	No impact
	15	-	It is likely that there will be minor negative effects. As more development comes forward in these areas over the plan period there will be an increase in waste.
	16	+/-	The policy may deliver mixed impacts - More development will necessitate more water usage. However as technology progresses water will be used more efficiently.
	17	+	Minor positive effect. The policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity.
	18	+	Minor positive effect. By selecting the policy, it could be expected that carbon footprints would be reduced as more sustainable forms of transport are adopted in the city.
	19	+/-	Mixed effects. By selecting this policy there is the potential for more hardstanding with greater run-off and surface water flooding. However as technology improves more scheme area likely to come forward incorporating SUDS for example.

CREATING A VIBRANT ECONOMY	
Table B.54	RET1 – ESTABLISHING A CENTRE HIERARCHY
Reasons for Alternatives Considered	The RDS directs a City Centre approach and precautionary approach to out of centre development. The SPPS sets out policy aims to define a hierarchy of centres to ensure a coordinated approach to a sustainable network of retail and service provision. Only one realistic option was therefore identified.
Options	<b>A network and hierarchy of centres are set out to ensure that development is directed to the most appropriate centre.</b>
Summary	The LDP builds upon the precautionary approach to out-of-centre development. This ensures a city centre approach is taken with balanced sustainable development of equitable growth across the district and consolidating the role of centres.
Social Effects	This policy would deliver a significant positive effect reducing deprivation and more inclusive society by ensuring that residents have access to services and encouraging healthy lifestyles through active travel.
Economic Effects	This policy would deliver significant positive effects by supporting opportunities for local businesses and local employment. It will also improve accessibility to employment through public transport and active travel.
Environmental Effects	The policy would deliver a positive effect by consolidating development within centres, reducing the need for travel therefore reducing emissions.
Reasons for Selecting Preferred Option	This policy will achieve the regional policy aims promoting Belfast and that from the SPPS to provide a sustainable network of retail and service provision. It will promote equity and address social exclusion by ensuring that residents across the district have access to facilities.
Mitigation	A means of policy enhancement would ensure that the centre boundaries defined to accommodate growth over the plan period at local policies plan stage. However until such time, the City boundary as defined in BMAP shall be used.
Timescale of effect	N/A

CREATING A VIBRANT ECONOMY		RET1 – ESTABLISHING A CENTRE HIERARCHY	
SA Objectives	Option	Comments	
Social	1	++	This policy would have a positive effect reducing deprivation and more inclusive society
	2	++	This policy may encourage healthy lifestyles through increasing proportion of journeys on foot or cycle and may contribute to improving air quality through less car journeys
	3	O	No impact
	4	+	This policy consolidates development fostering vibrant centres through lower vacancy levels, and may design out crime through greater diversity of use and passive surveillance.
	5	O	No impact
	6	++	This policy will improve accessibility to key services, protect shopping areas and make it easier for those without a car to access services.
Economic	7	+	This policy will promote strong centres, furthering employment opportunities for residents and encouraging growth throughout the City.
	8	++	This policy would encourage opportunities for local people and resilience of local businesses. It would enhance the vitality and viability of the city centre and image of other centres as business locations.
	9	+	By directing growth and land use through a hierarchy this could improve accessibility between local employment and transport interchanges and promote active travel.

CREATING A VIBRANT ECONOMY		RET1 – ESTABLISHING A CENTRE HIERARCHY	
SA Objectives	Option	Comments	
Environmental	10	0	No impact
	11	+	This policy would increase the consolidation of development and increase development on previously development alongside any remediation.
	12	+	This policy may protect and enhance local distinctiveness and sense of place by consolidating development within a hierarchy.
	13	0	No impact
	14	++	This policy would have positive effect by containing development within brownfield land and existing built up areas.
	15	0	No impact
	16	+/-	This policy would deliver mixed impacts as the increase in development will inevitably use water resources whilst the consolidation may lead to better efficiencies.
	17	+	This policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity
	18	+	This policy may reduce energy consumption through reducing the need to travel and therefore reducing emissions from lower vehicle trips
	19	+	This policy may reduce energy consumption through reducing the need to travel and therefore reducing emissions

**CREATING A VIBRANT ECONOMY**

<b>Table B.55</b>	<b>RET2 – OUT OF CENTRE DEVELOPMENT</b>
<b>Reasons for Alternatives Considered</b>	<p>The RDS aims to strengthen Belfast as the regional economic driver recognising that regions have strong cities at their core.</p> <p>The SPPS states a town centre first approach and sequential approach to identification of centres uses in decision making. It states that the LDP should define the spatial extent of centres and retain and consolidate focus of centre uses. The LDP is the main vehicle for achieving sustainable patterns of development.</p> <p>Only one realistic option was therefore identified.</p>
<b>Option</b>	<b>Proposals for Main Town Centre demonstrate compliance with the sequential approach as per the SPPS.</b>
<b>Summary</b>	The LDP shall build on the town centre first approach. This will involve a policy to promote Belfast, supported by criteria to apply decision making based on locally determined thresholds and submission of retail impact assessment and need.
<b>Social Effects</b>	This policy would positive effects on reducing deprivation and creating a more inclusive society by allowing for projected growth and ensuring greater access to jobs and promoting active travel. It will protect the shopping and service function and support investment.
<b>Economic Effects</b>	This policy would have significant positive effects promoting the growth and vitality and viability of Belfast by making land available for business development. This option will improve accessibility supporting traffic reduction, improving connectivity and access to transport interchanges.
<b>Environmental Effects</b>	This policy would have positive effects by consolidating development, increasing the amount of development on previously development land and remediating contaminated land. This option would enhance connectivity, reduce vehicle trips, therefore reducing emissions and aid air quality and resilience to climate change
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve the regional policy aims promoting Belfast as the regional driver and that from the SPPS relating to a town centre approach to development.
<b>Mitigation</b>	A means of policy enhancement would ensure that the City boundary is defined to accommodate growth over the plan period at local policies plan stage. However until such time, the City boundary as defined in BMAP shall be used.
<b>Timescale of effect</b>	N/A

CREATING A VIBRANT ECONOMY		RET2 – OUT OF CENTRE DEVELOPMENT	
SA Objectives	Option	Comments	
Social	1	+	This policy would deliver a minor positive effect on reducing deprivation and creating more inclusive society by allowing for projected growth and greater access to employment.
	2	+	This policy may encourage healthy lifestyles through promoting active travel between places where people work, shop and improving air quality through less car journeys.
	3	+	This policy has the potential to make more effective use of vacant and underused land for other purposes such as housing in the City Centre.
	4	+	This policy may foster a vibrant City Centre with the promotion of design to reduce crime and fear of crime through active surveillance.
	5	0	No impact.
	6	+	Policy will protect the shopping and service function of the City Centre therefore ensuring local services are directed to neighbourhoods.
Economic	7	+	By creating a strong and robust centre the policy should ensure investment, growth and further employment opportunities for local residents and communities.
	8	++	This policy will promote growth and enhance the vitality and viability of the City Centre by making land and property available for business development. It will encourage inward investment and tourism investment.
	9	++	Policy will improve accessibility and connectivity by public transport, walking and cycling to work places thus supporting reduction of traffic volumes and improving air quality.

CREATING A VIBRANT ECONOMY		RET2 – OUT OF CENTRE DEVELOPMENT	
SA Objectives	Option	Comments	
Environmental	10	0	No impact.
	11	+	Promoting the City centre would minimise development on greenfield sites, increase the amount of development on previously developed land and ensure that contaminated land is remediated.
	12	+/-	This policy may enhance sense of place and distinctiveness and adaptation and reuse of historic buildings.
	13	0	No impact.
	14	+	It would be expected that the policy would promote a more compact built form thereby protecting assets from urban sprawl.
	15	0	No impact.
	16	+/-	The policy may deliver mixed impacts as increase in development will inevitably use water resources and further capacity whilst consolidation of land and forthcoming infrastructure plan may lead to better efficiencies.
	17	+	This policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity.
	18	+	This policy would consolidating development and enhanced connectivity may reduce energy consumption and therefore reduce emissions.
	19	+	This policy would consolidating development and enhanced connectivity may reduce energy consumption and therefore reduce emissions.

CREATING A VIBRANT ECONOMY	
Table B.56	RET3 – DISTRICT CENTRE, LOCAL CENTRE AND CITY CORRIDORS
Reasons for Alternatives Considered	<p>The SPPS states that the LDP will provide for a diverse offering and mix of uses. It is also stated that the LDP will set out policies to make clear which uses will be permitted in order to support and sustain vibrant centres.</p> <p>The retail and leisure capacity study identified future growth based on thresholds established under BMAP and taking into consideration evidence from comparable UK cities. The thresholds ensure that centres remain vibrant and allow a degree of flexibility whilst ensuring development is still controlled to a sustainable level.</p> <p>Only one realistic option was therefore identified.</p>
Option	<b>Beyond the City Centre, a District Centre first approach will apply to proposals for major retail development (i.e. 1000 gross external sq. m. or more) and in local centres provided an individual unit created does not exceed 500sqm for convenience or 200sqm comparison shopping. Any proposal in excess of these thresholds will only be considered in exceptional circumstances and where a clear quantitative need is identified. Local shops not designated as part of local centres will be limited to convenience and retail service uses.</b>
Summary	The LDP builds upon the precautionary approach to out of centre development. This will ensure a balance spread of equitable growth across the district and continue the role of Belfast City Centre as the leading regional shopping centre.
Social Effects	This policy would have positive effects reducing deprivation and a more inclusive society, encouraging accessibility of a diverse range of services, protect shopping areas by enabling a greater floorspace and making it easier for those without a car and therefore contributing to a healthier lifestyle.
Economic Effects	This policy would have significant positive effects encouraging job opportunities, encouraging opportunities for local people and businesses and improve accessibility to employment by public transport and active travel.
Environmental Effects	This policy would have slight positive effects by containing development within existing areas, supporting the reduction in consumption of materials and resources and therefore emissions.
Reasons for Selecting Preferred Option	This policy will achieve the regional policy aims of managing the balance of uses within centres. A clear threshold is specified to ensure vibrancy and strong retail offer.
Mitigation	None
Timescale of effect	N/A

CREATING A VIBRANT ECONOMY		RET3 – DISTRICT CENTRE, LOCAL CENTRE AND CITY CORRIDORS	
SA Objectives	Option	Comments	
Social	1	+	This policy would have a positive effect reducing deprivation and more inclusive society.
	2	+	This policy would encourage healthy lifestyles through increased proportion of journeys on foot or cycle and may contribute to improving air quality through less car journeys.
	3	0	No impact.
	4	+	May design out crime through greater diversity of use and lower vacancy levels through consolidating development and passive surveillance.
	5	0	No impact.
	6	++	This policy will improve accessibility of a diverse range of services, protect shopping areas by enabling greater floorspace for convenience goods and make it easier for those without a car.
Economic	7	+	This policy may encourage job opportunities for those most in need in areas of unemployment deprivation.
	8	++	This policy will encourage opportunities for local people and resilience of local businesses and enhance the image of centres as business locations.
	9	+	This policy will improve accessibility between local employment and transport interchanges by public transport, walking and cycling thus supporting reduction of traffic volumes and improving air quality.

CREATING A VIBRANT ECONOMY		RET3 – DISTRICT CENTRE, LOCAL CENTRE AND CITY CORRIDORS	
SA Objectives	Option	Comments	
Environmental	10	0	No impact.
	11	+	This policy would increase the consolidation of development and increase development on previously development alongside any remediation.
	12	+	This policy may protect and enhance local distinctiveness and sense of place.
	13	0	No impact.
	14	+	This policy would have positive effect by containing development within brownfield land and existing built up areas.
	15	+	This policy may support reduction of waste in the construction industry and reduce consumption of materials and resources though reuse and consolidation.
	16	+/-	This policy would deliver mixed impacts as the increase in development will inevitably use water resources whilst the consolidation may lead to better efficiencies.
	17	+	This policy may support improvement of air quality by reducing emissions from lower vehicle trips.
	18	+	This policy may reduce energy consumption through reducing the need to travel and therefore reducing emissions.
	19	+	This policy may reduce energy consumption through reducing the need to travel and therefore reducing emissions.

**CREATING A VIBRANT ECONOMY**

<b>Table B.57</b>	<b>RET4 – RETAIL WAREHOUSING</b>
<b>Reasons for Alternatives Considered</b>	The RDS identifies Belfast City Centre as the primary location for retail in the region. The SPPS seeks to define the spatial extent of centres to ensure sustainable development that does not have significant adverse impacts on the City Centre and District Centres. Only one realistic option was therefore identified based on the evidence
<b>Option</b>	<b>The primary use of the proposed unit (70% or more) is for the sale of bulky comparison goods. Planning permission may be granted for a limited amount of convenience goods shopping not exceeding 500 net sq. m. No subdivision of bulky comparison goods floorspace will be permitted if it creates a separate unit of less than 700sqm gross sq. m (including mezzanine space).</b>
<b>Summary</b>	The LDP seeks to limit further development of retail goods (excluding extant permissions) that would be in conflict with the sequential test and have significant adverse impact upon the city centre and district centres. Therefore, the LDP seeks to consolidate the role of the PRC and ensure access to the retail offering is accessible via sustainable transport methods that do not cause further congestion.
<b>Social Effects</b>	The policy would have positive effects fostering a vibrant City Centre, with potential to make effective use of vacant and underused land for other purposes, thereby, promoting footfall that would deter crime and the fear of crime.
<b>Economic Effects</b>	The policy would have significant positive effects promoting the growth and vitality and viability of the City Centre by making land available for business and encouraging investment and greater access to employment.
<b>Environmental Effects</b>	The policy would have mixed effects, however, it would be expected that overall there would be more positive than negative effects. Consolidating development within existing centres would minimise development on greenfield sites and remedy contaminated brownfield land. The concentration of development would also enhance connectivity, thus reducing energy consumption and emissions.
<b>Reasons for Selecting Preferred Option</b>	The draft policy seeks to avoid trade diversion that could have an adverse impact upon the City Centre
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Medium term effects should be evident in that development would be directed to the city centre thus enhancing its' vibrancy and also avoiding further increases in traffic congestion at areas designated for retail warehousing.

CREATING A VIBRANT ECONOMY		RET4 – RETAIL WAREHOUSING	
SA Objectives	Option	Comments	
Social	1	+	Policy would deliver a minor positive effect on reducing deprivation and creating more inclusive society by allowing for projected growth and greater access to employment.
	2	+	Policy may encourage healthy lifestyles through promoting active travel between places where people work, shop and improving air quality through less car journeys.
	3	+	This policy has the potential to make more effective use of vacant and underused land for other purposes such as housing in the City Centre.
	4	+	This policy may foster a vibrant City Centre with the promotion of design to reduce crime and fear of crime.
	5	0	No impact.
	6	+	Policy will protect the shopping and service function of the City Centre supporting investment.
Economic	7	+	Consolidating development to the City Centre, District and Local Centres will encourage sustainable neighbourhoods and ensure access to employment opportunities for local residents.
	8	++	This policy will promote growth and enhance the vitality and viability of the City Centre by making land and property available for business development. It will encourage inward investment and tourism investment.
	9	++	Policy will improve accessibility to work by public transport, walking and cycling thus supporting reduction of traffic volumes and improving air quality. It will also improve connectivity and access to transport interchanges.

CREATING A VIBRANT ECONOMY		RET4 – RETAIL WAREHOUSING	
SA Objectives	Option	Comments	
Environmental	10	0	No impact.
	11	+	Promoting the City centre would minimise development on greenfield sites, increase the amount of development on previously developed land and ensure that contaminated land is remediated.
	12	0	No impact.
	13	0	No impact.
	14	+	The policy is likely to deliver minor positive impacts through consolidating development within brownfield sites in the City Centre, District and Local Centres, thus protecting greenfield and open space.
	15	0	No impact.
	16	+/-	The policy may deliver mixed impacts as development is consolidated in the city centre thus using existing infrastructure, however, this may result in increased pressure on the system which could have negative impacts. Therefore, mixed results are predicted.
	17	++	The policy may support improvement of air quality by reducing emissions from lower vehicle trips through enhanced connectivity.
	18	+	Consolidating development and enhanced connectivity may reduce energy consumption and therefore reduce emissions.
	19	+	Consolidating development and enhanced connectivity may reduce energy consumption and therefore reduce emissions.

CREATING A VIBRANT ECONOMY	
<b>Table B.58</b>	<b>RET5 – PRIMARY RETAIL AND LEISURE AREA</b>
<b>Reasons for Alternatives Considered</b>	<p>The RDS identified the need to enhance the distinctive role of Belfast City as the primary retail location in Northern Ireland.</p> <p>The SPPS advises that it is important that the LDP supports the role of centres by pursuing policies to support their vitality and viability.</p> <p>The retail and leisure capacity study identified that retailing currently accounts for 61% of uses (excluding vacancies) on nearly all streets that form part of the existing Primary Retail Frontage and therefore it is a reasonable threshold.</p> <p>Only one realistic option was therefore identified based on the evidence</p>
<b>Option</b>	<b>The primary retail and leisure area will be the focus for A1 uses. Non-retail development will be restricted so that no more than 40% of the frontage of the shopping street to which it relates is in non-retail use.</b>
<b>Summary</b>	The LDP continues to safeguard the PRC and PRF as the main retail shopping areas, consolidating Belfast's role as the main regional driver as per the RDS.
<b>Social Effects</b>	It is expected that positive effects will come from the promotion of a more compact form with enhanced walkability, vibrancy and vitality and an increase in passive surveillance with a subsequent reduction in the fear of crime.
<b>Economic Effects</b>	The policy is likely to have minor positive effects as a compact form should increase the vitality and vibrancy of the retail frontage and thus produce a strong shopping experience in the city, reinforcing its role as regional economic driver and ensuring a strong provision of associated employment.
<b>Environmental Effects</b>	The policy would have minor positive effects as a more walkable city would reduce transport emissions and improve air quality. A dispersal of non-retail units would also encourage a more sustainable management of waste and water by-products and a concentrated core would also protect Belfast's open space from urban sprawl.
<b>Reasons for Selecting Preferred Option</b>	The draft policy seeks to maintain retail levels in the PRC to consolidate the vibrancy of the area.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	N/A

CREATING A VIBRANT ECONOMY		RET5 – PRIMARY RETAIL AND LEISURE AREA	
SA Objectives	Option	Comments	
Social	1	+	Policy is likely to have minor positive effects by promoting the viability and vitality of the Primary Retail Frontage, enhancing the provision of jobs reducing deprivation and encouraging an inclusive and equal society.
	2	+	Policy is likely to have minor positive effects by ensuring an accessible Primary Retail Frontage, promoting a more walkable area thus improving health and wellbeing.
	3	0	No impact.
	4	+	The policy would promote a more compact form and thus the area would experience a higher footfall due to its increased walkability. The higher footfall would likely act as a form of passive surveillance and thus reduce crime and antisocial behaviour.
	5	0	No impact.
	6	+	This policy will protect the shopping function of the City Centre therefore ensuring local services are directed to neighbourhoods.
Economic	7	+	By creating a strong and robust centre the policy should ensure better access to employment opportunities for local residents and communities.
	8	++	Policy would be expected to protect the vibrancy and vitality of the retail frontage and thus produce a strong shopping experience in the city. It will ensure the most appropriate mix of uses to facilitate economic growth. By focusing the boundary of retail development this would thereby promote economic development in Belfast and reinforce its' role as a regional economic driver.
	9	++	By regulating the retail area, the policy would create a more concentrated retail area which would support and promote a more sustainable modes of transport such as walking and cycling that could be well integrated into the urban form and have significant positive effects.

CREATING A VIBRANT ECONOMY		RET5 – PRIMARY RETAIL AND LEISURE AREA	
SA Objectives	Option	Comments	
Environmental	10	○	No impact.
	11	○	No impact.
	12	○	No impact.
	13	○	No impact.
	14	+	It would be expected that the policy would promote a more compact Retail Frontage and thereby protect Belfast's open space and countryside assets from a sprawling urban form.
	15	+	The policy could disperse non-retail units and therefore reduce the risk of unsustainable waste management from uses such as restaurants which would produce significantly more by-products such as grease and fat.
	16	+	By limiting non-retail uses with the policy, it would be hoped that uses which may have significant implications on water resources, such as cafes or restaurants, would be managed in a more sustainable manner and put less pressure on the water system.
	17	+	The policy would ensure a more tightly defined retail area that would promote more sustainable forms of transport, reducing the dependency on private transport and the consequential air pollution that would derive from it.
	18	+	By selecting the policy, it could be expected that carbon footprints would be reduced as more sustainable forms of transport are adopted in the city.
	19	+	This policy may reduce energy consumption through reducing the need to travel and therefore emissions.

**CREATING A VIBRANT ECONOMY**

<b>Table B.59</b>	<b>RET6 – TEMPORARY AND MEANWHILE USES</b>
<b>Reasons for Alternatives Considered</b>	The RDS seeks to strengthen Belfast’s role as regional economic driver and sets out regional guidance to “conserve, protect and where possible, enhance our built heritage”. As part of the SPPS, there is a key focus on supporting good design and positive place making whilst again seeking to preserve and improve the built environment. Only one realistic option was therefore identified.
<b>Option</b>	<p><b>Planning permission will be granted for a change of use to include temporary/meanwhile uses in defined centres, prioritising vacant buildings and land in the following cases:-</b></p> <ul style="list-style-type: none"> <li>• It is for an appropriate commercial or business use such as small start-ups creating employment or be of benefit to the local community</li> <li>• It would introduce a complementary use that would support the evening and night time economy. For the purposes of this policy hot food takeaways are excluded from this policy.</li> <li>• It would accommodate a seasonal event</li> </ul> <p>In such cases proposals should conform to all the additional criteria set out below:-</p> <ul style="list-style-type: none"> <li>• It complements the character of the centre and would not be detrimental to its vitality and viability</li> <li>• Details of how the proposal can address vacancy</li> <li>• It would not result in 3 or more consecutive non retail uses of located in the primacy retail frontage</li> <li>• Will not be in situ for more than 1 calendar year</li> </ul>
<b>Summary</b>	The LDP will take a proactive approach in dealing with vacant spaces that aims to produce multifaceted local benefits, covering entrepreneurial economic aspects and social development and betterment.
<b>Social Effects</b>	The policy has a preference for uses which are of benefit to the local community and therefore should produce minor positive effects. By permitting a temporary use in a space that may otherwise be left vacant, the policy should increase safety and support a reduction of crime and fear of crime whilst also bringing heritage assets back into use.
<b>Economic Effects</b>	The policy should deliver positive effects as it allows small start-ups to grow, increasing employment opportunities and adding to the vitality and vibrancy of Belfast to make it a more attractive place for business.
<b>Environmental Effects</b>	The preferred policy encourages development to be concentrated on brownfield sites and therefore protects greenspace and soil quality, thereby having minor positive effects.
<b>Reasons for Selecting Preferred Option</b>	This policy will achieve regional aims by using vacant building stock with the intent of improving the quality of the built environment. The policy should also help to address localised social issues by focusing permissions on uses that carry benefit to the local community.
<b>Mitigation</b>	None
<b>Timescale of effect</b>	Short term effects should be evident as currently vacant buildings are brought back into use with consequential effects stemming off their uses that are of benefit to the local community.

CREATING A VIBRANT ECONOMY		RET6 – TEMPORARY AND MEANWHILE USES	
SA Objectives	Option	Comments	
Social	1	+	The preferred policy should deliver minor positive effects as it allows small start-ups to grow and therefore increases access to employment which should reduce deprivation and encourage an inclusive society.
	2	+	The preferred policy will have a preference for uses which are of benefit to the local community and therefore should produce minor positive effects in terms of improved health and wellbeing.
	3	0	No impact.
	4	+	By permitting a temporary use of an otherwise vacant space, the preferred option should increase safety and support a reduction of crime and the fear of crime through increased footfall in the area and subsequent passive surveillance.
	5	?	The preferred policy has a preference for uses which prioritise benefit to the local community, however there is no stipulation that it must be based on lifelong learning opportunities and so the effects would be uncertain until a specific proposal comes forth.
	6	0	No impact.
Economic	7	+	The preferred policy is likely to have a minor positive effect in that it will bring vacant spaces into use through small start-ups and thereby create employment opportunities.
	8	+	By bringing vacant spaces back into use and encouraging small start-ups and adds to the vitality and vibrancy of the area, the preferred option would likely have a major significant positive effect upon the economic development of Belfast.
	9	+	The effects of the preferred policy may have minor positive effects as it makes use of vacant spaces and creates are more vibrant compact city centre thus encouraging more sustainable transport methods.

CREATING A VIBRANT ECONOMY		RET6 – TEMPORARY AND MEANWHILE USES	
SA Objectives	Option	Comments	
Environmental	10	0	No impact.
	11	+	The preferred policy encourages development to be concentrated on brownfield sites and therefore protects greenfield sites and soil quality thereby having minor positive effects.
	12	++	By reusing vacant spaces and buildings, the preferred policy would have major positive effects upon the historic environment, heritage assets and their settings, which may otherwise be left unoccupied and left to ruin.
	13	0	No impact.
	14	0	No impact.
	15	0	No impact.
	16	0	No impact.
	17	?	The effects of the preferred policy would be uncertain until a time when the proposed use of the unit would be known.
	18	0	No impact.
	19	0	No impact.

CREATING A VIBRANT ECONOMY	
<b>Table B.60</b>	<b>CC1 – DEVELOPMENT OPPORTUNITY SITES</b>
<b>Reasons for Alternatives Considered</b>	The LDP is the mechanism through which the role of the City Centre as the regional economic driver can be strengthened to contribute to its economic growth, as well as promoting social and environmental enhancement. It shall identify potential new mixed use development opportunity areas to attract investment to drive economic growth and wealth creation. Inclusion of a specific policy objective in the LDP was therefore the only realistic option considered.
<b>Option</b>	<b>Provide Strategic Policy to Guide Development &amp; Regeneration within the City Centre</b>
<b>Summary</b>	The LDP will identify key development opportunities sites to regenerate the City Centre. The Policy option is focused on facilitating sustainable integrated growth through and mixed use regeneration schemes guided by comprehensive master plans, Development Frameworks and Developers' Briefs.
<b>Social Effects</b>	Policy option has a significant positive effects: as it would help to create a variety of accessible employment opportunities that would contribute to reducing deprivation, leading to improvement in health and wellbeing. It would provide affordable housing opportunities that would be accessible to local facilities.
<b>Economic Effects</b>	Policy option has a significant positive effects for local residents accessing employment opportunities, and to strengthen the City centre's economy by supporting investment in mixed use regeneration schemes on derelict and underused land and property. :
<b>Environmental Effects</b>	Policy option has a positive effects as it would help to protect, and enhance the quality of the built environment by ensuring that buildings that contribute to Belfast's built heritage are restored and re-used. It also protects greenfield sites by placing priority on the redevelopment of brown field sites, which are enhanced through remediation and positive reuse.
<b>Reasons for Selecting Preferred Option</b>	Policy option scored positively against the SA objectives It will make a positive contribution to economic development by providing better certainty around development proposals and investment. It will also offer a more managed approach in regenerating areas of the City Centre which have historically suffered from dereliction and encourage the re-use of the historic built environment. The policy option is in line with the RDS which recognises Belfast City Centre as the economic driver of the region and promotes the sustainable integrated redevelopment of brownfield sites for a mix of uses.
<b>Mitigation</b>	There are a number of mitigation or enhancement measures that can be applied when designating development opportunity sites, particularly when seeking to minimise impacts on biodiversity, geodiversity and flood risk as well as encouraging the integration of the blue and green infrastructure within the City Centre.
<b>Timescale of effect</b>	This effect would increase in the medium to long term as City Centre opportunity sites are delivered.

CREATING A VIBRANT ECONOMY		CC1 – DEVELOPMENT OPPORTUNITY SITES	
SA Objectives	Option	Comments	
Social	1	++	The policy option achieves a significant positive effect by ensuring that opportunity sites have sufficient guidance in place to provide certainty, facilitate economic and social development. In providing an appropriate mix of uses this approach is highly likely to help deliver a variety of employment opportunities leading to a reduction in deprivation and encourage a more inclusive and equal society.
	2	++	The policy option has a significant positive effect by promoting masterplans, landscape strategies and developers' briefs will ensure an integrated framework approach that provides an appropriate mix of uses, incorporating social facilities, open spaces, and a high quality environment. By ensuring the delivery of a high quality environment that encourages walking, cycling, and positive social interaction will have a significant positive benefit for health and wellbeing.
	3	++	The policy option has a significant positive effect because it will assist with delivery of quality mixed use regeneration projects, comprising a mix of residential accommodation to help meet the housing needs for diverse groups of people. The principle of agent for change and environmental protection will mitigate potential incompatibility issues of mixed use schemes.
	4	+	This is expected to have a minor positive effect by providing a framework to promote and guide the regeneration of development opportunity areas. This will help deliver a vibrant mix of uses and building densities, with active frontages that increases footfall throughout the day to promote enhanced natural surveillance and an improved sense of safety. It is also possible to promote principles such as Secure by Design in guidance that will help to reduce instances of crime and antisocial behaviour.
	5	0	The policy option would not be considered to have any effect on or relationship with this SA Objective.
	6	+	This is expected to have a minor positive effect, as it will help to deliver mixed-use regeneration schemes that provide new local services and facilities to support the new population that will live and work in the development area.
Economic	7	++	The Policy Option is expected to have a significant positive effect. Providing guidance for the development opportunity areas ensures that they are comprehensively redeveloped with sustainable quality connections, and integrated with surrounding neighbourhoods. This will ensure employment opportunities are accessible to local residents.
	8	++	The Policy option to guide potential development is expected to have a significant positive effect as it will provide certainty for investors and developers. It will ensure the comprehensive regeneration of the opportunity development areas comprising the most appropriate mix of uses and building densities to facilitate economic growth, and accommodate the increasing number of people who wish to live and work in the City Centre.
	9	+	This is expected to have a minor positive effect, as the provision of masterplans and Developers' Briefs will ensure the delivery of well-planned infrastructure, to provide good quality walking and cycling routes as well as provision for public transport connectivity that will integrate the Development Opportunity Areas with the surrounding neighbourhoods and City Centre.

CREATING A VIBRANT ECONOMY		CC1 – DEVELOPMENT OPPORTUNITY SITES	
SA Objectives	Option	Comments	
Environmental	10	○	The Policy Option would not be considered to have any effect on or relationship with this SA Objective.
	11	+	This option is expected to have a minor positive effect on soil quality as the focus is to redevelop brownfield sites in the City Centre. Redeveloping 'brownfield' sites will include the remediation of contaminated soil linked to previous industrial uses. It will direct Developers to regenerate Development Opportunity Areas in the City Centre, relieving pressure to build on greenfield sites.
	12	++	The Policy Option is expected to have a significant positive effect on the built and historic environment as reuse and refurbishment of heritage buildings will be facilitated through site masterplans to be agreed by Planning Service.
	13	○	The policy option would not be considered to have any effect on or relationship with this SA Objective.
	14	+	This is expected to have a minor positive effect by promoting and directing Developers to brownfield sites in the Development Opportunity Areas within the City Centre. This will relieve pressure to develop sites in the countryside.
	15	-	This is expected to have a minor negative effect as more development and increasing population will increase the amount of waste generated. This can be mitigated with the reuse of existing buildings, and the provision of recycling facilities to promote a circular economy.
	16	+/-	This 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.
	17	+	The Policy Option is expected to have a minor positive effect, as the provision of masterplans and Developers' Briefs will ensure the delivery of well-planned infrastructure to provide for accessible public transport to reduce emissions from less sustainable modes of transport. In providing for good quality walking and cycling routes with trees will help to absorb air pollution in the City Centre.
	18	++	The Policy Option is expected to have a significant positive effect because it will support better integration and connectivity through planned comprehensive mixed-use redevelopment that will promote working and living, walking and cycling, and district heating from renewable energy which will support the transition to a low carbon economy.
	19	+	The policy option to guide regeneration of the City Centre is expected to have a minor positive effect. It will encourage more energy efficient design and sustainable travel modes of travel through better integration of public transport, walking and cycling routes with mixed use development schemes. This would make a positive contribution to climate change goals through a reduction in GHG emissions to mitigate climate change. The integration of a blue and green infrastructure network with mixed use development schemes would help to mitigate potential flood risk.

**CREATING A VIBRANT ECONOMY**

<b>Table B.61</b>		<b>TLC1 – SUPPORTING TOURISM, LEISURE AND CULTURAL DEVELOPMENT</b>	
<b>Reasons for Alternatives Considered</b>	The LDP is the main vehicle for positively encouraging, managing and safeguarding the Tourism, Leisure and Cultural assets, facilities and infrastructure. It will help to address the regional strategic aspiration contained within the RDS and SPPS to realise the potential of the tourism industry to showcase our environmental assets, cultural amenities, and built heritage to grow a sustainable economy. A balanced policy approach is required to provide a framework to support and assist the delivery of appropriate mix of tourism and leisure related projects as set out in the Council’s Belfast Agenda, Integrated Tourism Strategy and the City Centre Regeneration Investment Strategy.		
<b>Options</b>	<b>Option 1 - Policy Framework to Guide &amp; Support Opportunities for Tourism and Leisure in the City Centre</b>	<b>Option 2 - Policy Framework to Guide &amp; Support Opportunities for Tourism Leisure and Culture</b>	
<b>Summary</b>	To provide a policy framework to guide development and support opportunities for tourism projects in recognition of the role of the city centre as the regional economic driver. By focussing development in the city centre the plan can reinforce the city centre as the hub for tourism and leisure facilities. The policy would require a sequential test to support developments outside the city centre. The sequential approach would provide a decision making process to prevent an adverse impact on the City Centre.	To provide a balanced policy framework to guide development and support sustainable opportunities for tourism projects recognition of the role of Belfast as the regional economic driver. It proposes to ensure that the city centre and important tourism attractions i.e. Titanic Signature Project are identified as key clusters for cultural, entertainment, tourism and leisure facilities. The policies focus is to encourage a variety of tourism developments within the city centre and within existing tourism clusters to ensure choice of experiences for different mix of visitors.	
<b>Social Effects</b>	The policy has a minor positive effect, as it will create social benefits of employment creation at different skill levels contributing to a reduction in deprivation and improvement in wellbeing.	The policy has a minor positive effect, as it will create social benefits of employment creation at different skill levels contributing to a reduction in deprivation and improvement in wellbeing.	
<b>Economic Effects</b>	The Policy has a minor positive effect as it would help to strengthen the city centre as the primary tourism leisure and cultural hub to develop an attractive city break destination.	The Policy would deliver significant positive effects for the economic development of Belfast. Its focus on strengthening the city centre and existing tourism clusters in Belfast to ensure there is a wide variety of visitor experiences to increase tourism numbers and expenditure.	
<b>Environmental Effects</b>	The Policy has a minor positive effect as it maintains a feeling of being somewhere unique with quality architecture and built heritage to create a sense of place. All new development will need to be sensitively sited with proper regard to both the tourism need and the built environment to support and enhance the city centre’s tourism industry.	The Policy has a minor positive effect as it maintains a feeling of being somewhere unique with quality natural assets, interesting architecture and built heritage and a feeling of sense of place. All new development will need to be sensitively sited with proper regard to both the tourism need and the natural and built environment to support and enhance the City’s tourism industry.	
<b>Reasons for Selecting Preferred Option</b>	The appraisal has identified Policy Option 2 as the preferred option. This Policy Option scored higher when assessed against the 19 SA objectives, with no significant negative effects noted. It recognises Belfast as the regional focus of tourism, leisure and cultural amenities and seeks to improve facilities for tourists to build a strong city break destination. It provides better certainty for development and investment decisions, to deliver the Council’s Belfast Agenda and Integrated Tourism Strategy to increase visitor numbers and expenditure to be realised.		
<b>Mitigation</b>	Although no envisaged significant negative effects; suitable mitigation measures should be employed to ensure tourism, leisure and leisure development are appropriately managed throughout the Plan area, as all new proposals for such development would vary depending on location.		
<b>Timescale of effect</b>	This effect would increase in the medium to long term as tourism facilities and hotel developments are delivered during the plan period.		

CREATING A VIBRANT ECONOMY		TLC1 – SUPPORTING TOURISM, LEISURE AND CULTURAL DEVELOPMENT		
SA Objectives	Options		Comments	
	1	2		
Social	1	+	++	<p><b>Option 1</b> is expected to have a minor positive effect by creating inclusive employment opportunities in the city centre, which would be accessible and could help to reduce deprivation.</p> <p><b>Option 2</b> is expected to have a significant positive effect as it would promote and protect the development of a wider range of facilities that would provide diverse types of jobs and amenity benefits for communities throughout Belfast.</p>
	2	+	+	<p><b>Both options</b> would have a minor positive effect as it would promote the development of cultural and leisure facilities that could help enhance the quality of life for residents and visitors, Engagement in leisure and cultural activities have proven benefits in securing improvements in physical and mental health.</p>
	3	o	o	<p><b>Neither option</b> would be considered to have any effect on or relationship with this SA Objective.</p>
	4	+	+	<p><b>Both options</b> are expected to have a minor positive effect as it facilitates tourism leisure and culture related projects that provide facilities that could encourage positive social activities which would help reduce anti-social behaviour and crime. The policies would encourage a greater diversity of uses to promote the evening economy that would increase greater footfall enabling improved natural surveillance that would help to deter anti-social behaviour.</p>
	5	o	o	<p><b>Neither option</b> would be considered to have any effect on or relationship with this SA Objective.</p>
	6	+	+	<p><b>Option 1</b> is expected to have a minor positive effect by providing a framework for tourism related projects in the City Centre that delivers enhanced access for residents.</p> <p><b>Option 2</b> is expected to have a significant positive effects as it protects and promotes the development of facilities within Belfast that would provide beneficial local facilities within defined clusters that are highly accessible by sustainable transport.</p>
Economic	7	+	++	<p><b>Option 1</b> with its City Centre first approach is expected to have a minor positive effect as it would provide access to diverse range of employment opportunities requiring variety of skills in the city centre. The City Centre has good public transport connections which would ensure access to employment opportunities.</p> <p><b>Option 2</b> is expected to have a significant positive effect as it would provide access to diverse range of employment opportunities requiring variety of skills. Identifiable tourism clusters in the City with good public transport connections would ensure wider access to employment opportunities.</p>
	8	+	++	<p><b>Option 1</b> obtained a minor positive effect if the policy focus was on tourism development in the City Centre. It would inhibit the economic growth of a strong tourism destination with identifiable clusters in the City offering a variety of visitor attractions to suit different visitor interests.</p> <p><b>Option 2</b> obtained a significant positive effect as it will provide for a diverse range of facilities and venues making it attractive for a wider range of visitors and tourists seeking different experiences in the City. This would assist the expansion of the tourism sector and contribute to economic growth.</p>

CREATING A VIBRANT ECONOMY		TLC1 – SUPPORTING TOURISM, LEISURE AND CULTURAL DEVELOPMENT		
SA Objectives	Options		Comments	
	1	2		
	9	+	+	<b>Both options</b> are expected to have a minor positive effect as the focus is to promote tourism and leisure related projects to be within walking and cycling distance to good public transport connections to reduce reliance on less sustainable modes of transport.
Environmental	10	+/-	+/-	<b>Both options</b> obtained a mixed effect as tourism, recreation and access could bring wider appreciation of biodiversity and the enhancement of habitats, but new development could also put pressures on existing habitats and species.
	11	+	+/-	<b>Option 1</b> is expected to have a minor positive effect as potential City Centre contaminated ‘brownfield’ sites are remediated, enhancing soil quality, and redeveloped for tourism and leisure related uses. <b>Option 2</b> is expected to have a mixed effect as there may be potential development on greenfield sites though the implementation of a green and blue infrastructure network, habitat enhancement and protection may mitigate potential impact on soil quality and erosion.
	12	+	+	<b>Both options</b> are expected to have a minor positive effect as the historic environment provide opportunities for promoting the city’s rich heritage as a unique tourism experience. Both policy options would ensure the restoration and re-use of buildings that contribute to Belfast built heritage.
	13	+	+	<b>Both options</b> are expected to have a minor positive effect as the landscape and geodiversity is recognised as a unique tourism asset for promoting the city’s distinctive setting.
	14	+	+	<b>Both options</b> are expected to have a minor positive effect as open spaces and natural green areas are recognised as a unique tourism asset for promoting the city’s distinctive setting to attract tourist to Belfast. The Policy approach is to manage new development in the City Centre and identifiable tourism clusters to mitigate impact on open spaces and the natural green areas.
	15	-	-	<b>Both options</b> are expected to have a minor negative effect as more tourism, leisure and cultural development will increase the amount of waste generated. This can be mitigated with the reuse of existing buildings to minimise construction waste, and the provision of recycling facilities to promote a circular economy.
	16	+/-	+/-	<b>Both options</b> are 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.
	17	+	+	<b>Both options</b> are expected to have minor positive effects as a City Centre first approach and clustering of tourism related development ensures projects are highly accessible to public transport and often within easy walking and cycling distance that could help to reduce air pollution. This reduces emissions from less sustainable modes of transport.
	18	+	+	<b>Both options</b> are expected to have minor positive effects as a City Centre first approach and clustering of tourism related development ensures projects are highly accessible to public transport and often within easy walking and cycling distance that could help to reduce dependence on less sustainable modes of transport.

CREATING A VIBRANT ECONOMY		TLC1 – SUPPORTING TOURISM, LEISURE AND CULTURAL DEVELOPMENT		Comments
SA Objectives	Options			
	1	2		
	19	+	+	<b>Both options</b> are expected to have minor positive effects. It will encourage more energy efficient design and sustainable travel modes of travel through better integration of public transport, walking and cycling routes with tourism leisure and cultural facilities. This would make a positive contribution to climate change goals through a reduction in GHG emissions to mitigate climate change. The integration of a blue and green infrastructure network with tourism leisure and cultural facilities would help to mitigate potential flood risk.

**CREATING A VIBRANT ECONOMY**

<b>Table B.62</b>	<b>TLC2 – EXISTING TOURISM LEISURE AND CULTURAL FACILITIES AND ASSETS</b>
<b>Reasons for Alternatives Considered</b>	<p>The LDP is the mechanism for positively encouraging, managing and safeguarding Tourism, Leisure and Cultural assets, facilities and infrastructure. It will help to address the regional strategic aspiration contained within the RDS and SPPS to realise the potential of the tourism industry to showcase our environmental assets, cultural amenities, and built heritage to grow a sustainable economy. A balanced policy approach is required to provide a framework to protect the existing tourism and leisure assets.</p> <p>The inclusion of a specific policy objective in the LDP was therefore the only realistic option considered.</p>
<b>Option</b>	<b>Description - Existing Tourism Leisure and Cultural Facilities and Assets</b>
<b>Summary</b>	There are a number of existing tourism, leisure and cultural assets, facilities and infrastructure provision located in the Council's Plan Boundary, which should be maintained and protected. It proposes measures to ensure that existing tourism leisure and cultural facilities and assets are protected or need be replaced if affected by new development.
<b>Social Effects</b>	The policy option has a minor positive effect as it will protect existing employment opportunities at different skill levels that contribute to a reduction in deprivation. It also protects existing assets and facilities that provide leisure opportunities that are beneficial for improving social wellbeing.
<b>Economic Effects</b>	The policy option has a minor positive effect in protecting existing tourism leisure and cultural facilities to maintain the variety of visitor experiences that attract tourist and generate expenditure that will contribute to the Belfast Agenda's aim of growing the tourism sector.
<b>Environmental Effects</b>	The policy option has a minor positive effect as it maintains existing tourism leisure and cultural facilities that offers a unique experience with quality environment and built heritage to create a distinctive sense of place. This will help to support and enhance the City's tourism industry.
<b>Reasons for Selecting Preferred Option</b>	The appraisal has identified the Policy as having a minor positive effect overall with no significant negative effects noted. It recognises Belfast as the regional focus of tourism, leisure and cultural amenities and seeks to protect existing facilities for tourists in support of the Council' Belfast Agenda and Integrated Tourism Strategy, which aims to increase visitor numbers and expenditure.
<b>Mitigation</b>	Although there are no envisaged significant negative effects, suitable mitigation measures should be employed to ensure that tourism, leisure and leisure assets and facilities are appropriately managed throughout the Plan area, given that all new proposals for such development would vary depending on location.
<b>Timescale of effect</b>	This option has a long term effect as existing tourism, leisure and cultural facilities are maintained during the plan period to secure the additional visitor numbers and expenditure.

CREATING A VIBRANT ECONOMY		TLC2 – EXISTING TOURISM LEISURE AND CULTURAL FACILITIES AND ASSETS	
SA Objectives	Option	Comments	
Social	1	++	The option would have a Significant effect as it will help to protect employment opportunities in the tourism hospitality sector which offers a range of different skills of jobs that can provide entry level opportunities for those without qualifications or skills.
	2	++	The option would have a significant effect as it would help to protect facilities that benefit health and wellbeing, to ensure a good quality of life.
	3	o	The option would not be considered to have any effect on or relationship with 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	+	The option has a minor positive as existing facilities are protected for public use.
Economic	7	++	The option has a significant positive effect because it will help to protect employment opportunities in the tourism hospitality sector which offers a range of different skills of jobs that can provide entry level opportunities for those without qualifications or skills.
	8	+	The option has a minor positive effect because it will contribute the economic growth of Belfast as a tourism destination. The Integrated Tourism Strategy proposes the growth of the tourism sector to increase tourism numbers to the City. This policy will protect existing facilities from alternative developments.
	9	o	The option has no effect or relationship on the SA objective.

CREATING A VIBRANT ECONOMY		TLC2 – EXISTING TOURISM LEISURE AND CULTURAL FACILITIES AND ASSETS	
SA Objectives	Option	Comments	
Environmental	10	+	The option has a minor positive effect because the existing natural tourism assets may be maintaining and enhancing biodiversity of habitats and species.
	11	o	The option has no effect or relationship on the SA objective.
	12	+	The option has a minor positive effect because it should help to protect the historic environment, heritage assets and their setting, which is important to maintain the unique Belfast tourism and cultural attractions that will encourage the growth in visitor numbers.
	13	+	The option has a minor positive effect because it should help to protect the opens spaces, natural greenspaces and countryside assets, which are important to maintain the unique Belfast tourism and cultural attractions that will encourage the growth in visitor numbers.
	14	+	The option has a minor positive effect because it should help to protect the open spaces, natural greenspaces and countryside assets, which are important to maintain the unique Belfast tourism and cultural attractions that will encourage the growth in visitor numbers.
	15	o	The option has no effect or relationship on the SA objective.
	16	o	The option has no effect or relationship on the SA objective.
	17	o	The option has no effect or relationship on the SA objective.
	18	o	The option has no effect or relationship on the SA objective.
	19	o	The option has no effect or relationship on the SA objective.

CREATING A VIBRANT ECONOMY	
<b>Table B.63</b>	<b>TLC3 – OVERNIGHT VISITOR ACCOMMODATION</b>
<b>Reasons for Alternatives Considered</b>	<p>The LDP is the mechanism for positively encouraging, managing and safeguarding Tourism, Leisure and Cultural infrastructure. It will help to address the regional strategic aspiration contained within the RDS and SPPS to realise the potential of the tourism industry to showcase our environmental assets, cultural amenities, and built heritage to grow a sustainable economy. A balanced policy approach is required to provide a framework to support the provision of overnight visitor accommodation.</p> <p>The inclusion of a specific policy objective in the LDP was therefore the only realistic option considered.</p>
<b>Option</b>	<b>Description - Overnight Visitor Accommodation</b>
<b>Summary</b>	The overnight visitor accommodation policy supports improving the supply of overnight accommodation that is vital to encourage more visitors to stay a number of days in Belfast to support the visitor attractions and business offer. It focuses provision in the city centre and sustainable clustering to support adjacent visitor attractions to ensure good access
<b>Social Effects</b>	The policy option has a minor positive effect as improving the supply of overnight visitor accommodation will provide employment opportunities at different skill levels, particularly at entry level for those without qualifications that would help contribute to a reduction in deprivation and improvement in social wellbeing.
<b>Economic Effects</b>	The policy option has a strong positive effect, as improving the supply of overnight visitor accommodation will help to increase tourism numbers and generate expenditure to support the variety of visitor attractions. The provision of a variety of overnight accommodation will improve the City's competitiveness as a business and leisure destination to out of state visitors, and encourage visitors to stay longer. It will contribute to the Belfast Agenda's aim of growing the tourism sector.
<b>Environmental Effects</b>	The policy option has a minor positive effect as improving the supply of overnight visitor accommodation is focussed in the city centre and within existing tourism clusters to support the visitor attractions to minimise the environmental impact of new development. It would also support the reuse and refurbishment of heritage building to provide distinctive bouquet style accommodations that will contribute to the visitor's experience.
<b>Reasons for Selecting Preferred Option</b>	The appraisal has identified the Policy as having a minor positive effect overall with no significant negative effects noted. It recognises Belfast as the regional focus for tourism, leisure and cultural amenities. It seeks to improve the supply of overnight visitor accommodation in support of the Council's Belfast Agenda and Integrated Tourism Strategy, to increase visitor numbers and expenditure to be realised.
<b>Mitigation</b>	Although there are no envisaged significant negative effects, suitable mitigation measures should be employed to ensure that overnight visitor accommodation development is appropriately managed throughout the Plan area, given that all new proposals for such development would vary depending on location.
<b>Timescale of effect</b>	This option has a medium to long term effect as overnight visitor accommodation development is delivered during the plan period to secure the target of increasing visitor numbers and expenditure.

CREATING A VIBRANT ECONOMY		TLC3 – OVERNIGHT VISITOR ACCOMMODATION	
SA Objectives	Option	Comments	
Social	1	++	It is recognised that tourism related jobs, are often the most accessible for the lower skilled and those most removed from the labour market. The option has a significant positive effect because it promotes the development of overnight accommodation within the city centre and adjacent to tourist attractions
	2	++	The option would have a significant effect as it would help to protect facilities that benefit health and wellbeing, to ensure a good quality of life.
	3	o	The option would not be considered to have any effect on or relationship with 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	o	The option would not be considered to have any effect on or relationship with this SA Objective.
Economic	7	++	It is recognised that tourism related jobs, are often the most accessible for the lower skilled and those most removed from the labour market. The option has a significant positive effect because it promotes the sustainable development of overnight accommodation within the city centre and adjacent to tourism attractions
	8	++	To be able to grow the tourism industry and its contribution to the economy, the provision of overnight accommodation will be required to accommodate the increasing number of visitors to Belfast. In doing so a variety of new overnight accommodation will need to appeal to the key tourism markets and market segments. The option would provide a significant positive effect as this would support the expansion of the tourism sector, creating jobs, encouraging increased visitor expenditure that contributes to economic growth.
	9	o	The option would not be considered to have any effect on or relationship with this SA Objective.

CREATING A VIBRANT ECONOMY		TLC3 – OVERNIGHT VISITOR ACCOMMODATION	
SA Objectives	Option	Comments	
Environmental	10	+	The option would provide a minor positive effect as it would concentrate development in the city centre and in areas adjacent to tourist attractions to develop clusters that would help to minimise possible impact on biodiversity areas.
	11	+	The option would provide a minor positive effect as it would concentrate development in the city centre and in areas adjacent to tourist attractions that will reduce the pressure of new development on green field sites and protect soil quality.
	12	+/-	The option has a mixed effect because the scale of new overnight accommodation development may compromise the quality of the built environment and heritage asset. However new overnight accommodation development may result in the refurbishment of heritage buildings into boutique style hotels that would meet the requirement to provide unique visitor experiences..
	13	+	The option would provide a minor positive effect as it would concentrate development in the city centre and in potential clusters adjacent to tourism attractions. It will reduce the pressure of new development on green field sites thereby mitigating potential impact of the quality of the landscape.
	14	+	The option would provide a minor positive effect as it would concentrate development in the city centre and in potential clusters adjacent to tourism attractions. It will reduce the pressure of new development on open spaces and the countryside.
	15	-	The option would have a minor negative effect as more tourism, leisure and cultural development will increase the amount of waste generated. This can be mitigated with the reuse of existing buildings to minimise construction waste, and the provision of recycling facilities to promote a circular economy.
	16	+/-	The option is expected to have a mixed effect. 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.
	17	+	The option would have minor positive effects as it would concentrate development in the city centre and in potential cluster adjacent to tourism attractions ensures overnight accommodation are highly accessible to public transport and often within easy walking and cycling distance that could help to reduce dependence on less sustainable modes of transport.
	18	+	The option would have a minor positive effects as it would concentrate development in the city centre and in potential clusters adjacent to tourism attractions ensures overnight accommodation are highly accessible to public transport and often within easy walking and cycling distance that could help to reduce dependence on less sustainable modes of transport.
	19	+	The option would have a minor positive effect. It will encourage more energy efficient design and sustainable travel modes of travel through better integration of public transport, walking and cycling routes with tourism leisure and cultural facilities. This would make a positive contribution to climate change goals through a reduction in GHG emissions to mitigate climate change. The integration of a blue and green infrastructure network with tourism leisure and cultural facilities would help to mitigate potential flood risk.

**CREATING A VIBRANT ECONOMY**

<b>Table B.64</b>	<b>TLC4 – EVENING AND NIGHT-TIME ECONOMY</b>
<b>Reasons for Alternatives Considered</b>	The LDP is the mechanism for positively encouraging, managing and safeguarding Tourism, Leisure and Cultural infrastructure. It will help to address the regional strategic aspiration contained within the RDS and SPPS to realise the potential of the tourism industry to grow a sustainable economy. A balanced policy approach is required to provide a framework to support the evening and night-time economy. The inclusion of a specific policy objective in the LDP was therefore the only realistic option considered.
<b>Option</b>	<b>Evening and Night-time Economy</b>
<b>Summary</b>	The evening economy policy supports the development proposals that strengthens and enhances the evening and night time economy. The Policy will also protect and support existing evening and night-time cultural venues.
<b>Social Effects</b>	The policy option has a strong positive effect as supporting the evening economy will provide employment opportunities at different skill levels that would contribute to a reduction in deprivation; and the provision of venues will provide opportunities for socialising in shared spaces that is beneficial for social wellbeing.
<b>Economic Effects</b>	The policy option has a strong positive effect, as supporting the enhancement of the evening economy will help to extend the tourism offer to increase visitor numbers and generate expenditure to support the variety of venues. It will help to create a distinctive cultural tourism offer that will attract out of state visitors who wish to experience the city’s distinctive cultural vibe. It will contribute to the Belfast Agenda’s aim of growing the tourism sector.
<b>Environmental Effects</b>	The policy option has a minor positive effect as supporting the protection, and enhancement of the evening economy is focussed in the city centre and within existing tourism clusters to minimise the environmental impact of new development. It would also encourage the reuse and refurbishment of heritage buildings to create distinctive cultural evening and night time venues that are attractive, and help to animate the city in the evening.
<b>Reasons for Selecting Preferred Option</b>	The appraisal has identified the policy as having a minor positive effect overall with no significant negative effects noted. It recognises Belfast as the regional focus for tourism, leisure and cultural amenities and seeks to protect and support the enhancement of the evening and night-time economy. This supports the Council’s Belfast Agenda and Integrated Tourism Strategy, to increase visitor numbers and expenditure to be realised.
<b>Mitigation</b>	Although there are no envisaged significant negative effects, suitable mitigation measures should be employed to ensure that the development and enhancement of the evening and night-time economy is appropriately managed, and protected.
<b>Timescale of effect</b>	This option has a medium to long term effect as the enhancement and protection of the evening and night-time economy is delivered during the plan period to secure the additional visitor numbers and expenditure aims.

CREATING A VIBRANT ECONOMY		TLC4 – EVENING AND NIGHT-TIME ECONOMY	
SA Objectives	Option	Comments	
Social	1	++	The policy would have a significant positive effect because it recognises that tourism related jobs, are often the most accessible for the lower skilled and those most removed from the labour market.
	2	++	The policy would have a significant positive effect as it would help to protect facilities that contribute to the evening economy that encourages social activities can benefit health and wellbeing, to ensure a good quality of life.
	3	o	The policy would not be considered to have any effect on or relationship with this SA Objective.
	4	+	The policy would have a minor positive effect as a thriving evening economy with a variety of leisure and cultural offerings would increase footfall and help to deter potential anti-social behaviour.
	5	o	The policy would not be considered to have any effect on or relationship with this SA Objective.
	6	++	The policy would have a significant positive effect as it would help to protect facilities that contribute to a thriving evening economy which are beneficial to the local community as well as visitors.
Economic	7	++	The policy has a significant positive effect because it is recognised that tourism - hospitality related jobs supporting the evening economy, are often the most accessible for the lower skilled and those most removed from the labour market.
	8	++	The policy would provide a significant positive effect as this would support the expansion of the tourism sector, creating jobs, and extending the tourism offer that would encourage visitors to stay longer in the city. To be able to grow the tourism industry and its contribution to the economy, a thriving evening economy will be required to increase tourism numbers and expenditure that contributes to economic growth.
	9	o	The policy has no effect or relationship on the SA objective.

CREATING A VIBRANT ECONOMY		TLC4 – EVENING AND NIGHT-TIME ECONOMY	
SA Objectives	Option	Comments	
Environmental	10	+	The Policy would provide a minor positive effect as it would concentrate development of the evening economy in the city centre and in accessible areas adjacent to tourist attractions to minimise impact on biodiversity areas.
	11	+	The Policy would provide a minor positive effect as it would concentrate development of the evening economy in the city centre and in accessible areas adjacent to tourist attractions that will reduce the pressure of new development on green field sites and protect soil quality.
	12	+	The Policy has a minor positive effect as it may encourage the reuse and refurbishment of heritage buildings that could accommodate uses required to support an evening economy. It would meet the requirement to provide unique visitor experiences.
	13	+	The Policy would provide a minor positive effect as it would concentrate development of the evening economy in the city centre and in potential cluster adjacent to tourism attractions. It will reduce the pressure of new development on green field sites thereby mitigating potential impact of the quality of the landscape.
	14	+	The Policy would provide a minor positive effect as it would concentrate development of the evening economy in the city centre and in potential clusters adjacent to tourism attractions. It will reduce the pressure of new development on open spaces and the countryside.
	15	-	The Policy would have a minor negative effect as promoting the development of the evening economy will increase the amount of waste generated. This can be mitigated with the reuse of existing buildings to minimise construction waste, and the provision of recycling facilities to promote a circular economy.
	16	+/-	The policy is expected to have a mixed effect. 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.
	17	+	The Policy would have minor positive effects as it would concentrate development of the evening economy in the city centre and in potential clusters adjacent to tourism attractions ensures that leisure and cultural facilities are highly accessible to public transport and often within easy walking and cycling distance that could help to reduce dependence on less sustainable modes of transport.
	18	+	The Policy would have a minor positive effects as it would concentrate development of the evening economy in the city centre and in potential clusters adjacent to tourism attractions ensures that leisure and cultural uses are highly accessible to public transport and often within easy walking and cycling distance that could help to reduce dependence on less sustainable modes of transport.
	19	+	The Policy would have a minor positive effect. It will encourage more energy efficient design and sustainable travel modes of travel through better integration of public transport, walking and cycling routes with tourism leisure and cultural facilities. This would make a positive contribution to climate change goals through a reduction in GHG emissions to mitigate climate change. The integration of a blue and green infrastructure network with tourism leisure and cultural facilities would help to mitigate potential flood risk.

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.65</b>	<b>ITU1 – TELECOMMUNICATIONS DEVELOPMENT</b>
<b>Reasons for Alternatives Considered</b>	The SPPS aims to facilitate the development of telecommunications infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum. The LDP will support the development of new telecommunications infrastructure in appropriate locations and will promote an upgrade of existing networks to enhance connectivity, encourage investment and support the competitiveness of the city and region. Wherever possible telecommunications development should avoid sensitive features and locations of archaeological, built or natural heritage value. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Retain the policy direction set out in PPS 10 and approach in SPPS</b>
<b>Summary</b>	Supports the development of new infrastructure and promotes 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.
<b>Social Effects</b>	No significant effects.
<b>Economic Effects</b>	Significant positive effect: Facilitates growth of telecommunications infrastructure which supports the development of employment opportunities for local residents. Promotes Belfast as an attractive investment location through the promotion of digital connectivity.
<b>Environmental Effects</b>	Significant positive effect: Helps to minimise visual intrusion and maintain the quality of Belfast's distinctive landscape and geodiversity. Introduces areas of constraint which will have potential to afford greater environmental protection to Belfast's distinctive landscape and geodiversity.
<b>Reasons for Selecting Preferred Option</b>	A balanced approach to the development of new telecommunications infrastructure is the preferred option, and offers greater environmental protection having regard to technical and operational constraints. 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 businesses and makes the region attractive for inward investment. The SPPS approach and policy direction set out in PPS 10 will be retained and should have a degree of flexibility and account should be given to emerging change in operator enterprise.
<b>Mitigation</b>	Suitable mitigation measures should be employed to ensure that telecommunications infrastructure development is appropriately managed throughout the plan area, given that all new proposals for such development would vary depending on location. Developer agreements and supplementary planning guidance will be put in place to ensure that telecommunications infrastructure development is appropriately managed throughout the plan area.
<b>Timescale of effect</b>	Effects from this policy are already being realised because the policy was a PPS so the timescale of effect will be short term, medium and long term due to the fact that it will go on until beyond the lifetime of the plan because the infrastructure will still be in existence.

A SMART CONNECTED AND RESILIENT PLACE		ITU1 – TELECOMMUNICATIONS DEVELOPMENT	
SA Objectives	Option	Comments	
Social	1	+	Digital participation is deemed to have a positive impact on some of the dimensions of social exclusion. The policy will seek to improve the public availability of ICT. The policy will have a minor positive effect in contributing to reduced levels of deprivation and encouraging a more inclusive and equal society.
	2	+	The policy seeks to improve public access to telecommunications services and will 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	Policy not considered to have any direct effect on or relationship with the SA objective.
	4	o	Policy not considered to have any direct effect on or relationship with the SA objective.
	5	+	The policy will facilitate improved telecommunication services throughout the City and facilitate opportunities for residents to engage in short, long or professional online and distance learning courses. The policy should have a minor positive effect on improving the skills and education of residents by providing access to lifelong learning opportunities and other services offered via the internet.
	6	+	The policy will facilitate an increase in broadband connectivity and will benefit consumers and households by improving access to online services and information, and therefore will have a minor positive effect on this SA objective.
Economic	7	++	The policy seeks to support inward investment and can encourage businesses to start-up or locate within the City. The policy would facilitate growth of 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	++	Access to high quality telecommunications infrastructure is essential for sustainable economic growth and businesses. 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. Therefore, this policy will 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	+	This policy will support improved digital connectivity and in turn could facilitate better travel information services to improve the quality of information that passengers use to plan journeys and react to real-time issues. It is considered that it may have a minor positive effect.

A SMART CONNECTED AND RESILIENT PLACE		ITU1 – TELECOMMUNICATIONS DEVELOPMENT	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective
	12	+/-	This policy states that telecommunication development should not result in damage to visual amenity or harm to heritage features, however it is acknowledged that telecommunication development if permitted in the historic environment in most cases will not enhance the assets. It is considered to have a mixed effect as the policy encourages mast sharing or incorporation into existing structures and the requirement to minimise visual impact.
	13	++	The policy will help to minimise visual intrusion, protect views and maintain the quality of Belfast's distinctive landscape and geodiversity. The policy will 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.
	14	+/-	The policy will seek to minimise visual intrusion and protect views, open space and natural greenspace, including Belfast's countryside asset. This policy will therefore have a mixed effect by introducing protection and mitigation measures.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The policy will seek to support the development of a high-quality telecommunications infrastructure that is secure and appropriate to facilitate e-business and e-commerce. 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. It is envisaged that this may reduce emissions of greenhouse gases by reducing energy consumption and the need to travel. Therefore, the policy will have a minor positive effect on this SA objective.
	18	+	The policy will seek to facilitate internet shopping, support teleworking and provide access to online public services. The policy 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.
	19	+	The policy will seek to facilitate internet shopping, support teleworking and provide access to online public services. It is envisaged that this will reduce emissions of greenhouse gases by reducing energy consumption and the need to travel. Therefore, the policy will have a minor positive effect in supporting the adaption to climate change.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.66</b>	<b>ITU2 – WATER AND SEWERAGE INFRASTRUCTURE</b>
<b>Reasons for Alternatives Considered</b>	<p>The SPPS aims to facilitate the development of such infrastructure in an efficient and effective manner whilst keeping the environmental impact to a minimum. In addition, this policy seeks to ensure the planning system contributes to a reduction in energy and water usage, helping to reduce greenhouse gas emissions by contributing to support growth in renewable energy resources. The LDP should allocate sufficient land to support the development of water and sewerage infrastructure to meet the city’s current and future needs.</p> <p>No reasonable alternatives have been identified, therefore only one realistic option was considered.</p>
<b>Option</b>	<b>Tailor the policy approach of the SPPS by encouraging the use of sustainable initiatives</b>
<b>Summary</b>	Facilitates the development of water and sewerage infrastructure in an efficient and effective manner whilst keeping the visual and environmental impact to a minimum. Supplementary guidance will 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.
<b>Social Effects</b>	<p>Significant positive effect:</p> <p>The opportunity for good quality housing will be provided and people will meet their housing needs, by supporting and facilitating new residential development.</p>
<b>Economic Effects</b>	No significant effects.
<b>Environmental Effects</b>	<p>Significant positive effect:</p> <p>The transition to a Low Carbon Economy will be supported. Sustainable initiatives and technologies alongside the alternative management and maintenance of existing water and sewerage assets will be encouraged. The quality of the built and historic environment will be enhanced and protected. There will be a reduction in water consumption - SuDS will help protect areas and effectively manage flood risk.</p>
<b>Reasons for Selecting Preferred Option</b>	This policy will protect the city’s distinctive landscapes whilst contributing towards the development and enhancement of the water and sewerage infrastructure. 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 incorporating 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.
<b>Mitigation</b>	Developer agreements and supplementary planning guidance will be put in place to ensure that water and sewerage development is appropriately managed throughout the plan area.
<b>Timescale of effect</b>	This policy will have benefits that are realised in the medium to long term as water and sewerage developments are put in place throughout the plan period.

A SMART CONNECTED AND RESILIENT PLACE		ITU2 – WATER AND SEWERAGE INFRASTRUCTURE	
SA Objectives	Option	Comments	
Social	1	+	The policy seeks to facilitate the development of water and sewerage infrastructure required to deliver housing and other essential services. Therefore, the policy has a minor positive effect in encouraging an inclusive and equal society.
	2	+	The policy seeks to sustain and enhance the existing provision of safe and effective drinking water services throughout the city and will ensure that untreated wastewater is prevented from being released into the environment. It is important for infrastructure to be safe and have sustainable standards in order to prevent related health risks. This policy will have a minor positive effect on improving health and wellbeing.
	3	++	Adequate investment in water and sewerage infrastructure is essential to ensure that the opportunity for good quality housing will be provided and people will meet their housing needs, by supporting and facilitating new residential development. This policy will have a significant positive effect on this SA objective.
	4	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	5	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	6	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
Economic	7	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	8	+	The appropriate level of such infrastructure would contribute positively to making the City a more attractive investment location for new development. Economic development will be highly supported and Belfast's role as the regional economic driver will also be supported, therefore this policy will have a positive effect.
	9	o	The policy is not considered to have any direct effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ITU2 – WATER AND SEWERAGE INFRASTRUCTURE	
SA Objectives	Option	Comments	
Environmental	10	+/-	It is considered that the policy will have mixed effects. The policy will seek to give careful consideration to the siting and design of infrastructure and ensure that environmental impact is minimised. The policy also aims to facilitate sustainable initiatives and technologies in order to reduce water consumption and encourage SUDS measures which may have minor positive impacts on enhancing biodiversity assets and protecting habitats and species.
	11	+	The policy will seek to ensure untreated wastewater is prevented from being released into the environment. Therefore this policy will have a minor positive effect in helping to protect and enhance soil quality.
	12	-	The policy will seek to keep the visual and environmental impact of new water and sewerage infrastructure to a minimum however it may have a minor negative effect in sensitive locations if permitted.
	13	-	The policy will seek to minimise visual intrusion and protect views, however it is acknowledged that if appropriate new infrastructure may have a minor negative effect in sensitive locations.
	14	+/-	The policy will seek to give careful consideration to the siting and visual impact of new water and sewerage infrastructure, however it is acknowledged that if appropriate new infrastructure may have a minor negative effect on green assets. 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. It is considered to have a mixed effect.
	15	+	This policy will facilitate the development of infrastructure to ensure that capacity is maintained to adequately deal with wastewater and by encouraging the use of sustainable initiatives such as SUDs. It will have a minor positive effect.
	16	++	The policy will seek to facilitate development to ensure the efficient use and management of water. This policy will have a significant positive effect by encouraging sustainable initiatives and technologies in regard to water, wastewater management and drainage, including the use of SUDs.
	17	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	18	+	The policy will seek to support 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. Therefore, the policy will have a positive effect on this SA objective.
	19	+	It is recognised by the SPPS 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. The policy will seek to facilitate the development of water and drainage in an efficient and effective manner. Encouraging the use of sustainable initiatives and technologies such as grey water recycling, rainwater harvesting and SUDS will 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

A SMART CONNECTED AND RESILIENT PLACE		ITU2 – WATER AND SEWERAGE INFRASTRUCTURE
SA Objectives	Option	Comments
		promotion of appropriate design and layout measures, will contribute to a reduction in energy use and a reduction of greenhouse gas emissions. Therefore, the policy will have a positive effect on this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.67</b>	<b>ITU3 – ELECTRICITY AND GAS INFRASTRUCTURE</b>
<b>Reasons for Alternatives Considered</b>	The council’s policy seeks to support the relevant statutory authorities in meeting the demands of planned growth and addressing existing constraints in the interests of sustainable development. The council will seek to facilitate proposals to develop new or upgrade existing infrastructure by utility providers in an efficient and effective manner. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Adopt the policy approach of the SPPS and in addition include known or envisaged infrastructure proposals</b>
<b>Summary</b>	Facilitates proposals to develop new or upgrade existing infrastructure by utility providers in an efficient and effective manner. In assessing proposals, consideration will be given to the incorporation of appropriate measures to mitigate against the visual and environmental impact.
<b>Social Effects</b>	Significant positive effect: Promotes regeneration in areas of need and contributes to the opportunity for good quality housing by supporting and facilitating new development. Supports development at appropriate locations by facilitating investment in key community services and high-quality education facilities, helping to improve skills and education of residents.
<b>Economic Effects</b>	No significant effects.
<b>Environmental Effects</b>	No significant effects.
<b>Reasons for Selecting Preferred Option</b>	This policy will 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 and will introduce a greater level of certainty regarding the location of proposed infrastructure development. This will have added benefit in encouraging and facilitating investment and growth, and will be consistent with the SPPS.
<b>Mitigation</b>	Developer agreements and supplementary planning guidance will ensure that electricity and gas infrastructure development is appropriately managed throughout the plan area.
<b>Timescale of effect</b>	The development of electricity and gas infrastructure will have a medium to long term effect.

A SMART CONNECTED AND RESILIENT PLACE		ITU3 – ELECTRICITY AND GAS INFRASTRUCTURE	
SA Objectives	Option	Comments	
Social	1	+	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. There is a minor positive effect on this SA Objective.
	2	+	Electricity and gas infrastructure is necessary to provide key services to households and businesses throughout the city and this policy seeks to facilitate infrastructure. Therefore there is a minor positive effect on improving health and wellbeing for an improved quality of life.
	3	+	The policy seeks to facilitate infrastructure in order to service residential development. Facilitating the development of such infrastructure should have a positive effect in contributing to the opportunity to provide for good quality housing and in enabling people to meet their housing needs.
	4	+	Good lighting installations can help to reduce crime and the fear of crime, therefore the policy should have a minor positive effect in contributing to an increase in community safety.
	5	++	The policy seeks to ease investment in key community services and high-quality education facilities, helping to improve skills and education of residents. In introducing an element of greater certainty regarding the location of proposed infrastructure, development would have added benefit, and therefore a significant positive effect.
	6	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
Economic	7	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	8	+	Continued investment in electricity and gas infrastructure is essential to 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. The policy will 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.
	9	o	The policy is not considered to have any direct effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ITU3 – ELECTRICITY AND GAS INFRASTRUCTURE	
SA Objectives	Option	Comments	
Environmental	10	-	The policy seeks to give careful consideration to the siting, design and impact upon the environment of new electricity and gas infrastructure. Mitigation measures will be requested to minimise impact on biodiversity assets and to protect habitats and species, however it is considered that this policy will have a minor negative effect.
	11	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	12	-	The policy seeks to give careful consideration to the siting, design and impact upon visual amenity of new electricity and gas infrastructure and requests mitigation measure where necessary. However, it is considered that it may have a minor negative effect in sensitive locations if permitted.
	13	-	The policy seeks to minimise visual intrusion and protect views. However, new infrastructure may have a minor negative effect in maintaining and enhancing the quality of Belfast's distinctive landscape and geodiversity.
	14	-	The policy seeks to minimise visual intrusion and protect views. However, new infrastructure may have a minor negative effect on open space and natural green space including Belfast's countryside asset.
	15	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	16	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	17	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	18	o	The policy seeks to promote renewable heat generation and distribution network, however the effect would be minimal and likely to have a neutral effect.
	19	o	The policy seeks to promote renewable heat generation and distribution network, however the effect would be minimal and likely to have a neutral effect.

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.68</b>	<b>ITU4 – RENEWABLE ENERGY</b>
<b>Reasons for Alternatives Considered</b>	<p>The SPPS sets out policies for renewable energy development and the council will take full account of these in assessing development proposals. NIEA provides supplementary planning guidance on the visual and landscape impact of wind energy development. The council will take into account the sensitivity assessment of the LCAs within the plan area. The council will support appropriate forms of renewable energy development, including decentralised and local energy generation and district heat distribution, whilst ensuring other environmental assets are protected.</p> <p>No reasonable alternatives have been identified, therefore only one realistic option was considered.</p>
<b>Option</b>	<b>To support the delivery of a planned and integrated renewable energy supply network appropriate to the urban area</b>
<b>Summary</b>	Provides a positive basis for assessing the delivery of renewable energy technology where appropriate. This would provide certainty for investment decisions and for the planning of new development to make use of opportunities for decentralised and local renewable sources of heat and power.
<b>Social Effects</b>	No significant effects.
<b>Economic Effects</b>	<p>Significant positive effect:</p> <p>Supports economic development of Belfast as a competitive place and as the regional economic driver by including greater energy security, tackling fuel poverty and improving air quality.</p>
<b>Environmental Effects</b>	<p>Significant positive effect:</p> <p>Focuses on developing a planned and integrated renewable energy supply appropriate for the urban environment. It will improve air quality by reducing GHG emissions and will help in the transition to a low carbon economy.</p>
<b>Reasons for Selecting Preferred Option</b>	<p>This policy 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. This policy 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.</p> <p>The approach is to retain the policy in PPS 18 with minor modifications and retain the section on Wind Energy Development.</p>
<b>Mitigation</b>	Developers will be required to demonstrate how any unavoidable damage will be minimised and mitigated either through a habitat management plan or the creation of a new habitat.
<b>Timescale of effect</b>	This policy has been retained from PPS 18 with minor modifications and as such the effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		ITU4 – RENEWABLE ENERGY	
SA Objectives	Option	Comments	
Social	1	+	The adoption of renewable energy technologies can bring socio-economic and environmental benefits, including greater energy security and help to tackle fuel poverty. It is considered this policy has a minor positive effect.
	2	+	The adoption of renewable energy technologies can bring significant socio-economic and environmental benefits, including greater energy security, improvements to air quality and help to tackle fuel poverty. The dependence on imported fossil fuels is at odds with delivering future prosperity and wellbeing. A secure and affordable renewable energy supply is crucial to health and wellbeing and improved quality of life. It is considered that this policy has a minor positive effect.
	3	+	The policy aims to encourage and support the incorporation of renewable energy technologies, including micro-generation and passive design, into appropriate new development proposals including housing developments. This will provide opportunities for reducing fuel poverty and for energy efficiency measures. It is considered this policy has a minor positive effect.
	4	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	5	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	6	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
Economic	7	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	8	++	The adoption of renewable energy technologies should bring significant socio-economic and environmental benefits, including greater energy security, tackling fuel poverty and improved air quality in the city. The dependence on imported fossil fuels is at odds with delivering future prosperity and wellbeing. A secure and affordable renewable energy supply is crucial to delivering economic growth and it is considered to have a significant positive effect.
	9	o	The policy is not considered to have any direct effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ITU4 – RENEWABLE ENERGY	
SA Objectives	Option	Comments	
Environmental	10	+	The policy will seek to enable the adoption of clean renewable energy technology within the urban environment which should reduce GHG emissions and improve air quality for biodiversity. Therefore, this policy will have a minor positive effect in maintaining and enhancing biodiversity assets and protect habitats and species.
	11	+	The policy has a minor positive effect due to the adoption of clean renewable energy technology which should reduce GHG emissions and improve air quality to mitigate the acidification of soils due to airborne pollutants.
	12	+/-	The policy has a mixed effect. 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. However, certain renewable technologies may not be appropriate for historic buildings.
	13	+	The policy seeks to adopt clean renewable energy technology in the urban area which should reduce GHG emissions and so would help to minimise temperature changes and intense rainfall that would cause erosion of geographical features and impact on native plant species. Therefore, this policy will have a minor positive effect.
	14	+	The policy seeks to adopt clean renewable energy technology which should reduce GHG emissions and ensure that open / green spaces have improved air quality and minimise temperature changes and intense rainfall that would impact on native plant species. Therefore, this policy will have a minor positive effect.
	15	++	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. It is considered this policy has a minor positive effect.
	16	o	The policy is not considered to have any direct effect on or relationship with the SA objective.
	17	+	The policy seeks to adopt clean renewable energy technology which should reduce GHG emissions and should help to improve air quality. Therefore, this policy will have a minor positive effect.
	18	++	The policy will seek to deliver a strong 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. Therefore, this policy will have a significant positive effect.
	19	+	The policy will seek to produce renewable energy schemes in the urban area which should help to reduce GHG emissions and should also help to improve air quality. This will have a minor positive effect in supporting measures to mitigate against the impact of climate change, support action to adapt to climate change and effectively manage flood risk.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.69</b>	<b>W1 – ENVIRONMENTAL IMPACT OF A WASTE MANAGEMENT FACILITY</b>
<b>Reasons for Alternatives Considered</b>	<p>The emphasis on waste management in Northern Ireland 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. The SPPS aims to support wider government policy focused on the sustainable management of waste and the LDP will support this aim and the policy objectives. The LDP aims to facilitate the development of new waste management infrastructure in appropriate locations or the upgrade of existing facilities.</p> <p>No reasonable alternatives have been identified, therefore only one realistic option was considered.</p>
<b>Option</b>	<b>Policy WM1 in PPS 11 will be retained with minor amendments</b>
<b>Summary</b>	To facilitate the development of new infrastructure in appropriate locations or upgrade existing facilities to increase resource efficiency and enable a shift towards a circular economy as well as have regard to the to the proximity principle. This would ensure that appropriate provision is made for the storage of waste recycling containers in all new development schemes to maintain a high-quality environment.
<b>Social Effects</b>	No significant effects.
<b>Economic Effects</b>	No significant effects.
<b>Environmental Effects</b>	<p>Significant positive effect:</p> <p>Facilitates development to contribute towards an increase in resource efficiency which enables a shift towards a circular economy.</p> <p>Helps to reduce the consumption of materials and resources and promotes a more sustainable management of waste by encouraging an environment in which materials are reused and remanufactured as standard.</p> <p>Facilitates 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.</p>
<b>Reasons for Selecting Preferred Option</b>	<p>This policy will achieve sustainable waste management. It is essential that all waste management facilities are developed to the highest standards so that waste can be dealt with in a way which minimises impacts on the environment. The emphasis on waste management n 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.</p> <p>Policy WM1 in PPS 11 will be retained with minor amendments</p>
<b>Mitigation</b>	It is predicted that the positive impacts will increase overtime as new infrastructure is provided, and existing facilities upgraded. Suitable mitigation measures should be employed in the form of a precautionary approach and the use of locational criteria which could help to further direct new waste facilities and infrastructure away from important areas of the city.
<b>Timescale of effect</b>	This policy has come from PPS 11 with some minor modifications and as such the effects will be retained within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		W1 – ENVIRONMENTAL IMPACT OF A WASTE MANAGEMENT FACILITY	
SA Objectives	Option	Comments	
Social	1	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	2	+	The policy will have a positive effect in enabling a shift towards a circular economy by contributing towards a reduction in the adverse effects of waste. Sustainable waste management is essential for health and wellbeing, and our quality of life.
	3	+	This policy will facilitate sustainable waste management facilities to support high quality housing provision. Any proposal will be designed to be compatible with the character of the surrounding area and adjacent land uses. It is considered to have a minor positive effect.
	4	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	5	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	6	+	The policy will have regard to the proximity principle and so it will seek to ensure that new waste facilities and infrastructure are conveniently located to residents of the city and to waste collection operators. Therefore, this policy will have a minor positive effect.
Economic	7	+	Employment opportunities will arise from the reuse, remanufacture and refurbishment of goods. The waste management industry is an important provider of jobs and investment. Therefore, this option will have a minor positive effect by providing new employment opportunities.
	8	+	The policy seeks to facilitate 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. The waste management industry is an important provider of jobs and investment. Therefore, this policy will have a minor positive effect.
	9	+	By having regard to the proximity principle, the policy would have a minor positive effect 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.

A SMART CONNECTED AND RESILIENT PLACE		W1 – ENVIRONMENTAL IMPACT OF A WASTE MANAGEMENT FACILITY	
SA Objectives	Option	Comments	
Environmental	10	-	Many waste management facilities have the potential to cause significant damage to the environment in terms of visual intrusion, habitat or heritage destruction and pollution. The policy seeks to ensure that all proposals for waste management facilities will be guided by the precautionary principle that, where there are significant risks of damage to the environment, its protection will generally be paramount. It is considered that this policy could have a minor negative effect on this SA objective.
	11	+	In enabling a shift towards a circular economy, this policy would encourage a lesser focus on landfill operations. This would help to prevent a need for new landfill sites. Therefore this policy will have a minor positive effect.
	12	o	The policy will 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. Therefore, this policy will have a neutral effect.
	13	-	The policy seeks to facilitate the development of new infrastructure in appropriate locations however many waste management facilities by reason of their size, nature or location have the potential to cause significant damage to the environment in terms of visual intrusion, habitat or heritage destruction and pollution. The policy advocates a precautionary principle that, where there are significant risks of damage to the environment its protection will generally be paramount, unless there are imperative reasons of overriding public interest. This policy requests proposals to mitigate against potential adverse effects, however there is a potential to have minor or significant negative effects on the environmental assets.
	14	-	The policy seeks to facilitate the development of new infrastructure in appropriate locations however many waste management facilities by reason of their size, nature or location have the potential to cause significant damage to the environment in terms of visual intrusion, habitat or heritage destruction and pollution. The policy advocates a precautionary principle that, where there are significant risks of damage to the environment its protection will generally be paramount, unless there are imperative reasons of overriding public interest. This policy requests proposals to mitigate against potential adverse effects, however there is a potential to have minor or significant negative effects on the environmental assets.
	15	++	The policy seeks to facilitate 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. Therefore, this policy will have a significant positive effect.
	16	-	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. However there is potential that this policy could have a minor negative effect.
	17	+	The policy seeks to enable a shift towards a circular economy which would contribute towards improving air quality, by reducing landfill operations which result in harmful emissions to air. This policy will have a minor positive effect on this SA objective.
	18	++	The policy seeks to facilitate 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. Therefore this policy will have a significant positive effect on this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		W1 – ENVIRONMENTAL IMPACT OF A WASTE MANAGEMENT FACILITY	
SA Objectives	Option	Comments	
	19	+	This policy seeks to enable 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. Waste management proposals will not be acceptable where the proposed development would exacerbate the risk from flooding on site or would be likely to increase the risk of flooding elsewhere. Therefore this policy will have a minor positive effect on this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.70</b>	<b>W2 – WASTE COLLECTION AND TREATMENT FACILITIES</b>
<b>Reasons for Alternatives Considered</b>	<p>The targets contained within the WMS require a significant shift away from landfill to enable a shift towards a circular economy. Waste treatment facilities reuse, recycle and recover waste materials and can significantly reduce the amount of waste going to landfill. They can also have benefits in relation to the co-location of provision of integrated facilities close to where waste arises, where waste is reused or close to other waste treatment facilities.</p> <p>No reasonable alternatives have been identified, therefore only one realistic option was considered.</p>
<b>Option</b>	<b>Policy WM2 in PPS 11 will be retained with some minor amendments.</b>
<b>Summary</b>	The policy ensures that developers must demonstrate that the proposal is consistent with the WMS and the relevant WMP. The policy seeks to promote the reuse, recycle and recover of waste materials in order to significantly reduce the amount of waste going to landfill. In determining applications for all waste treatment facilities, account will be taken of policy W1 and the principles of sustainable waste management.
<b>Social Effects</b>	No significant effect.
<b>Economic Effects</b>	No significant effect.
<b>Environmental Effects</b>	<p>Significant positive effect:</p> <p>Promotes the sustainable management of waste by taking account of policy W1 and the principles of sustainable waste managements.</p>
<b>Reasons for Selecting Preferred Option</b>	<p>In determining applications for all waste treatment facilities, account will also be taken of policy W1 and the principles of sustainable waste management. In determining the acceptability of the impact of a proposal on residential amenity or the environment the council will seek advice from relevant expert consultees.</p> <p>Policy WM2 from PPS 11 will be retained.</p>
<b>Mitigation</b>	Suitable mitigation measures should be employed in the form of a precautionary approach and the use of locational criteria which could help to further direct new waste facilities and infrastructure away from important areas of the city.
<b>Timescale of effect</b>	This policy has come from PPS 11 with some minor modifications and as such the effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		W2 – WASTE COLLECTION AND TREATMENT FACILITIES	
SA Objectives	Option	Comments	
Social	1	+	This policy will facilitate the right level and type of waste facilities in the city which is essential to support the creation of sustainable communities. It is considered to have a positive effect.
	2	+	Sustainable waste storage and collection facilities is essential for health and wellbeing, and our quality of life. Therefore this policy will have a minor positive effect on this objective.
	3	+	This policy will facilitate sustainable waste management facilities to support high quality housing provision. Any proposal will be designed to be compatible with the character of the surrounding area and adjacent land uses. It is considered to have a minor positive effect.
	4	o	Policy not considered to have any direct effect on or relationship with the SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with the SA objective.
	6	+	This policy will support provision of neighbourhood facilities for waste storage and collection. Therefore, this policy will have a minor positive effect.
Economic	7	+	Waste collection and treatment facilities provide opportunities for jobs and investment in this sector for local residents. Therefore, this option will have a minor positive effect.
	8	+	The policy seeks to facilitate inward investment from businesses associated in the waste sector and in encouraging new start-ups, which recognise the business opportunities to be found within the circular economy. Therefore, this policy will have a minor positive effect.
	9	+	By having regard to the proximity principle, the policy seeks to ensure that new waste facilities and infrastructure are conveniently located. This would have consequential benefits in facilitating a reduction in the travel distances for waste collectors and will help to reduce the mileage intensity of heavy goods vehicles used by waste collection operators.

A SMART CONNECTED AND RESILIENT PLACE		W2 – WASTE COLLECTION AND TREATMENT FACILITIES	
SA Objectives	Option	Comments	
Environmental	10	-	Many waste treatment facilities have the potential to cause damage to the environment in terms of visual intrusion, habitat or heritage destruction and pollution. The policy seeks to ensure that all proposals for waste management facilities will be guided by the precautionary principle that, where there are significant risks of damage to the environment, its protection will generally be paramount. Any potential impact of new waste facilities or infrastructure would depend on the location of the proposed development and in facilitating the development of new infrastructure in appropriate locations will help direct new waste facilities and infrastructure away from areas that are deemed to be of significant importance. Therefore, this policy is likely to have a minor negative effect on this SA objective.
	11	o	Waste treatment facilities are controlled through the Waste Disposal Licence regime and measures will be taken to prevent any potential for discharge of waste water into the surrounding environment. Therefore, this policy will have a neutral effect on this SA objective.
	12	o	Waste treatment facilities have benefits in relation to the co-location of provision of integrated facilities close to waste arisings, close to where waste is reused or close to other waste treatment facilities. The policy will seek to facilitate the development of new infrastructure in appropriate locations of the proposed development and this could help direct new waste facilities and infrastructure away from important areas of the built and historic environment. The policy will 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. It is considered that this policy will have a neutral effect.
	13	-	The policy will seek to facilitate the development of new infrastructure in appropriate locations and will direct new waste treatment facilities away from specific areas to protect the quality of the city's distinctive landscape and diversity. However, facilities may be located at a hard rock quarry or on the site of an existing or former waste management facility and they have the potential to cause damage to the environment in terms of visual intrusion. Therefore, this policy will have a minor negative effect on this SA objective.
	14	-	The policy seeks to facilitate the development of new infrastructure in appropriate locations which could help direct new waste treatment facilities away from areas of open space and natural greenspace, including Belfast's countryside. However, facilities may be located at a hard rock quarry or on the site of an existing or former waste management facility and they have the potential to cause damage to the environment in terms of visual intrusion. Therefore, this policy will have a minor negative effect on this SA objective.
	15	++	In determining applications for all waste treatment facilities, account will also be taken of policy W1 (environmental impact of a waste management facility) and the principles of sustainable waste management. Therefore this policy promotes the sustainable management of waste and will have a significant positive effect on this SA objective.
	16	o	Enabling a shift towards a circular economy and facilitating an upgrade of existing facilities could help encourage more effective management of wastewater. In addition, waste treatment facilities are controlled through the Waste Disposal Licence regime and measures will be taken to prevent any potential for discharge of waste water into the surrounding environment. Therefore, this policy will have a neutral effect on this SA objective.
	17	o	Waste treatment facilities are controlled through the Waste Disposal Licence regime and measures will be taken to prevent any potential harmful emissions to air. Therefore, this policy will have a neutral effect on this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		W2 – WASTE COLLECTION AND TREATMENT FACILITIES	
SA Objectives	Option	Comments	
	18	+	This policy seeks to enable a shift towards a circular economy and contribute towards an increase in resource efficiency. Therefore this policy will have a minor positive effect on this SA objective.
	19	+	This policy seeks to enable 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. Therefore this policy will have a minor positive effect on this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.71</b>	<b>W3 – WASTE DISPOSAL</b>
<b>Reasons for Alternatives Considered</b>	Policy in line with PPS 11 although it mentions Best Practicable Environment Option (BPEO) and the SPPS states that; 'following publication of the revised Waste Management Strategy 'Delivering Resource Efficiency' Best Practicable Environment Option (BPEO) is no longer a material consideration in the planning process. In this case, the section including information on BPEO will be removed. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Policy WM 3 in PPS 11 will be retained with some minor modifications</b>
<b>Summary</b>	Proposals for the development of landfill or land raising facilities for the disposal of waste will only be permitted where specific requirements are adhered to. The disposal of inert waste by its deposition on land will only be permitted where it is demonstrated that it will result in land improvement and all criteria are met.
<b>Social Effects</b>	No significant effects.
<b>Economic Effects</b>	No significant effects. The policy will contribute to the development of employment opportunities and economic development with the creation of new technologies in recycling and a reduction in the disposal of waste.
<b>Environmental Effects</b>	No significant effects. Landfill and land raising on agricultural or other land should only be used to improve the land and result in an improvement in land quality or can facilitate land reclamation for necessary development. Landfilling and land raising include the risk of release of methane gas into the air and adjoining ground or leachate into the soil, groundwater and surface water.
<b>Reasons for Selecting Preferred Option</b>	To comply with the Landfill Directive, the absolute quantities of waste going to landfill must reduce. The deposition of inert waste on agricultural or other land is not favoured by the waste hierarchy therefore care needs to be taken to ensure that such schemes do not adversely affect natural heritage interests and the wider environment. Planning permission would be refused if the proposal had an unacceptable impact on the environment. Where appropriate, conditions will be attached to planning permissions to minimise or compensate for potential environmental impacts. Policy WM3 from PPS 11 will be retained with some minor modifications.
<b>Mitigation</b>	Compliance with the siting, engineering and operational requirements of the Landfill Directive is an essential pre-requisite and strict controls will be applied under waste management licensing and IPPC permitting.
<b>Timescale of effect</b>	This policy has come from PPS 11 with some minor modifications and as such the effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		W3 – WASTE DISPOSAL	
SA Objectives	Option	Comments	
Social	1	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	2	○	The policy will control landfill facilities and prevent any harm to human health. This in turn will promote a shift towards a circular economy. Therefore, this policy will have a neutral effect on this SA objective.
	3	○	The policy will control landfill facilities and will promote a shift towards a circular economy. It is not considered to have any direct effect on housing provision. Therefore, this policy will have a neutral effect on this SA objective.
	4	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	5	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	6	○	The policy will control landfill facilities and will promote a shift towards a circular economy. It is not considered to have any direct effect on local services. Therefore, this policy will have a neutral effect on this SA objective.
Economic	7	+	The policy will control landfill facilities and will promote a shift towards a circular economy. It may provide access to employment opportunities in the sustainable waste sector. Therefore, this policy will have a minor positive effect on this SA objective.
	8	+	The policy will control landfill facilities and will promote a shift towards a circular economy. It may facilitate inward investment from businesses associated with the waste disposal sector with the different methods and technologies involved in waste disposal and in encouraging new start-ups, which recognise the business opportunities to be found within the circular economy. The waste disposal industry is an important provider of jobs and investment. Therefore, this policy will have a positive effect.
	9	○	In the case of a regional scale landfill or land raising site, the location must relate to and allow for easy access to key transport corridors and where practicable make use of the alternative transport modes of rail and water. However these facilities are at the bottom of the waste management hierarchy and therefore, this policy will have a neutral effect on the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		W3 – WASTE DISPOSAL	
SA Objectives	Option	Comments	
Environmental	10	-	Landfill and land raising sites have the potential to cause damage to the environment in terms of visual intrusion and habitat or heritage destruction. However, they are at bottom of the waste management hierarchy and if permitted will be subject to strict controls under waste management licensing and IPPC permitting outlined in this policy. Therefore, it is considered this policy is likely to have a minor negative effect.
	11	-	There are particular issues associated with landfilling and land raising including the risk of leachate into the soil. However, they are at bottom of the waste management hierarchy and if permitted will be subject to strict controls under waste management licensing and IPPC permitting outlined in this policy. Therefore, it is considered this policy is likely to have a minor negative effect.
	12	o	This policy outlines strict controls on the location of landfilling and land raising facilities and will prevent the siting in the urban environment. The policy will have a neutral effect on this SA objective.
	13	-	Land raising, in that it creates a new landform, has the potential to significantly impact on the landscape. As a result this policy advocates careful consideration to the proposed landform and scale of land raising activities to ensure that these can satisfactory be assimilated into the existing landscape. Therefore, the policy will have a minor negative effect on this SA objective.
	14	-	Landfill and land raising sites have the potential to cause damage to the countryside assets in terms of visual intrusion and habitat destruction. However, they are at bottom of the waste management hierarchy and if permitted will be subject to strict controls under waste management licensing and IPPC permitting outlined in this policy. Therefore, it is considered this policy is likely to have a minor negative effect.
	15	o	Compliance with the siting, engineering and operational requirements of the Landfill Directive is an essential pre-requisite and strict controls will be applied under waste management licensing and IPPC permitting. Therefore the policy have a neutral effect on the SA objective.
	16	o	Particular issues associated with waste disposal methods include the risk of leachate in the soil, groundwater and surface water. Compliance with the siting, engineering and operational requirements of the Landfill Directive is an essential pre-requisite and strict controls will be applied under waste management licensing and IPPC permitting. Therefore this policy will have a neutral effect on this SA objective.
	17	o	The policy seeks to only allow proposals where the development will not lead to an unacceptable impact on the environment or unacceptable air pollution problems. Planning conditions may be required to mitigate potential adverse effects. Therefore, the policy will have a neutral effect on this SA objective.
	18	o	Compliance with the siting, engineering and operational requirements of the Landfill Directive is an essential pre-requisite and strict controls will be applied under waste management licensing and IPPC permitting. Therefore the policy have a neutral effect on the SA objective.
19	o	Compliance with the siting, engineering and operational requirements of the Landfill Directive is an essential pre-requisite and strict controls will be applied under waste management licensing and IPPC permitting. Therefore the policy have a neutral effect on the SA objective.	

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.72</b>	<b>W4 – LAND IMPROVEMENT</b>
<b>Reasons for Alternatives Considered</b>	The deposition of inert waste on agricultural or other land can result in an improvement in land quality, for example where steep gradients are reduced and the land re-graded with an adequate surface layer of topsoil. On occasion, deposition of inert waste can facilitate land reclamation for necessary development. However, the disposal of inert waste by its deposition on farmland and elsewhere has in the past often been inappropriate in terms of sustainable development in that the waste involved was capable of being moved up the waste hierarchy and recycled or reused. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Policy WM4 will be retained from PPS 11 with some minor amendments.</b>
<b>Summary</b>	The policy seeks to promote the disposal of inert waste by its deposition on land where it is demonstrated that it will result in land improvement and all criteria are met. The main purpose of the proposed development should clearly be to improve land quality rather than the disposal of waste. The quantity of waste to be deposited should be the minimum required to achieve the proposed improvement.
<b>Social Effects</b>	No significant effect.
<b>Economic Effects</b>	No significant effect.
<b>Environmental Effects</b>	No significant effect.
<b>Reasons for Selecting Preferred Option</b>	The deposition of inert waste on agricultural or other land can result in an improvement in land quality. Deposition of inert waste can facilitate land reclamation for necessary development. The Department recognises that care needs to be taken to ensure that such schemes do not adversely affect nature conservation and heritage interests nor have an unacceptable impact on the landscape. Policy WM4 from PPS 11 will be retained.
<b>Mitigation</b>	Planning conditions or S76 agreements can be used to mitigate any adverse effects.
<b>Timescale of effect</b>	This policy has come from PPS 11 with some minor modifications and as such the effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		W4 – LAND IMPROVEMENT	
SA Objectives	Option	Comments	
Social	1	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	2	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	3	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	4	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	5	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	6	○	Policy not considered to have any direct effect on or relationship with the SA objective.
Economic	7	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	8	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	9	○	Policy not considered to have any direct effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		W4 – LAND IMPROVEMENT	
SA Objectives	Option	Comments	
Environmental	10	-	The deposition of inert waste on agricultural or other land can result in an improvement in land quality, however it is recognised that vacant land or land of low agricultural value often provides important habitats for flora and fauna. The policy states that where there is a local need for the deposition of inert waste demonstrated, it will also be necessary to consider the environmental impacts for such a proposal. Conditions will be considered to minimise or compensate for their impact on wildlife or physical features. Therefore it is considered that this policy is likely to have a minor negative effect.
	11	o	The deposition of inert waste on agricultural or other land can result in an improvement in land quality. Inert materials are unreactive, both biologically and chemically and therefore should have no impact on soil quality. It is considered that this policy is likely to have a neutral effect.
	12	o	Policy not considered to have any direct effect on or relationship with the SA objective.
	13	-	The deposition of inert waste on agricultural or other land can result in an improvement in land quality, however it is recognised that it can have some impact on the physical features. The policy states that where there is a local need for the deposition of inert waste demonstrated, it will also be necessary to consider the environmental impacts for such a proposal. Conditions will be considered to minimise or compensate for their impact on physical features. Therefore it is considered that this policy is likely to have a minor negative effect.
	14	-	The deposition of inert waste on agricultural or other land can result in an improvement in land quality, however it is recognised that it can have some impact on the physical features. The policy states that where there is a local need for the deposition of inert waste demonstrated, it will also be necessary to consider the environmental impacts for such a proposal. Conditions will be considered to minimise or compensate for their impact on physical features. Therefore it is considered that this policy is likely to have a minor negative effect.
	15	+	The disposal of inert waste by its deposition on farmland and elsewhere has in the past often been inappropriate in terms of sustainable development in that the waste involved was capable of being moved up the waste hierarchy and recycled or reused. However, the deposition of inert waste on agricultural or other land can result in an improvement in land quality. Therefore this policy will have a minor positive effect on this SA objective.
	16	o	Policy not considered to have any direct effect on or relationship with the SA objective.
	17	o	Policy not considered to have any direct effect on or relationship with the SA objective.
	18	o	Policy not considered to have any direct effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		W4 – LAND IMPROVEMENT	
SA Objectives	Option	Comments	
	19	<ul style="list-style-type: none"> <li>○</li> </ul>	Policy not considered to have any direct effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.73</b>	<b>W5 – DEVELOPMENT IN THE VICINITY OF WASTE MANAGEMENT FACILITIES</b>
<b>Reasons for Alternatives Considered</b>	Waste management facilities carry out an important function in the treatment and disposal of waste and will be approved in appropriate locations. However, such facilities often undertake complex operations that can impact adversely on the environment. While environmental standards are continually improving nevertheless there may be potential risks at individual sites, for example, in relation to odour, windblown litter or birds. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Policy WM5 from PPS 11 will be retained.</b>
<b>Summary</b>	Proposals involving the development of land in the vicinity of existing or approved waste management facilities and waste water treatment works will be permitted when the proposal will not prejudice or unduly restrict activities permitted to be carried out within the waste management facility and when it will not give rise to unacceptable adverse impacts on people, transportation systems or the environment.
<b>Social Effects</b>	No significant effects.
<b>Economic Effects</b>	No significant effects.
<b>Environmental Effects</b>	No significant effects.
<b>Reasons for Selecting Preferred Option</b>	Planning permission would only be granted where the development would not prejudice or unduly restrict activities and where it will not give rise to unacceptable adverse impacts on people, transportation systems or the environment. Policy WM5 from PPS 11 will be retained.
<b>Mitigation</b>	The policy will mitigate inappropriate development next to existing or approved waste management facilities securing waste management facilities for the long term.
<b>Timescale of effect</b>	This policy has come from PPS 11 and as such the effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		W5 – DEVELOPMENT IN THE VICINITY OF WASTE MANAGEMENT FACILITIES	
SA Objectives	Option	Comments	
Social	1	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	2	○	The policy seeks to control development in the vicinity of waste facilities to ensure it does not give rise to unacceptable adverse impacts on people. Therefore this policy will have a neutral effect on this SA objective.
	3	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	4	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	5	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	6	○	Policy not considered to have any direct effect on or relationship with the SA objective.
Economic	7	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	8	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	9	○	Policy not considered to have any direct effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		W5 – DEVELOPMENT IN THE VICINITY OF WASTE MANAGEMENT FACILITIES	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with the SA objective
	14	○	Policy not considered to have any direct effect on or relationship with the SA objective
	15	+	This policy will control the development of land in the vicinity of existing or approved waste management facilities and WWTWs to ensure it will not unduly restrict activities permitted to be carried out within the waste management facility. It is considered this will have a positive effect.
	16	○	Policy not considered to have any direct effect on or relationship with the SA objective
	17	+/-	Planning control must consider the acceptability of development in proximity to potential sources of pollution. Consideration will need to be given to the sensitivity of development proposed in the vicinity of waste management facilities and WWTWs. The policy seeks to consider the potential to mitigate adverse effects through controls exercised by pollution control authorities. Therefore, the policy will have a mixed effect on this SA objective.
	18	○	Policy not considered to have any direct effect on or relationship with the SA objective
	19	○	The policy seeks to consider the proximity of vulnerable surface and groundwater. The suitability of locations subject to flooding will need care. Therefore, the policy will have a neutral on this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.74</b>	<b>M1 – MINERALS</b>
<b>Reasons for Alternatives Considered</b>	The SPPS sets out policies for minerals development and the council will take full account of these in assessing development proposals. In accordance with the SPPS, the LDP aims to secure a balanced and sustainable approach to minerals that takes account of the need for minerals to support development and the need to protect landscape and other environmental resources. The LDP aims to facilitate minerals development that is necessary to support the local needs, whilst ensuring that environmental considerations are given due weight in considering proposals. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Tailor approach taken in the Planning Strategy for Rural Northern Ireland (PSRNI), RDS and the SPPS.</b>
<b>Summary</b>	The policy approach for minerals development must be to balance the need for mineral resources against the need to protect and preserve the environment, in accordance with the RDS and the SPPS. The policy is intended to protect important mineral resources from sterilisation resulting from other development.
<b>Social Effects</b>	No significant effect.
<b>Economic Effects</b>	No significant effect.
<b>Environmental Effects</b>	No significant effect.
<b>Reasons for Selecting Preferred Option</b>	Tailor approach taken in the PSRNI, RDS and the SPPS.
<b>Mitigation</b>	Developer agreements and supplementary planning guidance will ensure that minerals development is appropriately managed throughout the plan area. Where planning permission is granted, landscape quality, natural heritage, amenity and the wider environment will be protected by attaching relevant conditions, including for mitigation measures, landscaping and aftercare.
<b>Timescale of effect</b>	Medium to long term effect.

A SMART CONNECTED AND RESILIENT PLACE		M1 – MINERALS	
SA Objectives	Option	Comments	
Social	1	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	2	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	3	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	4	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	5	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	6	○	Policy not considered to have any direct effect on or relationship with the SA objective.
Economic	7	○	The minerals industry is a provider of jobs and employment, but mainly in rural areas. Therefore, the policy will have a neutral effect on this SA objective.
	8	+	The minerals industry makes an essential contribution to the economy and is an important provider of jobs and investment. The policy seeks to safeguard mineral resources which are of economic value. Therefore, this policy will have a minor positive effect.
	9	+	By having regard to the proximity principle, the policy would have a neutral effect in that it would help to ensure that development for minerals is conveniently located. This would have consequential benefits in helping to reduce the mileage intensity of heavy goods vehicles used by mineral operators.

A SMART CONNECTED AND RESILIENT PLACE		M1 – MINERALS	
SA Objectives	Option	Comments	
Environmental	10	+	The policy seeks to ensure development proposals will not likely result in the unacceptable adverse impact on, or damage to known priority habitats, priority species or rare or threatened species. A balance will be sought between the need for mineral resource exploitation to support growth and development against the need to protect and preserve the environment. Conditions, including mitigation measures will be required in cases of potential environmental impact and restoration of land will be required at the earliest opportunity. It is considered that this policy is likely to have minor negative effect.
	11	+	In decision-taking the factors to be considered on a case by case basis will depend on the scale of the proposed minerals development and its local context. In all circumstances proposals will be assessed in accordance with normal planning criteria, including such considerations as: soil quality (where this is particularly suitable for agriculture), water quality (of rivers, lakes, reservoirs and groundwater), tree and vegetation cover, wildlife habitats, natural features of interest in the landscape and sites of archaeological and historic interest. Therefore, the policy will have a minor positive effect on this SA objective
	12	-	The policy seeks to identify areas which should be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value. There will be a general presumption against minerals development in such areas. The policy approach for minerals is to balance the need for mineral resources against the need to protect and conserve the environment. There may be scope to consider smaller-scale minerals development, provided these do not unduly compromise the integrity and quality of the designated area. Therefore this policy will have a significant positive effect on this SA objective.
	13	+	Although some hard rock aggregates occur in the Belfast Hills, the potential for future extraction will be limited by the need to protect this area for its landscape and environmental value. The policy seeks to protect the landscape and natural heritage setting of the city, including lands designated of importance for these reasons. However, where a designated area covers expansive tracts of land, the policy seeks to consider the scope for some minerals development that avoids key sites and that would not unduly compromise the integrity of the area as a whole or threaten to undermine the rationale for the designation. Therefore, this policy will have a minor positive effect on this SA objective.
	14	-	The countryside in the Belfast area contains a variety of distinctive landscapes which provide a high quality setting for the urban area. The policy seeks to ensure development proposals will not likely result in the unacceptable adverse impact on the landscape. A balance will be sought between the need for mineral resource exploitation to support growth and development against the need to protect and preserve the environment. Conditions, including mitigation measures will be required in cases of potential environmental impact and restoration of land will be required at the earliest opportunity. It is considered that this policy is likely to have minor negative effect.
	15	+	This policy will take account of the Mining Waste Directive (2006/21/EC) and Planning (Management of Waste from Extractive Industries) Regulations (Northern Ireland) 2015. The policy seeks to regulate waste from extractive industries in order to prevent or reduce as far as possible, any adverse effects on the environment. Planning permission will not be granted unless a waste management plan has been submitted and approved. Therefore, the policy will have a minor positive effect on this SA objective.
	16	+	In all circumstances proposals will be assessed in accordance with normal planning criteria, including such considerations as: water quality (of rivers, lakes, reservoirs and groundwater). Additional scope for the satisfactory mitigation of proposals impacting upon the environment may include, where applicable, measures designed to prevent pollution of water bodies, watercourses and ground water. Such measures should be included in applications for mineral extraction, including settlement ponds. The provision of reliable protective measures will be an important factor in assessing the acceptability of the proposal. Therefore, the policy will have a significant positive effect on this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		M1 – MINERALS	
SA Objectives	Option	Comments	
	17	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	18	○	Policy not considered to have any direct effect on or relationship with the SA objective.
	19	○	Policy not considered to have any direct effect on or relationship with the SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.75</b>	<b>TRAN 1 – ACTIVE TRAVEL – WALKING AND CYCLING</b>
<b>Reasons for Alternatives Considered</b>	It is considered that there is no reasonable alternative option to encouraging active and sustainable travel by walking and cycling, which is in line with the objectives of the RDS and the SPPS, however further design guidance could enhance the quality of the routes. Only one realistic option was therefore considered.
<b>Options</b>	<b>Policy option to promote active travel and good design.</b>
<b>Summary</b>	A policy option that will promote active travel and good design when developing schemes with enhanced priority and safety for pedestrians, cyclists and public transport users to assist in reducing travel by the private car. The policy will promote and facilitate the provision of safe, convenient, comfortable, coherent and continuous walking and cycling environments throughout the city in order to encourage active travel.
<b>Social Effects</b>	Significant positive effect (provide opportunity for good quality housing) The design and layout of developments should encourage pedestrian and cyclist movement and establishment of safe and attractive routes as part of the built and natural environment. This in turn should encourage an inclusive society and promote health, wellbeing. Significant positive effect on two Social SA Criteria (1&2) inclusive society & health and wellbeing.
<b>Economic Effects</b>	Removing insular layouts and poor connectivity to encourage a more connected city with increased levels of walking and cycling, public transport use and shared space can revitalise areas, improve people’s sense of place and achieve sustainable communities where people want to live, work and play. In addition it can create more successful places creating opportunities in areas to attract business investment and benefit economic development in line with the SPPS. There are 2 Significant positive economic SA objectives (8) access to employment and (9) integrated transport.
<b>Environmental Effects</b>	Walking and cycling are essential parts of an integrated sustainable transport system, contribute to the reduction of greenhouse gas emissions, improve air quality and reduce car use. 3 significant positive SA objectives (17, 18, 19) reducing air pollution, support mitigation of greenhouse gas and mitigation of climate change.
<b>Reasons for Selecting Preferred Option</b>	Design guidance will contribute to safe, attractive, and integrated active travel networks in the built and natural environment to encourage walking and cycling and environmental benefits. A SPG will be developed to provide guidance.
<b>Mitigation</b>	Suitable enhancement measures should be employed to ensure that design guidance is provided to ensure safe and attractive routes as part of the built and natural environments and to ensure the provision of an integrated active travel network.
<b>Timescale of effect</b>	Medium to long term significant positive social, economic and environmental effects, increasing over time as active travel is encouraged.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 1 – ACTIVE TRAVEL – WALKING AND CYCLING	
SA Objectives	Option	Comments	
Social	1	++	Walking and cycling are affordable forms of transport and can improve the ability of local communities, in particular disadvantaged or vulnerable groups to access employment and important services such as healthcare, education, shopping and leisure. It is therefore considered to have a significant positive effect on reducing deprivation and encouraging an inclusive and equal society.
	2	++	Promoting accessibility by active travel will have a significant positive effect on the health and well-being of citizens.
	3	+	This policy will seek to include high quality walking and cycling infrastructure in major residential developments to encourage active travel and therefore will have a minor positive effect.
	4	+	This policy will seek to encourage walking and cycling infrastructure including lighting and security measures. With more people out and about, there will be an increase in natural surveillance which can lead to a reduction in crime, fear of crime and antisocial behaviour. Therefore this policy will have a minor positive effect
	5	0	This policy is not considered to have any direct effect or relationship with this objective.
	6	+	The policy will improve access by active travel and improve the ability of citizens to access local services. It is likely to have a positive effect.
Economic	7	+	The policy will improve access by active travel and improve the ability of citizens to access local employment opportunities and will therefore have a positive effect.
	8	++	Improving accessibility to and within Belfast by active travel will contribute to the economic prosperity of the city by reducing congestion and improving the urban environment. Therefore it is considered to have a significant positive effect.
	9	++	This policy will seek to improve accessibility to and within the city by active travel. It is considered that this policy will have a major positive effect.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 1 – ACTIVE TRAVEL – WALKING AND CYCLING	
SA Objectives	Option	Comments	
Environmental	10	+	This policy aims to reduce the need for motorised travel and promote active travel. This should reduce poor air quality conditions caused by nitrogen dioxide (NO2) from road transport which can have a detrimental impact on biodiversity assets and the wider environment. This policy is likely to have minor positive impact on this objective.
	11	+	This policy should improve poor air quality conditions caused by nitrogen dioxide (NO2) from road transport which can have a detrimental impact on soil quality and the wider environment. This policy is likely to have minor positive impact on this objective.
	12	+	Improving accessibility to and within Belfast by active travel can enhance the historic environment and setting by reducing congestion. Therefore it is considered to have a minor positive effect.
	13	0	This policy is unlikely to have any significant impact on this objective.
	14	+	This policy will support the delivery of the council's Green and Blue Infrastructure Plan and encourage links to green space and networks by encouraging walking and cycling. Therefore it is considered to have a positive effect.
	15	0	This policy is not considered to have any direct effect or relationship with this objective.
	16	0	This policy is not considered to have any direct effect or relationship with this objective.
	17	++	This policy aims to reduce the need for motorised travel and promote active travel, therefore should have a major positive effect on this objective. There are 4 air quality management areas in Belfast designated due to poor air quality caused by nitrogen dioxide (NO2) from road transport.
	18	++	The policy should lead to the reduction of greenhouse gas emissions from transport by promoting accessibility by walking and cycling. It is considered that this policy will have a significant positive effect.
	19	++	The policy could have a positive effect by promoting accessibility by active travel. This should mitigate against the impact of climate change.

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.76</b>	<b>TRAN 2 – CREATING AN ACCESSIBLE ENVIRONMENT</b>
<b>Reasons for Alternatives Considered</b>	The LDP should enhance the quality of life by encouraging safe and accessible environments, which is a regional strategic objective in the SPPS. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Options</b>	<b>Policy option to ensure access for all to public, employment or educational buildings and public areas.</b>
<b>Summary</b>	To provide an accessible environment especially for disabled people or people who have mobility impairments which is essential to maintain and enhance an inclusive and equal society.
<b>Social Effects</b>	Policy will improve the lives of disabled people allowing access to jobs, goods, services and healthcare. Significant Positive effect on three of the Social SA outcomes (1, 2, 3) Reducing deprivation, improve health, quality housing. Minor positive effect on (6) access to local services and facilities.
<b>Economic Effects</b>	Providing access for all to public, educational and employment buildings has economic benefits. Minor positive effects on (7, 8, 9) access to employment, economic development, integrated transport and sustainable travel.
<b>Environmental Effects</b>	Policy not considered to have any direct effect on our relationship with these SA objectives.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. Policy taken directly from PPS3: Access, Movement and Parking
<b>Mitigation</b>	Suitable mitigation and enforcement measures should be employed to ensure that all environments will be accessible throughout the plan area and to ensure that access for all is a key priority when considering new developments.
<b>Timescale of effect</b>	This policy has been taken directly from PPS 3 and so the effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 2 – CREATING AN ACCESSIBLE ENVIRONMENT	
SA Objectives	Option	Comments	
Social	1	++	Policy seeks to ensure developments take account of accessibility for people with disabilities and with impaired mobility. This should encourage a more inclusive and equal society and will have a significant positive effect.
	2	++	Policy seeks to promote accessibility of new developments for people with disabilities and should have a significant positive impact on the health and wellbeing of society in particular people whose mobility is impaired.
	3	++	Policy seeks to ensure new housing developments take account of accessibility for people with disabilities and with impaired mobility. This should have a significant positive effect.
	4	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective. Although the policy should improve access to education and lifelong learning opportunities.
	6	+	Policy should enhance access to local services and facilities by making access and egress to buildings and car parks easier, especially for people with disabilities and mobility impairments and will have a minor positive effect.
Economic	7	+	Policy seeks to ensure that new developments are accessible which should enhance access to employment opportunities and will have a minor positive effect.
	8	+	Policy seeks to ensure developments take account of accessibility for people with disabilities and with impaired mobility. This is important to support the economic development of Belfast and ensure an inclusive and equal society. This will have a minor positive effect.
	9	+	This policy will promote ease of access to reserved car parking, public transport facilities and taxi ranks for people with disabilities and with impaired mobility. It will also aid walking by ensuring the provision of dropped kerbs and tactile paving and convenient movement along pathways. It is considered to have a minor positive effect.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 2 – CREATING AN ACCESSIBLE ENVIRONMENT	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	18	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	○	Policy not considered to have any direct effect on or relationship with this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.77</b>	<b>TRAN 3 – TRANSPORT ASSESSMENT</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Options</b>	<b>Policy option to evaluate the transport implications of proposals which are likely to have a significant travel generating use.</b>
<b>Summary</b>	A Transport Assessment will allow the transport impact of a development on existing infrastructure to be anticipated and identify any improvements needed. Draft guide to Transport Assessment (published by DOE and DRD, 2006) is relevant.
<b>Social Effects</b>	This policy will have a positive effect on access to services and provide benefits for social inclusion by encouraging accessibility by a wider range of modes of travel. Significant positive effect on 2 of the SA objectives (1, 2) Deprivation and improving health, and minor positive on two (3, 4, 6).
<b>Economic Effects</b>	A Transport Assessment will identify the need to enhance infrastructure for public transport, active modes and improved connectivity. Should provide more travel choice and accessibility and provide economic benefits. Significant positive effect on one of the SA objectives (9) integrated transport.
<b>Environmental Effects</b>	Transport Assessments allow transport impacts of development to be mitigated and provision for infrastructure that will encourage use of public transport and active modes. Minor positive effect on three SA objectives (10, 17, 18, 19) biodiversity assets, air pollution, mitigation to greenhouse gas and the impact of climate change.
<b>Reasons for Selecting Preferred Option</b>	From SPPS: To achieve increased integration with public transport and other alternatives to the private car. To facilitate assessment of the transport impacts; Only option considered – Approach outlined in SPPS. With removal of PPS3: Access, Movement and Parking, which will cease to be a material consideration in assessing planning applications. Also, In keeping with General Principle 5 set out in PPS 13 Transportation and Land Use, developers will be required to bear the costs of transport infrastructure necessitated by their development.
<b>Mitigation</b>	Transport Assessments will allow social, economic and environmental effects of developments to be judged on a case by case basis and mitigation measures developed as necessary. A Travel Plan (Policy TRAN 4) may be one such mitigation measure within a package of complementary measures to secure the overall delivery of more sustainable travel patterns and which reduces the level of private car traffic generated.
<b>Timescale of effect</b>	The policy has come from PPS 3 and so such effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 3 – TRANSPORT ASSESSMENT	
SA Objectives	Option	Comments	
Social	1	++	Policy seeks to undertake transport assessments where required to fully assess the impact of development proposals. This should identify and secure infrastructure and service improvements to ensure developments are more accessible by public transport and active modes of travel. This will improve accessibility for households in Belfast that do not have access to a private vehicle.
	2	++	Policy seeks to reduce fragmentation /segregation of new development with an emphasis on improving accessibility by public transport, walking and cycling which will increase physical activity both for people who use active modes of travel and for those who travel to and from public transport; also reducing the social impact of congestion on communities, improving accessibility of communities and contributing to positive place making.
	3	+	Policy seeks to ensure new housing and communities are accessible by requiring better infrastructure and servicing to encourage access by public transport and active modes of travel
	4	+	Policy seeks to improve accessibility by walking and cycling and use of public transport which would increase natural surveillance and reduce crime, fear of crime and antisocial behaviour.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	+	Policy seeks to improve accessibility by walking and cycling and use of public transport which should enhance access to local services and facilities.
Economic	7	+	Policy seeks to improve accessibility of development especially by walking and cycling and use of public transport which should enhance access to employment opportunities
	8	+	Policy seeks to improve the accessibility of areas of the city where development takes place and where people live, work and visit. This in turn should increase the opportunities for Belfast to compete as a competitive place and in turn, grow the economy.
	9	++	Policy seeks to provide and promote an integrated transport network through ensuring new development is accessible by a range of modes with the emphasis on active travel and public transport. Where gaps in provision are identified the use of developer contributions will be encouraged.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 3 – TRANSPORT ASSESSMENT	
SA Objectives	Option	Comments	
Environmental	10	+	The policy will have some benefit to biodiversity or protection of habitats and species other than the opportunity for Transport Assessments to show the necessity and opportunity to link up more green and blue corridors allowing more people to take notice of species and habitat as they take slower modes of travel, travelling actively for all or part of their journey or surveying them from public transport which there is limited opportunity for when driving alone. Taking time to notice more may encourage people to become stewards of these areas and species.
	11	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The policy seeks to make developments more accessible through the use of Transport Assessments with a focus on infrastructure provision and service improvements which may in turn promote and create a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality
	18	+	The policy seeks to make developments more accessible through the use of Transport Assessments with a focus on infrastructure provision and service improvements which may in turn promote and create a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality. This should encourage people to use public transport and sustainable modes of travel more often and create a transition to a reduction in the reliance of the private car and a low carbon economy in terms of travel and transport
	19	+	The policy seeks to identify where infrastructure and servicing improvements would be required to encourage people to change their travel behaviour towards public transport and walking and cycling which could mitigate against the impact of climate change

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.78</b>	<b>TRAN 4 – TRAVEL PLAN</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Options</b>	<b>Policy option to require travel plans to be produced for development proposals with significant travel generating uses.</b>
<b>Summary</b>	A travel plan will be required for all significant travel generating uses. This will address site accessibility issues and encourage travel choices other than the private car, to employees, students and visitors as appropriate. Travel plans allow a long term approach to encouraging sustainable travel.
<b>Social Effects</b>	Travel Plans can be the catalyst to infrastructure or service improvements, improving accessibility to sustainable modes of travel other than the private car use. This can improve natural surveillance, safety, health and wellbeing. Significant Positive effect on two of the social SA objectives (1, 2) Deprivation, health and well-being. Minor positive on (3, 4, 5, and 6) quality housing, community safety, access to local services and improve skills and education.
<b>Economic Effects</b>	Travel Plans can improve access to locations by a range of travel modes in particular sustainable travel. Significant Positive effect on one of the SA objectives (9) integrated transport.
<b>Environmental Effects</b>	Travel Plans should encourage a modal shift towards sustainable modes of travel - reducing emissions and pollution. Minor positive effect on 3 SA objectives (17, 18, 19) reducing air pollution, mitigation of greenhouse gas emissions, mitigation and adaption to climate change.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. SPPS approach. Policy taken directly from PPS3: Access, Movement and Parking
<b>Mitigation</b>	Based on the Transport Assessment (TRAN 3) a Travel Plan may be required where a development is considered appropriate but may need an end user/ occupier to undertake mitigation measures that encourage alternatives to driving alone.
<b>Timescale of effect</b>	This policy has been taken from PPS 3 and such effects will be realised within the short term and throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 4 – TRAVEL PLAN	
SA Objectives	Option	Comments	
Social	1	++	The policy seeks to make developments more accessible through the use of Travel Plans. This should identify and secure infrastructure and service improvements to ensure developments are more accessible by public transport and active modes of travel. This will improve accessibility for the households in Belfast that do not have access to a private vehicle.
	2	++	The policy seeks to make developments in the City more accessible through the use of Travel Plans with a focus on infrastructure provision and service improvements which may in turn promote and create a mode shift towards the use of public transport and active travel. This will improve accessibility for the households in Belfast that do not have access to a private vehicle and should improve health and wellbeing in encouraging more people to be physically active more often. If there is a modal shift towards public transport and cycling and walking fewer people should be driving, which should in turn reduce congestion and the social effects and environmental effects on communities of congestion and segregation of communities by cars and improving quality of life.
	3	+	This policy will encourage good quality design in the layout of larger residential developments to encourage accessibility and connectivity and therefore will have a minor positive effect
	4	+	Policy seeks to improve accessibility by walking and cycling and use of public transport which would increase natural surveillance and reduce crime, fear of crime and antisocial behaviour.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective. Although the policy should improve access to education and lifelong learning opportunities.
	6	+	The policy seeks to make developments in the City more accessible through the use of Travel Plans. It seeks to improve accessibility by walking and cycling and use of public transport in larger developments which should enhance access to local services and facilities.
Economic	7	+	The policy seeks to make developments more accessible through the use of Travel Plans. It seeks to improve accessibility of development especially by walking and cycling and use of public transport which should enhance access to employment opportunities
	8	+	Policy seeks to improve the accessibility of areas where development takes place and where people live, work and visit. This in turn should increase the opportunities for Belfast to compete as a competitive place and in turn, grow the economy.
	9	++	Policy seeks to provide and promote an integrated transport network through ensuring new development which are likely to be significant travel generators consider impacts through the development of a travel plan. Developer contributions may be sought to enhance the network making it more accessible by public transport and active modes of travel.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 4 – TRAVEL PLAN	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The policy seeks to make developments in the city more accessible through the use of Travel plans with a focus on infrastructure provision, service improvements and behaviour change policies which may in turn promote and create a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality.
	18	+	The policy seeks to make developments in the city more accessible through the use of Travel Plans with a focus on infrastructure provision and service improvements which may in turn promote and create a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality. This should encourage people to use public transport and sustainable modes of travel more often and create a transition to a reduction in the reliance of the private car and a low carbon economy in terms of travel and transport
19	+	The policy seeks to identify where infrastructure and servicing improvements would be required to encourage people to change their travel behaviour towards public transport and walking and cycling which could mitigate against the impact of climate change	

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.79</b>	<b>TRAN 5 – NEW TRANSPORT SCHEMES</b>
<b>Reasons for Alternatives Considered</b>	Policy taken directly from PPS3: Access, Movement and Parking amalgamation of two policies, New Transport Schemes and Disused Transport Routes. No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Options</b>	<b>Policy option to protect land that could improve transport infrastructure for walking, cycling, public transport, park and ride and road schemes and improve accessibility/connectivity to and within Belfast.</b>
<b>Summary</b>	The policy will safeguard land that could contribute to new and improved transport infrastructure and network improvements. Policy has three significant positive effects on 2 social and 1 economic SA objective (1,2,9)
<b>Social Effects</b>	This policy aims to improve travel choices and improve accessibility for the households in Belfast who do not own a private vehicle. It will promote use of active travel for all or part of journeys; and should improve health and wellbeing in encouraging more people to be physically active. If there is a modal shift towards public transport and cycling and walking fewer people should be driving, which should reduce congestion and the social and environmental effects on communities of congestion and segregation by road traffic. Significant positive effect on two of the social SA objectives (1, 2), reducing deprivation and improving health and wellbeing.
<b>Economic Effects</b>	This policy will protect land required to implement new transport proposals or planned improvements to the transport network which will improve accessibility and connectivity which is vital to the economic prosperity of the city. Seeks to improve accessibility by walking, cycling and use of public transport which should enhance access to employment opportunities. Significant Positive effect on 1 of the SA Economic objectives (9) integrated transport.
<b>Environmental Effects</b>	Seeks to make developments in the city more accessible with a focus on infrastructure provision and service improvements, which may in turn promote and create a modal shift towards the use of public transport and active travel which should in turn reduce congestion and improve air quality. This should encourage people to use public transport and sustainable modes of travel more often and create a transition to a reduction in the reliance of the private car and a low carbon economy in terms of travel and transport. The policy seeks enhance the transport network which should encourage people to change their travel behaviour towards public transport and walking and cycling which could mitigate against the impact of climate change. Minor Positive Environmental SA objectives (17, 18, and 19) air pollution, mitigation of greenhouse gas emissions and mitigate climate change.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. Policy taken directly from PPS3: Access, Movement and Parking amalgamation of two policies, New Transport Schemes and Disused Transport Routes
<b>Mitigation</b>	The support for new transport schemes will be supported by mitigation measures outlined in design guides. This will help to ensure benefits to the wider community in terms of connectivity with improvements for bus movements, cyclists, and pedestrians.
<b>Timescale of effect</b>	Short, medium and long term positive effects, increasing over time as new transport schemes will be encouraged and provided.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 5 – NEW TRANSPORT SCHEMES	
SA Objectives	Option	Comments	
Social	1	++	The policy aims to improve the transport network which should improve accessibility and increase travel choices. This will improve accessibility for the households in Belfast who do not own a private vehicle providing more choice, inclusivity and equality in society and in turn should reduce deprivation. Significant positive effect.
	2	++	Policy seeks to safeguard land to implement new transport proposals and planned improvements these will promote the use of active modes of travel for all or part of journeys including walking and cycling to use Public Transport; improve accessibility for the households in Belfast do not own a private vehicle and should improve health and wellbeing in encouraging more people to be physically active more often. If there is a modal shift towards public transport and cycling and walking fewer people should be driving, which should in turn reduce congestion and the social effects and environmental effects on communities of congestion and segregation of communities by cars and improving quality of life. Significant positive effect.
	3	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	+	Policy seeks to improve accessibility by walking and cycling and use of public transport which would increase natural surveillance and reduce crime, fear of crime and antisocial behaviour.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	+	Policy seeks to improve accessibility of development which should enhance access to local services.
Economic	7	+	Policy seeks to improve accessibility of development which should enhance access to employment opportunities
	8	+	This policy will protect land required to implement new transport proposals or planned improvements to the transport network. This will improve accessibility and connectivity to and within Belfast which is vital to maintain and improve the economic prosperity of the city.
	9	++	Policy seeks to provide and promote an integrated transport network and sustainable travel by protecting land needed for new infrastructure and planned improvements through identifying gaps in the network. Significant positive effect

A SMART CONNECTED AND RESILIENT PLACE		TRAN 5 – NEW TRANSPORT SCHEMES	
SA Objectives	Option	Comments	
Environmental	10	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The policy seeks to make developments in the city more accessible with a focus on infrastructure provision, service improvements, which may in turn promote and create a modal shift towards the use of public transport and active modes of travel which should in turn reduce congestion and improve air quality
	18	+	The policy seeks to make developments in the city more accessible with a focus on infrastructure provision and service improvements which may in turn promote and create a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality. This should encourage people to use public transport and sustainable modes of travel more often and create a transition to a reduction in the reliance of the private car and a low carbon economy in terms of travel and transport
	19	+	The policy seeks enhance the transport network which should encourage people to change their travel behaviour towards public transport and walking and cycling which could mitigate against the impact of climate change

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.80</b>	<b>TRAN 6 – ACCESS TO PUBLIC ROADS</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Options</b>	<b>Policy option to promote road safety by controlling access to public roads and aims to reduce inconvenience to the flow of road users.</b>
<b>Summary</b>	The policy will seek to ensure that access arrangements for development proposals are safe for all road users and will not have a detrimental impact on the movement of traffic. Proposals will be assessed against the DFI's published guidance Development Control Advice Note (DCAN) 15: Vehicular Access Standards.
<b>Social Effects</b>	Policy maintains and improves road safety which is related to wellbeing and quality of life. Minor positive effect on health and wellbeing.
<b>Economic Effects</b>	Policy not considered to have any direct effect or relationship with any economic objectives.
<b>Environmental Effects</b>	Policy not considered to have any direct effect or relationship with any environmental objectives.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. Policy taken directly from PPS3: Access, Movement and Parking.
<b>Mitigation</b>	Suitable mitigation measures such as developer agreements should be employed to ensure that developments involving access onto public roads will be appropriately managed throughout the plan area.
<b>Timescale of effect</b>	This policy has been taken directly from PPS 3 and so such effects will be short term, medium and long term as it was go beyond the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 6 – ACCESS TO PUBLIC ROADS	
SA Objectives	Option	Comments	
Social	1	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	2	+	Policy seeks to maintain and improve road safety which is related to wellbeing and quality of life.
	3	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	5	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	○	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	9	○	Policy not considered to have any direct effect on or relationship with this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 6 – ACCESS TO PUBLIC ROADS	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	18	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	○	Policy not considered to have any direct effect on or relationship with this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.81</b>	<b>TRAN 7 – ACCESS TO PROTECTED ROUTES</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives have been identified as it is important to maintain road safety.
<b>Options</b>	<b>A policy option that restricts the number of new accesses and controls the level of use of existing accesses onto protected routes.</b>
<b>Summary</b>	The policy sets out the circumstances where new accesses or the intensification of existing accesses onto Protected Routes will be permitted. Proposals will be assessed against the DFI’s published guidance Development Control Advice Note (DCAN) 15: Vehicular Access Standards. This will ensure road safety is not compromised by creating an unacceptable proliferation of access points.
<b>Social Effects</b>	The policy should improve and maintain road safety and contribute to improved health and wellbeing. Minor positive effect on one of the social SA objectives (2) Health and wellbeing.
<b>Economic Effects</b>	The policy restricts new access or intensified use of an existing access onto a protected route so it does not compromise their function of facilitating the free and safe movement of road users or does not significantly add to congestion. This will facilitate the efficient movement of traffic over long distances contributing to economic prosperity by providing efficient links between all the main towns, airports and seaports and contributing to Belfast's role as an economic driver. Minor positive effect on two Economic SA objectives (8, 9) integrated transport and economic development.
<b>Environmental Effects</b>	Policy not considered to have any direct effect on or relationship with any Environmental SA objectives.
<b>Reasons for Selecting Preferred Option</b>	No Alternatives considered as it is important to maintain road safety. Policy taken from (initially PPS3) then Planning Policy Statement 21 - Sustainable Development in the Countryside
<b>Mitigation</b>	Suitable mitigation measures such as developer agreements should be employed to ensure that developments involving access onto public roads will be appropriately managed throughout the plan area.
<b>Timescale of effect</b>	This policy has been taken directly from PPS 21 and as such the effects will be realised in the short term and will go beyond the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 7 – ACCESS TO PROTECTED ROUTES	
SA Objectives	Option	Comments	
Social	1	○	The policy aims to improve the transport network, by restricting new and existing accesses onto protected routes this should maintain the flow of traffic and improve accessibility to and within the city.
	2	+	The policy aims to improve road safety and will have a minor positive effect.
	3	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	○	Policy seeks to improve safety of road users but is not considered to have a direct impact on crime and anti-social behaviour
	5	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	○	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	Policy seeks to improve safety and ease the flow of traffic on public roads by limiting access onto protected routes. This should prevent increasing congestion and improve accessibility for areas of the city where development takes place and where people live, work and visit, contributing to positive place making in Belfast. This in turn should grow the economy. The policy facilitates the efficient movement of traffic over long distances contributing significantly to economic prosperity by providing efficient links between all the main towns, airports and seaports also contributing to Belfast's role as an economic driver.
	9	+	Policy seeks to improve safety and ease the flow of traffic on public roads by limiting access onto protected routes. This should prevent impacts on congestion and improve accessibility for areas of the city where development takes place. It will have a minor positive effect.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 7 – ACCESS TO PROTECTED ROUTES	
SA Objectives	Option	Comments	
Environmental	10	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	o	The policy seeks to protect access to routes to ensure ease of traffic flow on public roads and should prevent increasing congestion. However, it will not directly reduce traffic and is considered to have no effect with this SA objective.
	18	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	o	Policy not considered to have any direct effect on or relationship with this SA objective.

A SMART CONNECTED AND RESILIENT PLACE	
Table B.82	TRAN 8 – CAR PARKING AND SERVICING ARRANGEMENTS
Reasons for Alternatives Considered	No reasonable alternatives have been identified, therefore only one realistic option was considered.
Options	<b>Policy option that requires development proposals to provide adequate car parking and servicing with an emphasis on reducing reliance on the private car for commuting in particular, with regard to the Department’s published standards and those identified in an area of parking restraint (Policy TRAN9).</b>
Summary	This policy is in line with the RDS and SPPS and sets out circumstances where reduced parking standards would be considered for example in highly accessible locations. It also sets out the appropriate servicing arrangements and will ensure that car parking provision for development proposals does not incentivise the use of the car over the use of sustainable transport modes.
Social Effects	Policy seeks to reduce reliance on private car and increase use of public transport and walking and cycling for all or part of journeys; improve accessibility for the households in Belfast who do not own a private vehicle and should improve health and wellbeing in encouraging more people to be physically active. If there is a modal shift towards public transport and cycling and walking, fewer people should be driving, which should in turn reduce congestion and the social effects and environmental effects on communities of congestion and segregation by road traffic. Minor positive effect on two of the social SA objectives (1,2) – encouraging an inclusive and equal society and improving health and wellbeing
Economic Effects	Policy seeks to reduce reliance on the private car and improve accessibility of development especially by walking and cycling and use of public transport which should enhance access to employment opportunities, minor positive effects on (7,8,9) access to employment; economic development and integrated transport.
Environmental Effects	In managing demand for car parking there should be a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality and reduce greenhouse gases (17,18,19)
Reasons for Selecting Preferred Option	RDS mentions relative availability of car parking space and a need to address this in a timescale that coincides with public transport improvements. Both RDS and PPS called for designating areas of parking restraint, reducing the supply of long term parking spaces, pricing policy, land use measures and innovative work practices. No alternative considered. Policy approach taken directly from PPS3: Access, Movement and Parking. Regional Transport Network Transport Plan 2015 called for Promotion of parking policies that will assist in reducing reliance on the private car and help tackle growing congestion; and mitigate impact of climate change.
Mitigation	Suitable mitigation measures should be put in place through developer agreements to ensure that car parking and servicing arrangements are appropriately managed throughout the plan area.
Timescale of effect	This policy has been taken from PPS 3 and so such effects will be short term and will be considered throughout the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 8 – CAR PARKING AND SERVICING ARRANGEMENTS	
SA Objectives	Option	Comments	
Social	1	+	The policy aims to reduce reliance on the private car and help tackle growing congestion and promote a change in travel behaviour towards the use of public transport and walking and cycling. This will improve accessibility for households in Belfast who do not own a private vehicle by demand management. It will promote inclusivity and equality in society and in turn should reduce deprivation.
	2	+	Policy seeks to reduce reliance on private car by demand management measures. This will improve accessibility for households in Belfast that do not own a private vehicle and should improve health and wellbeing in encouraging more people to be physically active more often. If there is a modal shift towards public transport and cycling and walking fewer people should be driving, which should in turn reduce congestion and the social effects and environmental effects on communities of congestion and segregation of communities by cars and improving quality of life.
	3	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	+	Policy seeks to reduce reliance on the private car by demand management measures which will promote accessibility of development by sustainable modes of transport which should enhance access to employment opportunities.
	8	+	Policy seeks to reduce reliance on the private car by managing demand for car parking and making better use of highway infrastructure. A reduction on people driving, especially for commuting proposes should contribute to positive place making and make Belfast a place where people want to live, work and visit and in turn, grow the economy.
	9	+	Policy seeks to manage demand for car parking and reduce reliance on the private car especially for commuting. This should encourage an increased demand for the public transport and active modes of travel and improved infrastructure that will further encourage a more integrated transport system and more people to travel sustainably.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 8 – CAR PARKING AND SERVICING ARRANGEMENTS	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	In managing demand for car parking there should be a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality
	18	+	Managing demand for car parking could make the City more accessible through creating a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality.
	19	+	The policy will manage demand for car parking which could create a modal shift away from driving which could mitigate against the impact of climate change.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.83</b>	<b>TRAN 9 – PARKING STANDARDS WITHIN AREAS OF PARKING RESTRAINT</b>
<b>Reasons for Alternatives Considered</b>	Demand management measures and the role of car parking can influence choice of travel mode through initiatives such as parking supply, pricing policies, designating areas of parking restraint and supply of long term parking spaces, land use measures and innovative work practices. The current reduced parking standards and areas of parking restraint for Belfast were designated in draft BMAP and are a material consideration in determining development proposals in these areas. However, there is an opportunity to review the boundaries to better manage demand.
<b>Option</b>	<b>Rely on the SPPS</b>
<b>Summary</b>	This approach will allow a review of designated areas of parking restraint. The current areas of parking restraint contained in draft BMAP will be reviewed as part of the local policies plan in line with the development of a new transport plan for Belfast. Reduced parking standards within areas of parking restraint to encourage the use of more sustainable modes of transport. The plan will ensure adequate provision for parking in new developments including provision for disabled and family friendly spaces.
<b>Social Effects</b>	Policy seeks to control parking within areas of constraint which it is hoped will manage demand and will in turn promote the use of public transport and active travel. Significant positive effect on improving health (2) and three minor positives (1, 3, 4).
<b>Economic Effects</b>	Policy seeks to restrict parking in highly accessible locations, this should contribute to positive place making and make Belfast a place where people want to live work and visit. This in turn should increase the opportunities for Belfast to compete as a competitive place and in turn, grow the economy. Minor positive effects (8, 9).
<b>Environmental Effects</b>	The policy seeks to manage demand for car parking and in particular for commuting and modal shift towards public transport and active travel in turn reduce congestion and improve air quality and a low carbon economy and could mitigate against the impact of climate change. 3 Minor positive effects (17, 18, 19).
<b>Reasons for Selecting Preferred Option</b>	It is envisaged that revised areas of parking restraint could manage demand by the private motor vehicle and promote sustainable travel. This option is in line with the SPPS objective to promote policies that will assist in reducing reliance on the private car and help tackle growing congestion, and the RDS: “One factor which may be influencing journey choice is the relative availability of car parking space. A range of initiatives need to be taken to address this such as reducing the supply of long term car parking spaces in Belfast City Centre, pricing policies, land use measures and innovative work practices.” The current parking standards and areas of parking restraint are taken from BMAP. The areas of parking restraint will be reviewed as part of the Local Policies Plan and in conjunction with DFI.
<b>Mitigation</b>	The option 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 public transport and active travel more affordable. The retention of blue badge parking for the disabled should remain or be enhanced to ensure accessibility for all.
<b>Timescale of effect</b>	It is predicted that the positive effects will improve over time as new developments use the parking standards. The parking standards have come from BMAP and so such effects will be realised in the short term and also through the lifetime of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 9 – PARKING STANDARDS WITHIN AREAS OF PARKING RESTRAINT	
SA Objectives	Option	Comments	
Social	1	+	The policy aims to restrict long stay parking within areas of parking restraint. This could reduce reliance on the private car and promote the use of public transport and active travel. This will improve accessibility for households in Belfast do not own a private vehicle providing more choice, inclusivity and equality in the society and in turn should reduce deprivation.
	2	++	Policy seeks to control parking within areas of constraint which it is hoped will manage demand and will in turn promote the use of active travel for all or part of journeys. Improving accessibility for the households in Belfast do not own a private vehicle and should improve health and wellbeing in encouraging more people to be physically active more often. If there is a modal shift towards public transport and cycling and walking fewer people should be driving, which should in turn reduce congestion and the social effects and environmental effects on communities of congestion and segregation of communities by cars and improving quality of life.
	3	+	Policy seeks to restrict parking standards within areas of parking restraint which should create demand within new housing and communities for better accessibility by public transport and active modes of travel.
	4	+	Policy seeks to operate restricted parking standards within areas of parking restraint, which should encourage walking and cycling and use of public transport which would increase natural surveillance and reduce crime, fear of crime and antisocial behaviour.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	Policy seeks to restrict parking in highly accessible locations, this should contribute to positive place making and make Belfast a place where people want to live work and visit. This in turn should increase the opportunities for Belfast to compete as a competitive place and in turn, grow the economy.
	9	+	Policy seeks to provide and promote an integrated transport network through restricting parking provision.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 9 – PARKING STANDARDS WITHIN AREAS OF PARKING RESTRAINT	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The policy seeks to manage demand for car parking and in particular for commuting purposes which it is hoped will create a behaviour change and a modal shift towards the use of public transport and active travel which will in turn reduce congestion and improve air quality
	18	+	The policy seeks to manage demand for car parking to create a modal shift towards the use of public transport and active travel which will in turn reduce congestion and improve air quality. This should encourage people to use public transport and sustainable modes of travel more often and create a transition to a reduction in the reliance of the private car and a low carbon economy in terms of travel and transport
	19	+	The policy seeks to restrict car parking in areas of parking restraint and therefore should encourage people to change their travel behaviour towards public transport and walking and cycling, which could mitigate against the impact of climate change

A SMART CONNECTED AND RESILIENT PLACE	
Table B.84	TRAN 10 – DESIGN OF CAR PARKING
Reasons for Alternatives Considered	No reasonable alternatives have been identified, therefore only one realistic option was considered.
Options	<b>A policy that will promote high standard of design, layout and landscaping for all car parking proposals.</b>
Summary	Criteria is set out for the design and layout of car parking. All proposals for parking and associated facilities should therefore be well designed, respect local character and their wider setting. They should also provide for safe and convenient access or egress and direct, safe internal movement for cyclists and pedestrians, including people with disabilities and those whose mobility is impaired
Social Effects	Policy seeks to improve safety and security through design of car parks. Minor positive effect (4)
Economic Effects	Policy not considered to have any direct economic effects.
Environmental Effects	Minor positive on (12) protect, enhance and manage built and historic environment through the encouragement of active frontages at street level.
Reasons for Selecting Preferred Option	No alternative considered. Policy approach taken directly from PPS3: Access, Movement and Parking.
Mitigation	Suitable mitigation measures such as design guidance and developer agreements should be employed to ensure that the design of car parking is high quality and does not impact significantly on the quality of the built and natural environment.
Timescale of effect	It is predicted that the positive effects of this policy will improve over time as new developments will have to have certain design requirements for car parking. This policy has been taken directly from PPS 3 and such effects will be realised in the short term and throughout the life time of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 10 – DESIGN OF CAR PARKING	
SA Objectives	Option	Comments	
Social	1	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	2	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	3	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	+	Minor positive effect, policy seeks to improve safety and security through design of car parks
	5	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	○	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	○	Policy promotes good quality design and should have a positive effect on place making
	9	○	Policy not considered to have any direct effect on or relationship with this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 10 – DESIGN OF CAR PARKING	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	+	Minor positive effect on the built environment through encouragement of good design and active frontages at street level
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	18	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	○	Policy not considered to have any direct effect on or relationship with this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.85</b>	<b>TRAN 11 – PROVISION OF PUBLIC AND PRIVATE CAR PARKS</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Policy option that sets out the circumstances considered acceptable for the provision of new car parks.</b>
<b>Summary</b>	The policy limits new public and private car parking provision unless in circumstances outlined in the policy. The overall transportation objective will be to minimise the use of the car and encourage shoppers and commuters to use public transport, active travel and park and ride. This is in line with SPPS objectives to reduce the need for car borne commuting and promote a shift from car use in peak periods towards other forms of transport.
<b>Social Effects</b>	Policy seeks to restrict car parking provision and to promote behaviour change to travel by walking and cycling and public transport. This should improve health and wellbeing by encouraging more people to be physically active and should increase natural surveillance and reduce crime, fear of crime and antisocial behaviour. 3 Minor positive effects (1, 2, 4).
<b>Economic Effects</b>	Policy should reduce congestion by limiting car parking available for long term use and encourage the use of other sustainable modes of travel which could support economic development and contribute to Belfast's role as a regional economic driver. Policy seeks to restrict car parking which should promote an integrated transport system and sustainable travel. 1 significant positive effect (9)
<b>Environmental Effects</b>	Limiting car parking and provision of long term spaces reduces congestion, improves air quality and reduces vehicle emissions. Minor positive effects on some environmental objectives.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. Policy taken directly from PPS 3: Access, Movement and Parking
<b>Mitigation</b>	Suitable mitigation measures should be put in place to improve public transport provision and active travel networks to provide an alternative to travel by private vehicle.
<b>Timescale of effect</b>	The policy has been taken directly from PPS 3 and such effects will be realised in the short term and throughout the life time of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 11 – PROVISION OF PUBLIC AND PRIVATE CAR PARKS	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to restrict car parking provision. This should promote the use of public transport and active modes of travel; this will improve accessibility for the households in Belfast who do not own a private vehicle providing more choice, inclusivity and equality and society and in turn should reduce deprivation.
	2	+	Policy seeks to restrict car parking provision which should promote the use of sustainable modes of travel and improve accessibility for the 37% of households in Belfast who do not own a private vehicle. This should improve health and wellbeing in encouraging more people to be physically active more often. If there is a modal shift towards public transport and cycling and walking fewer people should be driving, which should in turn reduce congestion and the social effects and environmental effects on communities of congestion and segregation of communities by cars and improving quality of life.
	3	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	+	Policy seeks to improve accessibility by walking and cycling and use of public transport which would increase natural surveillance and reduce crime, fear of crime and antisocial behaviour.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	Policy should reduce congestion by limiting car parking available for long term use and encourage the use of other sustainable modes of travel which could support economic development.
	9	++	Policy seeks to restrict car parking which should promote an integrated transport system and sustainable travel.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 11 – PROVISION OF PUBLIC AND PRIVATE CAR PARKS	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The policy seeks to reduce the number of long stay spaces given planning permission in the city which may in turn promote and create a modal shift towards the use of public transport and active travel which will in turn reduce congestion and improve air quality
	18	+	The policy seeks to deter long stay commuter demand for car parks and create a modal shift towards the use of public transport and active travel which will in turn reduce congestion and improve air quality. This should encourage people to use public transport and sustainable modes of travel more often and create a reduction in the reliance of the private car and a low carbon economy in terms of travel and transport
	19	+	The policy seeks to control the development and extension of public and private car parks and may result in a change travel behaviour towards public transport and walking and cycling by restricting the number of long stay car parks given which could mitigate against the impact of climate change

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.86</b>	<b>TRAN 12 – TEMPORARY CAR PARKS</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives have been identified, therefore only one realistic option was considered.
<b>Option</b>	<b>Policy option that will restrict temporary car parks and is in line with the desire to reduce reliance on private cars and promote sustainable modes of travel.</b>
<b>Summary</b>	Presumption against temporary car parking, and if granted, only for a year with a presumption against further approval.
<b>Social Effects</b>	Policy seeks to restrict the number of temporary car parks and promote accessibility by active travel or public transport. This should improve accessibility for the households in Belfast who do not own a private vehicle and should improve health and wellbeing in encouraging more people to be physically active more often. This should in turn reduce congestion and the social/environmental effects on communities caused by congestion and improve quality of life. Positive effect to those without access to private cars and on health and wellbeing.
<b>Economic Effects</b>	Managing the proliferation of car parking can relieve congestion and promote a sustainable integrated transport system. No significant positive effects.
<b>Environmental Effects</b>	Restricting temporary car parking provision can lead to behaviour change and encourage a move to more sustainable modes of travel, reducing congestion, reducing vehicle emissions and improving air quality. Minor positive effects.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. Policy taken directly from PPS3: Access, Movement and Parking.
<b>Mitigation</b>	Suitable mitigation measures should be put in place to ensure that temporary car parks are managed and enforced appropriately throughout the plan area. This policy complies with Policy Tran 8.
<b>Timescale of effect</b>	This policy has come from PPS 3 and so such effects will be realised in the short term and throughout the life time of the plan.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 12 – TEMPORARY CAR PARKS	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to restrict the number of temporary car parks which should further promote the use of public transport and active modes of travel. This will improve accessibility for the households in Belfast that do not own a private vehicle.
	2	+	Policy seeks to restrict the number of temporary car parks which should reduce reliance on the private car and promote the use sustainable modes of travel. Improve accessibility for households in Belfast who do not own a private vehicle and should improve health and wellbeing in encouraging more people to be physically active more often. If there is a modal shift towards public transport and cycling and walking fewer people should be driving, which should in turn reduce congestion and the social effects and environmental effects on communities of congestion and segregation of communities by cars and improve quality of life.
	3	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	o	Policy seeks to improve the accessibility of areas of the city where development takes place and where people live, work and visit by sustainable travel modes. This in turn should increase the opportunities for Belfast to compete as a competitive place and in turn, grow the economy. Although it is not likely to have a significant effect.
	9	+	Policy seeks to reduce reliance on the private car by restricting the number of temporary car parks and promoting walking, cycling and public transport.

A SMART CONNECTED AND RESILIENT PLACE		TRAN 12 – TEMPORARY CAR PARKS	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The policy seeks to restrict the number of temporary car parks given permission. This may promote behaviour change creating a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality
	18	+	The policy seeks to restrict the number of temporary car parks given permission. This may promote behaviour change creating a modal shift towards the use of public transport and active modes of travel which will in turn reduce congestion and improve air quality
	19	+	The policy seeks to encourage people to change their travel behaviour towards public transport and walking and cycling through reducing the number of temporary car parks given permission which could mitigate against the impact of climate change

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.87</b>	<b>ENV1 – ENVIRONMENTAL QUALITY</b>
<b>Reasons for Alternatives Considered</b>	The POP assessed the alternative option not to include a specific policy on environmental quality, which was discounted. As inclusion of a specific policy objective in the LDP is the only realistic option; no further reasonable alternatives have been identified for consideration at DPS stage.
<b>Option</b>	<b>Policy to protect and enhance environmental quality and protect communities from harm</b>
<b>Summary</b>	Support for proposals that maintain and enhance environmental quality, including in relation to ground contamination, air quality, water quality, noise and light pollution, and that avoid unacceptable adverse environmental impact.
<b>Social Effects</b>	Significant positive effects on 4 SA objectives relating to reduction of deprivation, health and wellbeing, provision of quality housing and community safety.
<b>Economic Effects</b>	Minor positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Significant positive effect on 2 SA objectives relating to air quality and water quality. Minor positive effects on 7 of the SA objectives in relation to natural and built heritage, soil quality, landscape, open space, reduction of greenhouse gas emissions/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	The quality of the physical environment is vitally important for human health and biodiversity. The SPPS identifies a wide range of environmental and amenity considerations, including contaminated land, noise and light pollution and air & water quality, which should be taken into account by planning authorities when proposing policies or managing development.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects through the development management planning process.

A SMART CONNECTED AND RESILIENT PLACE		ENV1 – ENVIRONMENTAL QUALITY	
SA Objectives	Option	Comments	
Social	1	++	Policy seeks to help to reduce environmental inequality as inner areas of deprivation tend to be affected from air, noise and light pollution. Therefore the policy will have a significant positive effect on this SA objective.
	2	++	Policy seeks in helping to reduce health inequality caused by air and noise pollution and to minimise incompatible uses being co-located when zoning and land uses in the LDP. Therefore the policy will have a significant positive effect on this SA objective.
	3	++	Policy seeks 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. Therefore the policy will have a significant positive effect on this SA objective.
	4	++	Policy will have a significant positive effect as it will aim to endure that noise levels are minimised and promote appropriately designed lighting to deter crime and antisocial behaviour.
	5	o	Policy not considered to have any effect on or relationship with the SA objective.
	6	o	Policy not considered to have any effect on or relationship with the SA objective.
Economic	7	o	Policy not considered to have any effect on or relationship with the SA objective.
	8	+	Policy seeks to ensure a reduction in air and noise pollution and it would contribute to the Air Quality Management Areas Action Plan to help reduce NO2. Therefore the policy will have a minor positive effect on this SA objective..
	9	+	Policy will help to ensure a reduction in Green House Gas Emissions and help the City contribute to the Executive's GHG Emission targets. Therefore the policy will have a minor positive effect on this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ENV1 – ENVIRONMENTAL QUALITY	
SA Objectives	Option	Comments	
Environmental	10	+	Policy will help to ensure a reduction in air, noise and light pollution to minimise adverse impacts on biodiversity. The SPPS and RDS are clear that planning should support improving air quality in the City. Therefore the policy will have a minor positive effect on this SA objective.
	11	+	Policy will help to ensure a reduction in air pollution to minimise further acidification of species and habitats. In remediating contaminated sites, this would further help to improve soil quality. Therefore the Policy will have a minor positive effect on this SA objective.
	12	+	Policy seeks to ensure a reduction in air and light pollution and to minimise any adverse effects on the building fabric and to ensure appropriate lighting schemes enhance the built environment. Therefore the Policy will have a minor positive effect on this SA objective.
	13	+	Policy seeks to have a minor positive effect to help to ensure a reduction in air, noise and light pollution and to minimise adverse impacts on the landscape and geodiversity. Therefore the policy will have a minor positive effect on this SA objective.
	14	+	Policy seeks 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 assets, landscape and geodiversity. Therefore the policy will have a minor positive effect on this SA objective.
	15	o	Policy would not be considered to have any effect on or relationship with the SA objectives.
	16	++	Policy seeks to ensure the importance of water quality and efficient use of water resources. Therefore the policy will have a significant positive effect on this SA objective.
	17	++	Policy seeks to ensure a reduction in air pollution. It would contribute to the Air quality Management Area Plan to reduce NO2 and help to ensure a reduction, contributing to the GHG Executive Emission Targets. Therefore the policy will have a significant positive effect on this SA objective.
	18	+	Policy seeks help to ensure a reduction in air pollution. Therefore the policy will have a minor positive effect on this SA objective.
	19	+	Policy seeks that should help to ensure a reduction in GHG emissions to mitigate environmental change. Therefore the policy will have a minor positive effect on this SA objective.

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.88</b>	<b>ENV2 – MITIGATING ENVIRONMENTAL CHANGE</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives to this approach were identified in the POP, and no further reasonable alternatives have been identified for consideration at DPS stage, therefore only one realistic option was considered.
<b>Option</b>	<b>Policy to support sustainable development that helps mitigate environmental change</b>
<b>Summary</b>	Support for development that includes measures to mitigate environmental change, including through sustainable locations/patterns of development, reduced GHG emissions, reuse of buildings/materials and green design.
<b>Social Effects</b>	Minor positive effects on 4 SA objectives relating to reduction of deprivation, health and wellbeing, provision of quality housing and access to local services.
<b>Economic Effects</b>	Significant positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel. Minor positive effects in relation to access to employment opportunities.
<b>Environmental Effects</b>	Significant positive effects on 4 of the SA objectives in relation to waste, water, air quality and reduction of greenhouse gas emissions/transition to low carbon economy. Minor positive effects on 6 of the SA objectives in relation to natural and built heritage, soil quality, landscape, open space and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	No alternative identified. Policy direction taken directly from SPPS and in line with RDS objectives on mitigating climate change.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Medium to long term effects as the policy aims to secure environmental change mitigation measures and reduce GHG emissions.

A SMART CONNECTED AND RESILIENT PLACE		ENV2 – MITIGATING ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to reduce environmental inequalities as areas of deprivation tend to be affected by poor air quality due to location in inner city. Therefore the policy will have a minor positive effect on this SA objective.
	2	+	Policy seeks to help to reduce health inequalities as areas of deprivation tend to be affected by poor air quality due to poor air quality caused by Greenhouse gas emissions. This would also help location in inner city. Therefore the policy will have a minor positive effect on this SA objective.
	3	+	Policy seeks to help to reduce GHG emissions requires improvement in house building design and energy efficiency and to minimise and reduce fuel poverty. This would also help to minimise households living in fuel poverty. Therefore the policy will have a minor positive effect on this SA objective.
	4	o	Policy not considered to have any effect on or relationship with the SA objective.
	5	o	Policy not considered to have any effect on or relationship with the SA objective.
	6	+	Policy seeks to help to improve sustainable transport links and to provide better access to services and facilities by promotion of a modal shift in travel from private to public transport, with creation of linkages to aid walking and cycling. Therefore the policy will have a minor positive effect on this SA objective.
Economic	7	+	Policy seeks to help to promote sustainable transport links and to provide better access to services and facilities by the promotion of a modal shift in private to sustainable public transport use with the creation of linkages to also aid walking and cycling routes to services. This should reduce dependency on car use, reduce congestion, and minimise GHG emissions, to contribute to government targets. Therefore the policy will have a minor positive effect on this SA objective.
	8	++	Policy seeks to mitigate environmental change while assisting to strengthen the city's economic resilience and competitiveness by adopting clean technologies, reuse of existing historic buildings to deliver energy efficiency and a sustainable infrastructure to reduce GHG. Also improvement in sustainable transport links should 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. Therefore the policy will have a significant positive effect on this SA objective.
	9	++	Policy seeks to promote sustainable transport and reduce GHG Emissions by promoting sustainable travel and the promotion of modal shift from private to public modes of transport, walking and cycling will help to reduce GHG emissions. Therefore the policy will have a significant positive effect on this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ENV2 – MITIGATING ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
Environmental	10	+	Policy seeks to mitigate environmental change to reduce GHG emissions and improve air quality which will benefit biodiversity. Therefore the policy will have a minor positive effect on this SA objective.
	11	+	Policy seeks to mitigate environmental change to reduce GHG emissions which will help to reduce the acidification of soils due to airborne pollutants. Therefore the policy will have a minor positive effect on this SA objective.
	12	+	Policy seeks to mitigate environmental change by the reuse of buildings and to reduce GHG emissions which will help to reduce damage to the exterior fabric of buildings due to acidification of rain water. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	Policy seeks to mitigate environmental change by reducing GHG emissions which will help to minimise temperature changes and intense rainfall that would cause erosion of geological features and impact on native plant species. Therefore the policy will have a minor positive effect on this SA objective.
	14	+	Policy seeks to promote sustainable transport and reduce GHG Emissions by promoting sustainable travel and the promotion of modal shift from private to public modes of transport. Therefore the policy will have a minor positive effect on this SA objective.
	15	++	Policy seeks to mitigate 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. Therefore the policy will have a significant positive effect on this SA objective.
	16	++	Policy seeks mitigate environmental change to reduce GHG emissions which will help to reduce the acidification of water due to airborne pollutants in rain water. Therefore the policy will have a significant positive effect on this SA objective.
	17	++	Policy seeks to promote sustainable transport and reduce GHG Emissions by promoting sustainable travel and the promotion of modal shift from private to public modes of transport and promotion of clean technologies will help to improve air quality. Therefore the policy will have a significant positive effect on this SA objective.
	18	++	Policy seeks to mitigate environmental change which will involve adopting clean technology to deliver renewable energy and energy efficiency, and a sustainable transport infrastructure to reduce GHG emissions. Therefore the policy will have a significant positive effect on this SA objective.
19	+	Policy seeks to mitigate environmental change to reduce GHG emissions which will help to minimise temperature changes and intense rainfall that would cause flash floods. Therefore the policy will have a minor positive effect on this SA objective.	

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.89</b>	<b>ENV 3 – ADAPTING TO ENVIRONMENTAL CHANGE</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives to this approach were identified in the POP, and no further reasonable alternatives have been identified for consideration at DPS stage, therefore only one realistic option was considered.
<b>Option</b>	<b>Policy to support sustainable development that incorporates measures to adapt to environmental change</b>
<b>Summary</b>	Support for development that includes measures to adapt to environmental change, including resilience to flood risk and extreme weather conditions and enhancement of green and blue infrastructure, to ensure sustainable and enduring development and protect public safety.
<b>Social Effects</b>	Minor positive effects in 3 of the SA objectives in relation to reduction of deprivation, health and wellbeing and provision of quality housing.
<b>Economic Effects</b>	Minor positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Significant positive effects on 4 of the SA objectives in relation to natural heritage, open space, reduction of greenhouse gas emissions/transition to low carbon economy and mitigation/adaptation to climate change. Minor positive effects on 5 of the SA objectives in relation to soil quality, built heritage, landscape, water and air quality.
<b>Reasons for Selecting Preferred Option</b>	No further alternatives considered. Policy direction taken directly from SPPS and in line with RDS objectives to adapt to climate change/environmental change.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects as new development must consider adaptation measures and medium to long term effects as such measures put in place to adapt to future changes in climate.

A SMART CONNECTED AND RESILIENT PLACE		ENV 3 – ADAPTING TO ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to encourage and facilitate measures to adapt to environmental change which will help to build community resilience and cohesion. Therefore the policy will have a minor positive effect on this SA objective.
	2	+	Policy seeks adaption to environmental change through the delivery of a green and blue infrastructure network, which will help to 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. Therefore the policy will have a minor positive effect on this SA objective.
	3	+	Policy seeks to help to reduce GHG emissions requires improvement in house building design and energy efficiency and to minimise and reduce fuel poverty. Therefore the policy will have a minor positive effect on this SA objective.
	4	o	Policy not considered to have any effect on or relationship with the SA objective.
	5	o	Policy not considered to have any effect on or relationship with the SA objective.
	6	o	Policy not considered to have any effect on or relationship with the SA objective.
Economic	7	o	Policy not considered to have any effect on or relationship with the SA objective.
	8	+	Policy seeks to encourage and facilitate environmental change while assisting to strengthen the city's economic resilience and competitiveness in supporting sustainable and enduring development. Adopting clean technologies, reuse of existing historic buildings to deliver energy efficiency and a sustainable infrastructure to reduce GHG. It will also facilitate the delivery of the green and blue infrastructure to minimise the impact of higher temperature and intense rainfall, which will help to build the City's economic resilience making it attractive for investment. Therefore the policy will have a minor positive effect on this SA objective.
	9	+	Policy seeks to adapt to environmental change by promoting and enhancing the implementation of an integrated green and blue infrastructure which will create opportunities for the provision of sustainable safe travel routes for walking and cycling. Therefore the policy will have a minor positive effect on this SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ENV 3 – ADAPTING TO ENVIRONMENTAL CHANGE	
SA Objectives	Option	Comments	
Environmental	10	++	Policy seeks to encourage and facilitate the development of an integrated green and blue infrastructure to provide ecological corridors for habitats and species which will assist in maintaining, enhancing and protecting such biodiversity assets. Therefore the policy will have a significant positive effect on this SA objective.
	11	+	Policy seeks to facilitate an integrated green and blue infrastructure with increasing vegetation cover and trees which will help to improve soil quality and also help to prevent loss of top soils due to flash floods. Therefore the policy will have a minor positive effect on this SA objective.
	12	+	Policy seeks 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 patterns and to enhance the historic environment through sympathetic and sustainable design. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	Policy seeks 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. Therefore the policy will have a minor positive effect on this SA objective.
	14	++	Policy seeks to develop an integrated green and blue infrastructure within the urban environment to provide a multi-functional network of accessible open spaces for recreation while protecting the natural environment and enhancing biodiversity. Therefore the policy will have a significant positive effect on this SA objective.
	15	o	Policy not considered to have any effect on or relationship with the SA objective.
	16	+	Policy seeks 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. Therefore the policy will have a minor positive effect on this SA objective.
	17	+	Policy seeks to develop an integrated green and blue infrastructure within the urban environment to provide green roofs, enhance biodiversity and planting of urban trees which will help the built environment to adapt to the environmental change. Therefore the policy will have a minor positive effect on this SA objective.
	18	++	Policy seeks to promote measures for adapting to environmental change which will involve the development of sustainable clean technology and the green and blue infrastructure to support the transition to a low carbon economy. Therefore the policy will have a significant positive effect on this SA objective.
19	++	Policy seeks to adapt 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. Therefore the policy will have a significant positive effect on this SA objective.	

A SMART CONNECTED AND RESILIENT PLACE	
<b>Table B.90</b>	<b>ENV4 – FLOOD RISK</b>
<b>Reasons for Alternatives Considered</b>	POP stage assessed alternative option to use flood risk probability as basis for land zoning, which was not favoured as it could inhibit growth. Favoured option focussed on positive basis for flood risk management and mitigation. No further alternatives identified at DPS stage.
<b>Option</b>	<b>Policy to require flood risk assessment (FRA) in flood risk areas</b>
<b>Summary</b>	Requirement for FRA for development proposals in flood risk areas, in accordance with SPPS, and confirmation that a precautionary approach to proposals will be adopted, in consultation with relevant authorities.
<b>Social Effects</b>	Minor positive effects on 3 of the SA objectives in relation to reduction of deprivation, health and wellbeing and provision of quality housing.
<b>Economic Effects</b>	Significant positive effect on 1 of the SA objectives in relation to economic development of Belfast.
<b>Environmental Effects</b>	Significant positive effect on 1 of the SA objectives in relation to mitigation/adaptation to climate change. Minor positive effects on 6 of the SA objectives in relation to natural and built heritage, landscape, open space, soil and water quality.
<b>Reasons for Selecting Preferred Option</b>	The SPPS sets out planning policy for flood risk, including for development in flood plains, surface water flood risk, development near reservoirs, flood defences and modification of watercourses. The LDP supports the SPPS policies and will seek to implement these in assessing development proposals.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Medium to long term effects through the development management process and prevention of future development from flooding and increasing risk of flooding elsewhere.

A SMART CONNECTED AND RESILIENT PLACE		ENV4 – FLOOD RISK	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to reduce inequalities by minimising Belfast's vulnerability from potential flood risk (coastal, rivers and storm drains) and provide greater protection for areas of deprivation to create a more resilient environment for all. Therefore the policy will have a minor positive effect on this SA objective.
	2	+	Policy seeks to build community resilience and reduce the impact from flooding and improve the health and wellbeing by minimising the risks of water borne diseases and flood damage to property and people. Therefore the policy will have a minor positive effect on this SA objective.
	3	+	Policy seeks to manage flood risk to ensure that land for residential sites are not located in high risk flood areas and through mitigation and SUDs that the projected housing needs can be met in the City. Therefore the policy will have a minor positive effect on this SA objective.
	4	o	Policy not considered to have any effect on or relationship with the SA objective.
	5	o	Policy not considered to have any effect on or relationship with the SA objective.
	6	o	Policy not considered to have any effect on or relationship with the SA objective.
Economic	7	o	Policy not considered to have any effect on or relationship with the SA objective.
	8	++	Policy will seek to manage flood risk through the incorporation of sustainable urban drainage solutions and green and blue infrastructure will help to minimise potential damage from flooding. It will help to build the City's resilience to ensure that it is attractive for investment. Therefore the policy will have a significant positive effect on this SA objective.
	9	o	Policy not considered to have any effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ENV4 – FLOOD RISK	
SA Objectives	Option	Comments	
Environmental	10	+	Policy will aim to manage 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. Therefore the policy will have a minor positive effect on this SA objective.
	11	+	Policy seeks to manage flood risk through the development of a green and blue infrastructure network which will help to protect soil quality from the impact of flash flooding that could cause erosion. Op of transport. Therefore the policy will have a minor positive effect on this SA objective.
	12	+	Policy seeks to manage flood risk through sustainable urban drainage system and land use zoning to minimise potential damage to property. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	Policy seeks to promote sustainable transport and reduce GHG Emissions by promoting sustainable travel and the promotion of modal shift from private to public modes of transport. Therefore the policy will have a minor positive effect on this SA objective.
	14	+	Policy seeks to manage 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. Therefore the policy will have a minor positive effect on this SA objective.
	15	o	Policy not considered to have any effect on or relationship with the SA objective.
	16	+	Policy seeks to 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. Therefore the policy will have a minor positive effect on this SA objective.
	17	o	Policy not considered to have any effect on or relationship with the SA objective.
	18	o	Policy not considered to have any effect on or relationship with the SA objective.
	19	++	Policy seeks to manage 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. Therefore the policy will have a significant positive effect on this SA objective.

**A SMART CONNECTED AND RESILIENT PLACE**

<b>Table B.91</b>	<b>ENV5 – SUSTAINABLE DRAINAGE SYSTEMS (SUDS)</b>
<b>Reasons for Alternatives Considered</b>	It is considered that there is no alternative option to flood risk management and mitigation through SuDS measures, in line with the European Floods Directive, the RDS and the SPPS. This also recognises the important role that planning plays in managing development to reduce risk and impacts of flooding.
<b>Option</b>	<b>Policy to require appropriate SuDS measures in new built development</b>
<b>Summary</b>	Requirement for new built development to include appropriate SuDS measures, such as green roofs, swales, ponds, permeable surfaces and landscaping, to effectively manage surface water on site, to reduce water run-off/discharge and risk of flooding.
<b>Social Effects</b>	Minor positive effects in 3 of the SA objectives in relation to reducing deprivation, health and wellbeing and provision of quality housing.
<b>Economic Effects</b>	Significant positive effect on 1 of the SA objectives in relation to economic development of Belfast.
<b>Environmental Effects</b>	Significant positive effect on 1 of the SA objectives in relation to mitigation/adaptation to climate change. Minor positive effects on 6 of the SA objectives in relation to natural and built heritage, landscape, open space, soil and water quality.
<b>Reasons for Selecting Preferred Option</b>	The SPPS sets out planning policy and recognises that the planning system should help to mitigate and adapt to climate change by working with natural environmental processes, for example through promoting the development of green infrastructure and the use of SuDS to reduce flood risk and improve water quality. The Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2003 also provide a legal imperative to consider the introduction of measures such as SuDS and water level control to mitigate against floods.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Medium to long term effects through the development management process by use of SuDS measures to assist the prevention of future development from flooding and avoiding increased risk of flooding elsewhere.

A SMART CONNECTED AND RESILIENT PLACE		ENV5 – SUSTAINABLE DRAINAGE SYSTEMS (SUDS)	
SA Objectives	Option	Comments	
Social	1	+	Policy seeks to reduce inequalities by minimising Belfast's vulnerability from potential flood risk (coastal, rivers and storm drains) and provide greater protection for areas of deprivation to create a more resilient environment for all. Therefore the policy will have a minor positive effect on this SA objective.
	2	+	Policy seeks to build community resilience and reduce the impact from flooding and improve the health and wellbeing by minimising the risks of water borne diseases and flood damage to property and people. Therefore the policy will have a minor positive effect on this SA objective.
	3	+	Policy seeks to manage flood risk to ensure that land for residential sites are not located in high risk flood areas and through mitigation and SUDs that the projected housing needs can be met in the City. Therefore the policy will have a minor positive effect on this SA objective.
	4	o	Policy not considered to have any effect on or relationship with the SA objective.
	5	o	Policy not considered to have any effect on or relationship with the SA objective.
	6	o	Policy not considered to have any effect on or relationship with the SA objective.
Economic	7	o	Policy not considered to have any effect on or relationship with the SA objective.
	8	++	Policy will seek to manage flood risk through the incorporation of sustainable urban drainage solutions and green and blue infrastructure will help to minimise potential damage from flooding. It will help to build the City's resilience to ensure that it is attractive for investment. Therefore the policy will have a significant positive effect on this SA objective.
	9	o	Policy not considered to have any effect on or relationship with the SA objective.

A SMART CONNECTED AND RESILIENT PLACE		ENV5 – SUSTAINABLE DRAINAGE SYSTEMS (SUDS)	
SA Objectives	Option	Comments	
Environmental	10	+	Policy will aim to manage 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. Therefore the policy will have a minor positive effect on this SA objective.
	11	+	Policy seeks to manage flood risk through the development of a green and blue infrastructure network which will help to protect soil quality from the impact of flash flooding that could cause erosion. Therefore the policy will have a minor positive effect on this SA objective.
	12	+	Policy seeks to manage flood risk through sustainable urban drainage system to minimise potential damage to property. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	Policy seeks to promote sustainable transport and reduce GHG Emissions by promoting sustainable travel and the promotion of modal shift from private to public modes of transport. Therefore the policy will have a minor positive effect on this SA objective.
	14	+	Policy seeks to manage 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 Therefore the policy will have a minor positive effect on this SA objective.
	15	o	Policy not considered to have any effect on or relationship with the SA objective.
	16	+	Policy seeks to 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. Therefore the policy will have a minor positive effect on this SA objective.
	17	o	Policy not considered to have any effect on or relationship with the SA objective.
	18	o	Policy not considered to have any effect on or relationship with the SA objective.
	19	++	Policy seeks to manage 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. Therefore the policy will have a significant positive effect on this SA objective.

## A GREEN AND ACTIVE PLACE

Table B.92	GB1 – GREEN AND BLUE INFRASTRUCTURE NETWORK
Reasons for Alternatives Considered	POP stage assessed alternative option to secure new open spaces without taking an integrated approach to include all green & blue infrastructure. No further alternatives at DPS stage. <b>Draft Strategic Policy SP8 – Green and Blue Infrastructure Network has established the need for specific policy provision through the LDP.</b>
Option	<b>Policy to protect and seek improvements to green and blue infrastructure network across the city.</b>
Summary	Support proposals that protect, augment, complement and/or improve the network and connectivity of green and blue infrastructure by incorporating green infrastructure features as part of the design, including SuDS, tree planting and creating safe links with neighbouring open space, as well as open space on site.
Social Effects	Significant positive effects on 4 of the SA objectives in relation to reducing deprivation, health and wellbeing, quality housing and community safety. Minor positive effects on 1 of the SA objectives in relation to access to local services.
Economic Effects	Significant positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable transport. Minor positive effect on 1 of the SA objectives in relation to access to employment opportunities.
Environmental Effects	Significant positive effects on 5 of the SA objectives in relation to natural heritage, open space, air quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change. Minor positive effects on 4 of the SA objectives in relation to built heritage, landscape, soil and water quality.
Reasons for Selecting Preferred Option	Policy seeks to support the provision of new, improved and linked green and blue infrastructure throughout the district that provides a range of benefits, including health, ecosystem services, active travel and biodiversity. No further alternatives considered.
Mitigation	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
Timescale of effect	Short, medium and long term effects with the protection and enhancement of green infrastructure, including the creation of linkages, through the development management process (and the Green and Blue Infrastructure Plan and associated strategies/action plans) in the short to medium term and the socio-economic beneficial effects accruing in the medium to long terms.

A GREEN AND ACTIVE PLACE		GB1 – GREEN AND BLUE INFRASTRUCTURE NETWORK	
SA Objectives	Option	Comments	
Social	1	++	The protection and enhancement of a network of green & blue infrastructure, including connected open spaces and community pathways, along with the potential for developer contributions to further improvements, will help to create a planned accessible and integrated network of open spaces and pathways in the city. This will also help to create more sustainable neighbourhoods, connecting communities and fostering inclusion and community cohesion. Therefore, this policy will have a significant positive effect on this SA objective.
	2	++	The protection and enhancement of a network of green & blue infrastructure, including connected open spaces and community pathways, along with the potential for developer contributions to further improvements, will help to create a planned accessible and integrated network of open spaces and pathways in the city. This will also create more opportunities for active and passive recreation for all, which will also improve health and wellbeing and quality of life. Therefore, this policy will have a significant positive effect on this SA objective.
	3	++	The protection and enhancement of a network of green & blue infrastructure, including connected open spaces and community pathways, along with the potential for developer contributions to further improvements, will help to create a planned accessible and integrated network of open spaces and pathways in the city. This will also create more opportunities for active and passive recreation for all, including for residential development, which will also improve the quality of the residential environment and better meet the residents' needs. Therefore, this policy will have a significant positive effect on this SA objective.
	4	++	The creation of a network of green & blue infrastructure, including connected open spaces and community pathways, will also help to connect communities and foster inclusion and participation. Higher usage of open spaces and pathways will also improve safety and security and reduce anti-social behaviour. Therefore, this policy will have a significant positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	+	The creation of a network of green & blue infrastructure, including connected open spaces and community pathways, will also improve access to local services and facilities on foot and by cycle. Therefore, this policy will have a minor positive effect on this SA objective.
Economic	7	+	The creation of a network of green & blue infrastructure, including connected open spaces and community pathways, will also improve access to local and city centre employment opportunities on foot and by cycle. Therefore, this policy will have a minor positive effect on this SA objective.
	8	++	The protection and enhancement of a network of green & blue infrastructure, including connected open spaces and community pathways, will help to create a planned accessible and integrated network of open spaces and pathways across the city. This will make the city a more attractive place in which to live or to visit and will encourage economic investment and tourism to the city. Therefore, this policy will have a significant positive effect on this SA objective.
	9	++	The protection and enhancement of a network of green & blue infrastructure, including connected open spaces and community pathways, will create significant opportunities for active travel throughout the city, including to the city centre, district and local centres, schools and places of employment & recreation. This will assist in encouraging modal shift from motorised transport (particularly the private car) to walking and cycling. Therefore, this policy will have a significant positive effect on this SA objective.

A GREEN AND ACTIVE PLACE		GB1 – GREEN AND BLUE INFRASTRUCTURE NETWORK	
SA Objectives	Option	Comments	
Environmental	10	++	The protection and enhancement of a network of green & blue infrastructure, including ponds, rivers, parks and other open spaces, along with the potential for developer contributions for further improvements, recognises the importance of natural heritage assets and, in particular, the value of natural corridors and linkages. The green & blue network will also include other biodiversity and ecosystem services measures that will protect and enhance the natural environment. Therefore, this policy will have a significant positive effect on this SA objective.
	11	+	The protection and enhancement of a network of green & blue infrastructure, including greenspaces and countryside, recognises the importance of natural heritage assets, including the inherent ecosystem services value of soils and interactions with other natural systems and assets. This planned and integrated approach will help protect and enhance soil quality and will have a minor positive effect on this SA objective.
	12	+	The protection and enhancement of a network of green & blue infrastructure, including trees and open spaces, will help to improve the quality of the urban environment, including the built heritage assets and the overall visual quality of the city. Therefore, this policy will have a minor positive effect on this SA objective.
	13	+	The protection and enhancement of a network of green & blue infrastructure, including parks, trees, open spaces and countryside areas, will help to safeguard and improve the quality of the city's landscapes and setting and the overall visual quality of the city. Therefore, this policy will have a minor positive effect on this SA objective.
	14	++	The protection and enhancement of a network of green & blue infrastructure, including open spaces, countryside and connections in between, along with the potential for developer contributions for further improvements, will secure the protection of important natural assets in a planned and integrated approach. Therefore, this policy will have a significant positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	+	The protection and enhancement of a network of green & blue infrastructure, including water courses and open spaces, recognises the importance of natural heritage assets, including their inherent ecosystem services value in relation to water quality and the inter-relation with other important natural assets. This planned and integrated approach will help protect and enhance water quality and will have a minor positive effect on this SA objective.
	17	++	The protection and enhancement of a network of green & blue infrastructure, including connected open spaces and community pathways, will create significant opportunities for active travel throughout the city, and will assist in encouraging modal shift from motorised transport (particularly the private car) to walking and cycling. This will reduce air pollution. In addition, the encouragement of tree planting and other green design measures will help to improve air quality. Therefore, this policy will have a significant positive effect on this SA objective.
	18	++	The protection and enhancement of a network of green & blue infrastructure, including connected open spaces and community pathways, will create significant opportunities for active travel throughout the city, and will assist in encouraging modal shift from motorised transport (particularly the private car) to walking and cycling. This will reduce carbon consumption and greenhouse gas emissions. Therefore, this policy will have a significant positive effect on this SA objective.
	19	++	The protection and enhancement of a network of green & blue infrastructure, including open spaces and water bodies, as well as the promotion of SuDs, along with the potential for developer contributions for further improvements will help to address flooding issues and deal with water in a more sustainable way. This planned and integrated approach will have a significant positive effect on this SA objective.

## A GREEN AND ACTIVE PLACE

<b>Table B.93</b>	<b>OS1 – PROTECTION OF OPENSACE</b>
<b>Reasons for Alternatives Considered</b>	POP stage assessed alternative option to protect existing open spaces without taking an integrated approach to include all green & blue infrastructure. No further reasonable alternatives at DPS stage.
<b>Option</b>	<b>Policy to protect and enhance existing areas of open space.</b>
<b>Summary</b>	Support for retaining and enhance all open space lands and uses, including protecting any character and amenity value in recognition of the multi-benefits of including for health, amenity and environmental quality.
<b>Social Effects</b>	Significant positive effect on 1 of the SA objectives in relation to health and wellbeing. Minor positive effects on 3 of the SA objectives in relation to reducing deprivation, provision of quality housing and community safety.
<b>Economic Effects</b>	Minor positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Significant positive effect on 1 of the SA objectives in relation to open space. Minor positive effects on 8 of the SA objectives in relation to natural and built heritage, landscape, soil, water quality, air quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	No further alternative considered as policy direction is taken from the RDS and the SPPS. The RDS highlights the need to provide adequate provision for green and blue infrastructure in cities, towns and neighbourhoods and in new developments The SPPS recognises the cultural, social, economic, health and environmental benefits of open space and states that everyone should have easy access to open space. It also recognises open space, including sport and outdoor recreation, as key policy in improving health and wellbeing, one of the SPPS's five core planning principles.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects with the protection of existing open space through the development management process and the socio-economic beneficial effects accruing in the medium term.

A GREEN AND ACTIVE PLACE		OS1 – PROTECTION OF OPENSACE	
SA Objectives	Option	Comments	
Social	1	+	The protection of open space helps to promote active and sustainable neighbourhoods - this also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	++	The protection of open space helps to ensure that residents and visitors have convenient access to open space, which helps to improve the health and wellbeing and quality of life of people and therefore the policy will have a significant positive effect on this SA objective.
	3	+	The protection of open space helps to support good quality housing to meet all community needs, as access to open space is an important factor in the quality of housing areas. Therefore the policy will have a minor positive effect on this SA objective.
	4	+	The protection of open space helps to promote sustainable neighbourhoods, fostering inclusivity and opportunities for greater participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The protection of open space recognises the relationship between a vibrant city and its green spaces that helps to make the city an attractive place to live, work and visit. This could have a beneficial impact on the local economy through increased investment and tourism, thereby having a minor positive effect on this SA objective.
	9	+	The protection of open space can provide local opportunities for recreation that avoid the need for motorised travel and maximise active travel. In addition, accessible open space can provide attractive opportunities for walking and cycling. Therefore the policy will have a minor positive effect on this SA objective.

A GREEN AND ACTIVE PLACE		OS1 – PROTECTION OF OPENSACE	
SA Objectives	Option	Comments	
Environmental	10	+	The protection of open space can also help to conserve lands that have nature conservation and biodiversity interests. Therefore the policy will have a minor positive effect on this SA objective.
	11	+	The protection of open space helps to conserve undeveloped lands, including the inherent ecosystem services value and quality of soils. Therefore the policy will have a minor positive effect on this SA objective.
	12	+	The protection of open space can also help to preserve the setting of the built environment, including built heritage interests such as archaeology, listed buildings and conservation areas. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	The protection of open space helps to preserve the setting of the built environment, including the city's landscapes and geodiversity. Therefore the policy will have a minor positive effect on this SA objective.
	14	++	The inclusion of a policy to protect and enhance open space clearly acknowledges the importance of natural greenspace to the city. Therefore the policy will have a significant positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	+	The protection of open space helps to conserve undeveloped lands, including the ecosystem services functions relating to water filtration & quality and run-off and attenuation. Therefore the policy will have a minor positive effect on this SA objective.
	17	+	The protection of open space helps to conserve undeveloped lands and preserve trees and other vegetation. This assists in the ecosystem services function relating to air quality. In addition, local open space facilities also reduces the need for motorised travel, thereby reducing emissions. Therefore the policy will have a minor positive effect on this SA objective.
	18	+	The protection of open space helps to reduce the need for motorised travel by providing opportunities for recreation at accessible local locations. Therefore the policy will have a minor positive effect on this SA objective.
	19	+	The protection of open space helps to conserve undeveloped lands, including the ecosystem services function relating to regulated run-off and water attenuation, thereby reducing the risk and controlling the degree of flooding. Therefore the policy will have a minor positive effect on this SA objective.

A GREEN AND ACTIVE PLACE	
<b>Table B.94</b>	<b>OS2 – NEW OPEN SPACE WITHIN SETTLEMENTS</b>
<b>Reasons for Alternatives Considered</b>	POP stage assessed alternative option to secure new open spaces without taking an integrated approach to include all green & blue infrastructure. No further alternatives at DPS stage.
<b>Option</b>	<b>Policy to support new open space facilities within the urban area.</b>
<b>Summary</b>	Support for the provision of new open space and improvement of open space facilities at appropriate locations within the defined settlement limits, subject to criteria-based planning considerations.
<b>Social Effects</b>	Significant positive effects on 1 of the SA objectives in relation to health and wellbeing. Minor positive effects on 3 of the SA objectives in relation to reducing deprivation, provision of quality housing and community safety.
<b>Economic Effects</b>	Minor positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel
<b>Environmental Effects</b>	Significant positive effect on 1 of the SA objectives in relation to open space. Minor positive effects on 8 of the SA objectives in relation to natural and built heritage, landscape, soil, water quality, air quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	Policy in line with the policies and objectives of the SPPS and recognises the importance that adequate open space plays in the health & wellbeing and environmental quality of the city. No further alternatives considered.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects with the provision of new open space facilities through the development management process and the socio-economic beneficial effects accruing in the medium term.

A GREEN AND ACTIVE PLACE		OS2 – NEW OPEN SPACE WITHIN SETTLEMENTS	
SA Objectives	Option	Comments	
Social	1	+	The provision of new open space, either as a primary use or ancillary to another use, helps to promote quality, active and sustainable neighbourhoods - this also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	++	The provision of new open space, either as a primary use or ancillary to another use, helps to ensure that residents and visitors have convenient access to such open space, including passive and active facilities, which helps to improve the health and wellbeing and quality of life of people and therefore the policy will have a significant positive effect on this SA objective.
	3	+	The provision of appropriate accessible new open space in association with new housing development is an important factor in the quality of housing areas and quality of life of residents. Therefore the policy will have a minor positive effect on this SA objective.
	4	+	The provision of new open space, either as a primary use or ancillary to another use, helps to promote sustainable neighbourhoods, fostering inclusivity and opportunities for greater participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The provision of new open space, either as a primary use or ancillary to another use, helps to make the city an attractive place to live, work and visit. This could have a beneficial impact on the local economy through increased investment and tourism, thereby having a minor positive effect on this SA objective.
	9	+	The provision of new open space can provide local opportunities for recreation that avoid the need for motorised travel and maximise active travel. In addition, accessible open space can provide attractive opportunities for walking and cycling. Therefore the policy will have a minor positive effect on this SA objective.

A GREEN AND ACTIVE PLACE		OS2 – NEW OPEN SPACE WITHIN SETTLEMENTS	
SA Objectives	Option	Comments	
Environmental	10	+	The provision of new open space can also help to create, enhance or protect nature conservation and biodiversity interests on the land. Therefore the policy will have a minor positive effect on this SA objective.
	11	+	The protection of open space helps to conserve undeveloped lands, including the inherent ecosystem services value and quality of soils. Therefore the policy will have a minor positive effect on this SA objective.
	12	+	The provision of new open space can also help to preserve the setting of the built environment, including built heritage interests such as archaeology, listed buildings and conservation areas. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	The provision of new open space helps to preserve the setting of the built environment, including the city's landscapes. Therefore the policy will have a minor positive effect on this SA objective.
	14	++	The inclusion of a policy to facilitate the provision of new open space, either as a primary use or ancillary to another use, acknowledges the importance of open space and natural greenspace to new development and the wider the city. This open space will subsequently be protected under the existing open space policy. Therefore the policy will have a significant positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	+	The provision of new open space, particularly greenspace, helps to create open lands that can have ecosystem services function relating to water filtration & quality and run-off and attenuation. Therefore the policy will have a minor positive effect on this SA objective.
	17	+	The provision of new open space can help to create green assets, including trees and other vegetation, that also have an ecosystem services function relating to air quality. In addition, new local open space facilities also reduce the need for motorised travel, thereby reducing emissions. Therefore the policy will have a minor positive effect on this SA objective.
	18	+	The protection of open space helps to reduce the need for motorised travel by providing opportunities for recreation at accessible local locations. Therefore the policy will have a minor positive effect on this SA objective.
	19	+	The provision of new open space, particularly greenspace, helps to create open lands that can have ecosystem services function relating to regulated run-off and water attenuation, thereby reducing the risk and controlling the degree of flooding. Therefore the policy will have a minor positive effect on this SA objective.

## A GREEN AND ACTIVE PLACE

<b>Table B.95</b>	<b>OS3 – ANCILLARY OPEN SPACE</b>
<b>Reasons for Alternatives Considered</b>	POP stage assessed alternative option to secure new open spaces without taking an integrated approach to include all green and blue infrastructure. No further alternatives at DPS stage.
<b>Option</b>	<b>Policy to require ancillary open space to serve new development.</b>
<b>Summary</b>	Requirements for the provision of new and improved open space as part of all developments to serve the current and future needs of the development, including requirements for residential development.
<b>Social Effects</b>	Significant positive effects on 1 of the SA objectives in relation to health and wellbeing. Minor positive effects on 3 of the SA objectives in relation to reducing deprivation, quality housing and community safety.
<b>Economic Effects</b>	Minor positive effect on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Significant positive effect on 1 of the SA objectives in relation to open space. Minor positive effects on 8 of the SA objectives in relation to natural and built heritage, landscape, soil, water quality, air quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	This is in line with the policies and objectives of the SPPS and recognises the importance that adequate ancillary open space plays in the health and wellbeing and environmental quality of the city. No alternative considered.
<b>Mitigation</b>	The criteria based policy sets out key considerations that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects with the provision of ancillary open space through the development management process and the socio-economic beneficial effects accruing in the medium term.

A GREEN AND ACTIVE PLACE		OS3 – ANCILLARY OPEN SPACE	
SA Objectives	Option	Comments	
Social	1	+	The provision of ancillary open space, to another primary use helps to promote quality, active and sustainable neighbourhoods - this also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	++	The provision of ancillary open space,, helps to ensure that residents and visitors have convenient access to such open space, including passive and active facilities, which helps to improve the health and wellbeing and quality of life of people and therefore the policy will have a significant positive effect on this SA objective.
	3	+	The provision of appropriate accessible ancillary open space in association with new housing development is an important factor in the quality of housing areas and quality of life of residents. Therefore the policy will have a minor positive effect on this SA objective.
	4	+	The provision of new ancillary open space, helps to promote sustainable neighbourhoods, fostering inclusivity and opportunities for greater participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The provision of appropriate ancillary open space facilities in the countryside offers opportunities for enjoyment to city dwellers and visitors and provides for a greater variety of leisure pursuits to meet the city's needs. This will improve the attractiveness of the city for investment and therefore the policy will have a minor positive effect on this SA objective.
	9	+	The provision of ancillary open space can provide local opportunities for recreation that avoid the need for motorised travel and maximise active travel. In addition, accessible open space can provide attractive opportunities for walking and cycling. Therefore the policy will have a minor positive effect on this SA objective.

A GREEN AND ACTIVE PLACE		OS3 – ANCILLARY OPEN SPACE	
SA Objectives	Option	Comments	
Environmental	10	+	The provision of new open space can also help to create, enhance or protect nature conservation and biodiversity interests on the land. Therefore the policy will have a minor positive effect on this SA objective.
	11	+	The protection of open space helps to conserve undeveloped lands, including the inherent ecosystem services value and quality of soils. Therefore the policy will have a minor positive effect on this SA objective.
	12	+	The provision of new open space can also help to preserve the setting of the built environment, including built heritage interests such as archaeology, listed buildings and conservation areas. Therefore the policy will have a minor positive effect on this SA objective.
	13	+	The provision of new open space helps to preserve the setting of the built environment, including the city's landscapes. Therefore the policy will have a minor positive effect on this SA objective.
	14	++	The inclusion of a policy to facilitate the provision of new open space, e, acknowledges the importance of open space and natural greenspace to new development and the wider the city. This open space will subsequently be protected under the existing open space policy. Therefore the policy will have a significant positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	+	The provision of new open space, particularly greenspace, helps to create open lands that can have ecosystem services function relating to water filtration & quality and run-off and attenuation. Therefore the policy will have a minor positive effect on this SA objective.
	17	+	The provision of new open space can help to create green assets, including trees and other vegetation, that also have an ecosystem services function relating to air quality. In addition, new local open space facilities also reduce the need for motorised travel, thereby reducing emissions. Therefore the policy will have a minor positive effect on this SA objective.
	18	+	The protection of open space helps to reduce the need for motorised travel by providing opportunities for recreation at accessible local locations. Therefore the policy will have a minor positive effect on this SA objective.
	19	+	The provision of new open space, particularly greenspace, helps to create open lands that can have ecosystem services function relating to regulated run-off and water attenuation, thereby reducing the risk and controlling the degree of flooding. Therefore the policy will have a minor positive effect on this SA objective.

A GREEN AND ACTIVE PLACE	
Table B.96	OS4 – NEW OPEN SPACE OUTSIDE SETTLEMENTS
Reasons for Alternatives Considered	POP stage assessed alternative option to secure new open spaces without taking an integrated approach to include all green & blue infrastructure. No further alternatives at DPS stage.
Option	<b>Policy to support new open space facilities within the rural area.</b>
Summary	Support for the provision of new open space at appropriate locations outside settlements, subject to criteria-based planning considerations.
Social Effects	Significant positive effects on 1 of the SA objectives in relation to health and wellbeing. Minor positive effects on 2 of the SA objectives in relation to reducing deprivation and community safety.
Economic Effects	Minor positive effects on SA objective in relation to economic development of Belfast. Minor negative effect on SA objective to promote an integrated transport system and encourage sustainable travel.
Environmental Effects	Significant positive effect on 1 of the SA objectives in relation to open space.
Reasons for Selecting Preferred Option	No further alternatives considered. Policy seeks to support the provision of new open space at appropriate locations throughout the district to serve the current and future needs of the city's residents and visitors. This is in line with the policies and objectives of the SPPS and recognises the importance that adequate open space plays in the health & wellbeing and environmental quality of the city.
Mitigation	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. These include consideration of accessibility by a range of travel modes to mitigate any sustainable travel effect. Therefore no further mitigation is required.
Timescale of effect	Short to medium term effects with the provision of rural open space facilities through the development management process and the socio-economic beneficial effects accruing in the medium term.

A GREEN AND ACTIVE PLACE		OS4 – NEW OPEN SPACE OUTSIDE SETTLEMENTS	
SA Objectives	Option	Comments	
Social	1	+	The provision of appropriate new open space facilities in the countryside can help to meet the needs of rural communities, thereby reducing the relative poorer accessibility of such facilities to rural residents. Therefore the policy will have a minor positive effect on this SA objective.
	2	++	The provision of appropriate new open space facilities in the countryside helps to ensure that rural residents have convenient access to such open space, including passive and active facilities, which helps to improve the health and wellbeing and quality of life of people. In addition, certain types of open space facilities and uses are most appropriated located in the countryside and offer opportunities for enjoyment to city dwellers and visitors. Therefore the policy will have a significant positive effect on this SA objective.
	3	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	4	+	The provision of appropriate new open space facilities in the countryside offers opportunities for both city and rural residents and visitors for recreation, which helps to foster inclusivity and opportunities for greater participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The provision of appropriate new open space facilities in the countryside offers opportunities for enjoyment to rural and city dwellers and visitors and provides for a greater variety of leisure pursuits to meet the city's needs. This will improve the attractiveness of the city for investment and therefore the policy will have a minor positive effect on this SA objective.
	9	-	Countryside locations are normally less sustainable in terms of accessibility relative to the urban area. The location of countryside sites relative to the urban area, where the majority of open space facilities users may reside, renders them less favourable for walking, cycling or public transport. Having regard to the relatively short distances involved in the Belfast district area, this is considered to result in a minor negative effect on this SA objective. Nevertheless, the policy recognises certain types of open space facilities and uses may be most appropriately located in the countryside. It also includes criteria for new proposals that include consideration of accessibility by a range of travel modes and seeks to mitigate any environmental effect.

A GREEN AND ACTIVE PLACE		OS4 – NEW OPEN SPACE OUTSIDE SETTLEMENTS	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	++	The inclusion of a policy to facilitate the provision of appropriate new open space facilities in the countryside acknowledges the opportunities for such development in the wider interests of the city and enhances the provision of open space opportunities. This open space will subsequently be protected under the existing open space policy. Therefore the policy will have a significant positive effect on this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	18	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	○	Policy not considered to have any direct effect on or relationship with this SA objective.

## A GREEN AND ACTIVE PLACE

<b>Table B.97</b>	<b>OS5 – INTENSIVE SPORTS FACILITIES</b>
<b>Reasons for Alternatives Considered</b>	Not specifically assessed at POP stage. This draft policy is consistent with SPPS and established planning policy guidance. No reasonable alternatives at DPS stage.
<b>Option</b>	<b>Policy to support intensive sports facilities at appropriate locations.</b>
<b>Summary</b>	Support for new intensive sports facilities that are accessible and in appropriate locations within settlement boundaries, subject to criteria-based planning considerations.
<b>Social Effects</b>	Significant positive effect on health and wellbeing. Minor positive effect on 3 of the SA Objectives in relation to reducing deprivation, quality housing and community safety.
<b>Economic Effects</b>	Minor positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Minor positive effects on 2 SA objectives in relation air quality and the reduction of GHG/transition to low carbon economy.
<b>Reasons for Selecting Preferred Option</b>	Policy seeks to support the provision of sports facilities at appropriate locations throughout the district to serve the current and future needs of the city’s residents and visitors. This is in line with the policies and objectives of the SPPS and recognises the importance that adequate open space plays in the health & wellbeing and environmental quality of the city. No further alternatives considered.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects with the provision of intensive sports facilities through the development management process and the socio-economic beneficial effects accruing in the medium term.

A GREEN AND ACTIVE PLACE		OS5 – INTENSIVE SPORTS FACILITIES	
SA Objectives	Option	Comments	
Social	1	+	The provision of new intensive sports facilities helps to promote quality, active and sustainable neighbourhoods - this also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	++	The provision of new intensive sports facilities helps to ensure that residents and visitors have convenient access to such facilities, which helps to improve the health and wellbeing and quality of life of people and therefore the policy will have a significant positive effect on this SA objective.
	3	+	The provision of appropriate intensive sports facilities at accessible locations is an important factor in the quality of housing areas. In addition, the policy seeks to ensure no adverse impact on residential amenity, thereby protecting quality of life of residents. Therefore the policy will have a minor positive effect on this SA objective.
	4	+	The provision of new intensive sports facilities helps to promote sustainable neighbourhoods, fostering inclusivity and opportunities for greater participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The provision of new intensive sports facilities to meet local needs and demands helps to make the city an attractive place to live, work and visit. This could have a beneficial impact on the local economy through increased investment and tourism, thereby having a minor positive effect on this SA objective.
	9	+	The provision of new intensive sports facilities at accessible locations within the urban area provides local opportunities for recreation that avoid the need for motorised travel and maximise active travel. Therefore the policy will have a minor positive effect on this SA objective.

A GREEN AND ACTIVE PLACE		OS5 – INTENSIVE SPORTS FACILITIES	
SA Objectives	Option	Comments	
Environmental	10	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	11	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	15	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	○	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	+	The provision of new intensive sports facilities at accessible locations within the urban area provides local opportunities for recreation that avoid the need for motorised travel and maximise active travel. This will help to reduce transport-created pollution and improve local air quality. Therefore the policy will have a minor positive effect on this SA objective.
	18	+	The provision of new intensive sports facilities at accessible locations within the urban area provides local opportunities for recreation that avoid the need for motorised travel and maximise active travel. This will help to reduce transport-created greenhouse gas emissions. Therefore the policy will have a minor positive effect on this SA objective.
	19	○	Policy not considered to have any direct effect on or relationship with this SA objective.

A GREEN AND ACTIVE PLACE	
<b>Table B.98</b>	<b>OS6 – FACILITIES ANCILLARY TO WATER SPORTS</b>
<b>Reasons for Alternatives Considered</b>	Not specifically assessed at POP stage. This draft policy is consistent with SPPS and established planning policy guidance. No reasonable alternatives at DPS stage.
<b>Option</b>	<b>Policy to support water sports facilities</b>
<b>Summary</b>	Support for development of facilities ancillary to water sports uses adjacent to ponds, lakes, reservoirs and waterways, subject to normal planning considerations.
<b>Social Effects</b>	Significant positive effect improving health and wellbeing. Minor positive effect on 3 of the SA Objectives in relation to reducing deprivation, quality housing and community safety.
<b>Economic Effects</b>	Minor positive effect on 1 of the SA Objectives in relation to economic development of Belfast.
<b>Environmental Effects</b>	Minor positive effects on 3 of the SA objectives in relation to natural heritage, open space and water quality.
<b>Reasons for Selecting Preferred Option</b>	No Alternatives considered. Draft policy is consistent with the SPPS.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects with the provision of rural open space facilities through the development management process and the socio-economic beneficial effects accruing in the medium term.

A GREEN AND ACTIVE PLACE		OS6 – FACILITIES ANCILLARY TO WATER SPORTS	
SA Objectives	Option	Comments	
Social	1	+	The provision of new facilities ancillary to water sports uses helps to promote active recreation - this also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	++	The provision of new facilities ancillary to water sports uses helps to ensure that residents and visitors have convenient access to such facilities, which helps to improve the health and wellbeing and quality of life of people and therefore the policy will have a significant positive effect on this SA objective.
	3	+	The provision of appropriate new facilities ancillary to water sports uses at accessible locations is an important factor in the quality of housing areas by offering opportunities for recreation for residents. Therefore the policy will have a minor positive effect on this SA objective.
	4	+	The provision of appropriate new facilities ancillary to water sports uses at accessible locations helps to promote sustainable neighbourhoods, fostering inclusivity and opportunities for greater participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The provision of appropriate new facilities ancillary to water sports uses at accessible locations to meet local needs helps to make the city an attractive place to live, work and visit. This could have a beneficial impact on the local economy through increased investment and tourism, thereby having a minor positive effect on this SA objective.
	9	o	Policy not considered to have any direct effect on or relationship with this SA objective.

A GREEN AND ACTIVE PLACE		OS6 – FACILITIES ANCILLARY TO WATER SPORTS	
SA Objectives	Option	Comments	
Environmental	10	+	The policy includes provisions to ensure that any new water sports development, including increased usage of the water body, has no adverse impact on the water quality, natural heritage or local amenity. Therefore the policy will maintain and protect biodiversity assets, habitats and species and will have a minor positive effect on this SA objective.
	11	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	+	The policy includes provisions to ensure that any new water sports development, including increased usage of the water body, has no adverse impact on the water quality, natural heritage or local amenity. Therefore the policy will maintain and protect biodiversity assets, habitats and species and will have a minor positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	+	The policy includes provisions to ensure that any new water sports development, including increased usage of the water body, has no adverse impact on the water quality and is compatible with any existing use of the water. Therefore the policy will protect water quality and will have a minor positive effect on this SA objective.
	17	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	18	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	o	Policy not considered to have any direct effect on or relationship with this SA objective.

## A GREEN AND ACTIVE PLACE

<b>Table B.99</b>	<b>OS7 – FLOODLIGHTING</b>
<b>Reasons for Alternatives Considered</b>	Not specifically assessed at POP stage. This draft policy is consistent with SPPS and established planning policy guidance. No reasonable alternatives at DPS stage.
<b>Option</b>	<b>Policy to support development of floodlighting that adheres to environmental considerations.</b>
<b>Summary</b>	Only support the development of floodlighting associated with sports and outdoor recreational facilities where environmental criteria are met.
<b>Social Effects</b>	Significant positive effect improving health and wellbeing. Minor positive effects on 3 of the SA objectives in relation to reducing deprivation, quality housing and community safety.
<b>Economic Effects</b>	Minor positive effect in relation to economic development of Belfast.
<b>Environmental Effects</b>	Minor positive effects on 2 of the SA objectives in relation to natural heritage and open space.
<b>Reasons for Selecting Preferred Option</b>	No Alternatives considered. Draft policy is consistent with the SPPS.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects with the provision of floodlighting through the development management process to protect environment/amenity in short term and the socio-economic beneficial effects accruing in the medium term.

A GREEN AND ACTIVE PLACE		OS7 – FLOODLIGHTING	
SA Objectives	Option	Comments	
Social	1	+	The provision of floodlighting associated with outdoor recreation helps to promote active recreation and maximises the usability of sports facilities - this also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	++	The provision of floodlighting associated with outdoor recreation helps to promote active recreation and maximises the usability of sports facilities, which helps to improve the health and wellbeing and quality of life of people and therefore the policy will have a significant positive effect on this SA objective.
	3	+	The provision of floodlighting associated with outdoor recreation helps to promote active recreation and maximises the usability of sports facilities. This is an important factor in the quality of housing areas by offering opportunities for recreation for residents. The policy also ensures no detrimental impact on residential amenity. Therefore the policy will have a minor positive effect on this SA objective.
	4	+	The provision of floodlighting associated with outdoor recreation helps to promote active recreation and maximises the usability of sports facilities. This helps to promote sustainable neighbourhoods, fostering inclusivity and opportunities for greater participation, thereby helping to address criminality and anti-social behaviour. Therefore the policy will have a minor positive effect on this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The provision of floodlighting associated with outdoor recreation helps to promote active recreation and maximises the usability of sports facilities. This helps to make the city an attractive place to live, work and visit. This could have a beneficial impact on the local economy through increased investment and tourism, thereby having a minor positive effect on this SA objective.
	9	o	Policy not considered to have any direct effect on or relationship with this SA objective.

A GREEN AND ACTIVE PLACE		OS7 – FLOODLIGHTING	
SA Objectives	Option	Comments	
Environmental	10	+	The policy includes provisions to ensure that any floodlighting has no adverse impact on natural heritage. Therefore the policy will maintain and protect biodiversity assets, habitats and species and will have a minor positive effect on this SA objective.
	11	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	12	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	14	+	The policy seeks to facilitate floodlighting associated with outdoor recreation, thus it helps to promote active recreation and maximises the usability of open space sports facilities. It will have a minor positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	17	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	18	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	19	o	Policy not considered to have any direct effect on or relationship with this SA objective.

A GREEN AND ACTIVE PLACE	
<b>Table B.100</b>	<b>NH 1 – PROTECTION OF NATURAL HERITAGE RESOURCES</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives identified at POP stage. Policy requirement that the Plan is compliant with existing natural heritage legislation and SPPS. No reasonable alternatives to proposed approach at DPS stage.
<b>Option</b>	<b>Policy to protect the natural environment.</b>
<b>Summary</b>	Support for the preservation and enhancement of the natural environment and the furtherance of biodiversity conservation and to protect the district's natural heritage from inappropriate development.
<b>Social Effects</b>	Minor positive effects on 3 of the SA objectives in relation to improving health and wellbeing, reducing deprivation and quality housing.
<b>Economic Effects</b>	Minor positive effect in relation to economic development of Belfast.
<b>Environmental Effects</b>	Significant positive effect on natural heritage. Minor positive effects on 7 of the SA objectives in relation to landscape, open space, soil, air quality, water quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	No alternatives considered. Policy consistent with SPPS and relevant legislation.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects - Protection of existing natural heritage assets in short term through development management process. Biodiversity, ecosystems services and socio-economic benefits accruing in the medium term, securing the natural environment for the benefit of future generations.

A GREEN AND ACTIVE PLACE		NH 1 – PROTECTION OF NATURAL HERITAGE RESOURCES	
SA Objectives	Option	Comments	
Social	1	+	The protection of natural heritage and biodiversity interests helps to provide opportunities for community access to and interaction with the natural environment, thereby helping to create sustainable neighbourhoods. This also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	+	The protection of natural heritage and biodiversity interests helps to provide opportunities for community access to and interaction with the natural environment, thereby helping to create sustainable and healthy neighbourhoods. The natural environment is an important resource for human health and wellbeing and opportunities for enjoyment and interaction help to improve wellbeing. Therefore the policy will have a minor positive effect on this SA objective.
	3	+	The protection of natural heritage and biodiversity interests helps to provide opportunities for community access to and interaction with the natural environment, thereby helping to create more sustainable neighbourhoods. This is also an important factor in creating quality housing areas and therefore the policy will have a minor positive effect on this SA objective.
	4	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	+	The protection of natural heritage and biodiversity recognises the relationship between a vibrant city and its green spaces and ecosystem services that helps to make the city viable and an attractive place to live, work and visit. This could have a beneficial impact on the local economy through increased investment and tourism, thereby having a minor positive effect on this SA objective.
	9	o	Policy not considered to have any direct effect on or relationship with this SA objective.

A GREEN AND ACTIVE PLACE		NH 1 – PROTECTION OF NATURAL HERITAGE RESOURCES	
SA Objectives	Option	Comments	
Environmental	10	++	The primary aim of this policy is the protection of natural heritage and biodiversity - this matches exactly with this SA objective. Therefore it has a significant positive effect on this SA objective.
	11	+	The protection of natural heritage and biodiversity also recognises the value of the natural environment in relation to ecosystem services, including soil quality. Therefore the policy will have a minor positive effect on this SA objective.
	12	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	13	+	The protection of natural heritage and biodiversity also assists in protecting and enhancing important elements of the city's landscape, including greenspaces, trees and countryside. Therefore the policy will have a minor positive effect on this SA objective.
	14	+	The protection of natural heritage and biodiversity also assists in protecting and enhancing important elements of the city's green environment, including greenspaces and countryside. Therefore the policy will have a minor positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	+	The protection of natural heritage and biodiversity also recognises the value of the natural environment in relation to ecosystem services, including water quality. Therefore the policy will have a minor positive effect on this SA objective.
	17	+	The protection of natural heritage and biodiversity also recognises the value of the natural environment in relation to ecosystem services, including air quality. Therefore the policy will have a minor positive effect on this SA objective.
	18	+	The protection of natural heritage and biodiversity also recognises the value of the natural environment in relation to ecosystem services, including its function as a carbon sink. Therefore the policy will have a minor positive effect on this SA objective.
	19	+	The protection of natural heritage and biodiversity also recognises the value of the natural environment in relation to ecosystem services, including its function in ground water storage and attenuating surface water flow - thereby also assisting in managing and reducing flood risk . Therefore the policy will have a minor positive effect on this SA objective.

## A GREEN AND ACTIVE PLACE

<b>Table B.101</b>	<b>TRE1 – TREES</b>
<b>Reasons for Alternatives Considered</b>	POP stage assessed alternative to protect existing trees but not to encourage further tree planting - this was not favoured. No further alternatives at DPS stage.
<b>Option</b>	<b>Policy to protect existing trees and secure additional planting.</b>
<b>Summary</b>	Support for development proposals that incorporate existing trees as part of the design stage, including detailed measures to protect existing trees during and after construction and to provide for additional tree planting appropriate to the nature, scale and location of the development.
<b>Social Effects</b>	Significant positive effects on 2 of the SA Objectives in relation to health and wellbeing and quality housing. Minor positive effect on reducing deprivation.
<b>Economic Effects</b>	Significant positive effect on 1 of the SA Objectives in relation to economic development of Belfast.
<b>Environmental Effects</b>	Significant positive effects on 9 of the SA Objectives in relation to natural and built heritage, landscape, open space, soil, air quality, water quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. Policy consistent with RDS and SPPS.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects - Protection of existing trees in short term through development management process and new planting secured in short/medium term through new development. Biodiversity, ecosystems services and socio-economic benefits accruing in the medium term.

A GREEN AND ACTIVE PLACE		TRE1 – TREES	
SA Objectives	Option	Comments	
Social	1	+	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve environmental amenity and reduce community's vulnerability to environmental change and build their resilience. A better and greener environment also helps to reduce social inequality and build community cohesion and therefore the policy will have a minor positive effect on this SA objective.
	2	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the local environment, and provides opportunities for greater community interaction with the natural environment, thereby helping to create sustainable and healthy neighbourhoods. Trees are an important resource for human health and wellbeing, including their functions in relation to shade, air quality, biodiversity and visual/aural amenity. Therefore the policy will have a significant positive effect on this SA objective.
	3	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the local environment, and provides opportunities for greater community interaction with the natural environment, including their functions in relation to shade, air quality, biodiversity and visual/aural amenity. This helps to create high quality living environments and therefore the policy will have a significant positive effect on this SA objective.
	4	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	5	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policy not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	8	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the city-wide environment, creating a high quality environment and attractive quality of life. This will make Belfast more attractive as a place in which to live and invest, which will also have benefits for economic development and tourism. Therefore the policy will have a significant positive effect on this SA objective.
	9	o	Policy not considered to have any direct effect on or relationship with this SA objective.

A GREEN AND ACTIVE PLACE		TRE1 – TREES	
SA Objectives	Option	Comments	
Environmental	10	++	The protection of existing trees and requirement for additional tree planning as part of new development protects and enhances natural heritage and biodiversity interests and therefore it has a significant positive effect on this SA objective.
	11	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the natural environment. They have a range of ecosystem service functions, including in relation to pollution, water and should quality. Therefore the policy will have a significant positive effect on this SA objective.
	12	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the city-wide environment, creating a high quality environment and attractive urban form. This also helps to maintain and enhance the setting of our built heritage assets, including listed buildings and conservation areas. Therefore the policy will have a significant positive effect on this SA objective.
	13	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the city-wide environment, creating a high quality environment and attractive urban form. This also helps to maintain and enhance the landscapes and setting of the city, adding to a rich diversity of built and natural environment. Therefore the policy will have a significant positive effect on this SA objective.
	14	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the city-wide environment. This also helps to maintain and enhance the green spaces within the city and the countryside setting of the city, adding to a rich natural environment to complement the city's built environment. Therefore the policy will have a significant positive effect on this SA objective.
	15	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	16	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the natural environment. They have a range of ecosystem service functions, including in relation to pollution and water quality. Therefore the policy will have a significant positive effect on this SA objective.
	17	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the natural environment. They have a range of ecosystem service functions, including in relation to pollution and air quality. Therefore the policy will have a significant positive effect on this SA objective.
	18	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the natural environment. They have a range of ecosystem service functions, including in relation to pollution and carbon storage. Therefore the policy will have a significant positive effect on this SA objective.
	19	++	The protection of existing trees and requirement for additional tree planning as part of new development helps to improve the natural environment. They have a range of ecosystem service functions, including in relation to surface water management and slowing of runoff. Therefore the policy will have a significant positive effect on this SA objective.

A GREEN AND ACTIVE PLACE	
<b>POLICY GROUPING:</b>  <b>LANDSCAPE AND COAST</b>	LC1 – Landscape LC2 – Lagan Valley Regional Park LC3 – Belfast Hills LC4 – Coastal Areas
<b>Reason for Grouping</b>	This group of draft policies seeks to protect and enhance the quality of the city's landscape and coastal area, including its amenity and scenic value, and to ensure that landscape quality is given due consideration in development proposals. They include criteria-based considerations to secure landscape and coastal area protection and enhancement, including in areas specifically designated for importance. The general aims and objectives for each are similar and, therefore, the intended outcome can be adequately assessed in a grouped approach.

A GREEN AND ACTIVE PLACE	
<b>Table B.102</b>	<b>LC1 – LANDSCAPE</b> <b>LC2 – LAGAN VALLEY REGIONAL PARK</b> <b>LC3 – BELFAST HILLS</b> <b>LC4 – COASTAL AREAS</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives at this stage. Draft policy is consistent with POP approach on natural heritage and SPPS.
<b>Options</b>	<b>LC1 – LC4 Draft Policies</b>
<b>Summary</b>	Support for developments that ensure the protection and enhancement of the district's landscape and coastal resource - natural heritage, built heritage and cultural value.
<b>Social Effects</b>	No social effects noted
<b>Economic Effects</b>	Minor positive effects on 2 of the SA objectives in relation to economic development of Belfast and sustainable travel.
<b>Environmental Effects</b>	Significant positive effects on 2 of the SA objectives in relation to landscape and open space. Minor positive effects on 7 of the SA objectives in relation to natural and built heritage, water, soil quality, air quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	Draft Policy consistent with RDS/SPPS and policy guidance. Also consistent with European Directives, International and national and local natural heritage legislation. No alternatives identified.
<b>Mitigation</b>	The criteria based policies set out key considerations that ensure any effects are addressed in a balanced approach. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects in that the protection and improvement of the landscape is secured through the development management process. Ecosystems services and socio-economic benefits accruing in the medium term, securing the landscape environment for the benefit of future generations.

A GREEN AND ACTIVE PLACE		LC1 – LANDSCAPE LC2 – LAGAN VALLEY REGIONAL PARK LC3 – BELFAST HILLS LC4 – COASTAL AREAS	
SA Objectives	Option	Comments	
Social	1	○	Policies not considered to have any direct effect on or relationship with this SA objective.
	2	○	Policies not considered to have any direct effect on or relationship with this SA objective.
	3	○	Policies not considered to have any direct effect on or relationship with this SA objective.
	4	○	Policies not considered to have any direct effect on or relationship with this SA objective.
	5	○	Policies not considered to have any direct effect on or relationship with this SA objective.
	6	○	Policies not considered to have any direct effect on or relationship with this SA objective.
Economic	7	○	Policies not considered to have any direct effect on or relationship with this SA objective.
	8	+	The protection of the landscape and coastal quality helps to create a high quality environment and attractive quality of life. This will make Belfast more attractive as a place in which to live and invest, which will also have benefits for economic development and tourism. Therefore the policies will have a minor positive effect on this SA objective.
	9	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality environment. They seek to direct new development into the urban area, thereby consolidating urban form and helping to reduce the need for travel, including by car, and facilitating more sustainable travel patterns. Therefore the policies will have a minor positive effect on this SA objective.

A GREEN AND ACTIVE PLACE		LC1 – LANDSCAPE LC2 – LAGAN VALLEY REGIONAL PARK LC3 – BELFAST HILLS LC4 – COASTAL AREAS	
SA Objectives	Option	Comments	
Environmental	10	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality natural environment. They also recognise the natural heritage value of the city's landscape and coast and they seek to protect and enhance these important elements. Therefore the policies will have a minor positive effect on this SA objective.
	11	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality natural environment. This also acknowledges the important ecosystem services functions of the natural environment, including soil quality. Therefore the policies will have a minor positive effect on this SA objective.
	12	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality environment. This also helps to enhance the setting of the built environment, including important built heritage assets, such as listed buildings and conservation areas. Therefore the policies will have a minor positive effect on this SA objective.
	13	++	The primary aim of these policies is the protection of the landscape and coastal setting of the city, including designated landscape areas and the wider visual environment - this matches exactly with this SA objective. Therefore the policies have a significant positive effect on this SA objective.
	14	++	The primary aim of these policies is the protection of the landscape and coastal setting of the city, including designated landscape areas. The city's countryside is largely protected by landscape designations, as are many parts of the urban area, including areas of open space. Therefore the policies have a significant positive effect on this SA objective.
	15	o	Policies not considered to have any direct effect on or relationship with this SA objective.
	16	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality natural environment. This also acknowledges the important ecosystem services functions of the natural environment, including in relation to water quality. Therefore the policies will have a minor positive effect on this SA objective.
	17	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality natural environment. This also acknowledges the important ecosystem services functions of the natural environment, including in relation to air quality. Therefore the policies will have a minor positive effect on this SA objective.
	18	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality natural environment. This also acknowledges the important ecosystem services functions of the natural environment, including in relation to carbon storage. Therefore the policies will have a minor positive effect on this SA objective.
	19	+	The policies seek to protect the landscape and coastal setting of the city to create a high quality natural environment. This also acknowledges the important ecosystem services functions of the natural environment, including in relation to ground water storage and attenuating surface water flow - thereby also assisting in managing and reducing flood risk. Therefore the policies will have a minor positive effect on this SA objective.

## A GREEN AND ACTIVE PLACE

<p><b>POLICY GROUPING:</b></p> <p><b>DEVELOPMENT IN THE COUNTRYSIDE</b></p>	<p>DC1 – All Countryside Development General Policy Principles</p> <p>DC2 – Housing in the Countryside</p> <p>DC3 – Replacement Dwellings</p> <p>DC4 – The Conversion and Reuse of Existing Buildings</p> <p>DC5 – New Dwelling – Personal and Domestic Buildings</p> <p>DC6 – Dwellings for Non-Agricultural Business Enterprises</p> <p>DC7 – Ribbon Development</p> <p>DC8 – New Dwellings in Existing Clusters</p> <p>DC9 – Residential Caravans and Mobile Homes</p> <p>DC10 – New Dwellings on Farms</p> <p>DC11 – Agriculture</p> <p>DC12 – Farm Diversification</p> <p>DC13 – Other Proposed Development in the Countryside</p>
<p><b>Reason for Grouping</b></p>	<p>This group of draft policies seeks to protect and enhance the character and value of the city's countryside resource, including for landscape, recreation and nature conservation, whilst also providing for the needs of the rural community and economy. They generally seek to restrict development to that which is essential to be located in the rural area and, in particular, they seek to avoid unnecessary urban-generated development in the countryside. The policies include criteria-based considerations to facilitate development to meet local needs under a number of different types, and as the general aims and objectives of each are similar, the potential effects can therefore be adequately assessed in a grouped approach.</p>

A GREEN AND ACTIVE PLACE	
<b>Table B.103</b>	<b>DC 1 – DC13 DEVELOPMENT IN THE COUNTRYSIDE</b>
<b>Reasons for Alternatives Considered</b>	No reasonable alternatives at this stage. Draft policy is consistent with POP approach and SPPS.
<b>Options</b>	<b>DC1 – DC13 Draft Policies</b>
<b>Summary</b>	Support for development proposals that contribute to sustainable development which protects and enhances the character and value of the countryside resource, including for landscape, recreation and nature conservation, whilst providing for the essential needs of the rural communities and the rural economy.
<b>Social Effects</b>	Minor positive effects on 2 of the SA objectives in relation to reducing deprivation and quality housing.
<b>Economic Effects</b>	Minor positive effect on 1 of the SA objectives in relation to economic development of Belfast and mixed effects in relation to sustainable travel.
<b>Environmental Effects</b>	Minor positive effects on 9 SA objectives in relation to natural and built heritage, landscape, open space, soil, water quality, air quality, reduction of GHG/transition to low carbon economy and mitigation/adaptation to climate change.
<b>Reasons for Selecting Preferred Option</b>	No alternative considered. Draft policy is consistent with RDS/SPPS and policy guidance.
<b>Mitigation</b>	The criteria based policy sets out key consideration that ensure any effects are addressed in a balanced approach. Consideration of accessibility to mitigate any sustainable travel effect covered under other LDP policies. Therefore no further mitigation is required.
<b>Timescale of effect</b>	Short to medium term effects in that the protection of the countryside from inappropriate development is secured through the development management process. Ecosystems services and socio-economic benefits accruing in the medium term, securing the countryside environment for the benefit of future generations, whilst facilitating specific local needs.

A GREEN AND ACTIVE PLACE		DC 1 – DC13 DEVELOPMENT IN THE COUNTRYSIDE	
SA Objectives	Option	Comments	
Social	1	+	The policies make provision for development in the countryside that is necessary to meet the needs of the rural economy. Development that meets the needs of the rural community will also help to address inclusion and equality and reduce any urban/rural disadvantage. Therefore the policies will have a minor positive effect on this SA objective.
	2	o	Policy not considered to have any direct effect on or relationship with this SA objective.
	3	+	The policies make provision for development in the countryside that is necessary to meet the needs of the rural community, including provisions for housing to meet local needs. Therefore the policies will have a minor positive effect on this SA objective.
	4	o	Policies not considered to have any direct effect on or relationship with this SA objective.
	5	o	Policies not considered to have any direct effect on or relationship with this SA objective.
	6	o	Policies not considered to have any direct effect on or relationship with this SA objective.
Economic	7	o	Policies not considered to have any direct effect on or relationship with this SA objective.
	8	+	The policies seek to support the rural economy such as sustainable rural enterprises and suitable farm diversification in appropriate locations and sustain existing and provide for future employment opportunities for the rural community. The policies will therefore have a minor positive effect on this SA Objective.
	9	+/-	The policies seek to direct new development into the urban area, thereby consolidating urban form and helping to reduce the need for travel, including by car, and facilitating more sustainable travel patterns. However, the policies also make provision for rural development that is necessary to meet the needs of rural residents and the rural economy, which is unlikely to support this particular SA objective as rural development is generally inconsistent with sustainable transport. The policies will therefore have a mixed effect on this SA objective.

A GREEN AND ACTIVE PLACE		DC 1 – DC13 DEVELOPMENT IN THE COUNTRYSIDE	
SA Objectives	Option	Comments	
Environmental	10	+	The policies generally seek to direct new development into the urban area, whilst provisions are also made for rural development that is necessary to meet the needs of rural residents and the rural economy. In seeking to protect the countryside from inappropriate development, the policies will also help to protect the natural environment setting of the city, including the natural heritage and biodiversity interests in the countryside. The policies will therefore have a minor positive effect on this SA objective.
	11	+	The policies generally seek to protect the countryside from inappropriate development and will also help to protect the natural environment setting of the city and the ecosystem services, including soil quality, provided by the undeveloped countryside. The policies will therefore have a minor positive effect on this SA objective.
	12	+	The policies generally seek to protect the countryside from inappropriate development and also seek to encourage the reuse of existing buildings in the countryside, including vernacular buildings and other structures of visual, historic or cultural interest. The policies will therefore have a minor positive effect on this SA objective.
	13	+	The policies generally seek to direct new development into the urban area, whilst provisions are also made for rural development that is necessary to meet the needs of rural residents and the rural economy. In seeking to protect the countryside from inappropriate development, the policies will also help to protect the natural environment setting of the city, including the important landscape setting of the countryside surrounding the city. The policies will therefore have a minor positive effect on this SA objective.
	14	+	The policies generally seek to protect the countryside from inappropriate development, whilst making provision for development that is necessary to meet local needs. The policies will therefore help to protect the countryside surrounding the city. The policies will therefore have a minor positive effect on this SA objective.
	15	o	Policies not considered to have any direct effect on or relationship with this SA objective.
	16	+	The policies generally seek to protect the countryside from inappropriate development and will also help to protect the natural environment setting of the city and the ecosystem services, including water quality, provided by the undeveloped countryside. The policies will therefore have a minor positive effect on this SA objective.
	17	+	The policies generally seek to protect the countryside from inappropriate development and will also help to protect the natural environment setting of the city and the ecosystem services, including air quality, provided by the undeveloped countryside. The policies will therefore have a minor positive effect on this SA objective.
	18	+	The policies generally seek to protect the countryside from inappropriate development to protect a high quality natural environment setting for the city. This also acknowledges the important ecosystem services functions of the natural environment, including in relation to carbon storage. Therefore the policies will have a minor positive effect on this SA objective.
	19	+	The policies generally seek to protect the countryside from inappropriate development to protect a high quality natural environment setting for the city. This also acknowledges the important ecosystem services functions of the natural environment, including in relation to ground water storage and attenuating surface water flow - thereby also assisting in managing and reducing flood risk. Therefore the policies will have a minor positive effect on this SA objective.



## Strategic Policies - Scoring Formulas and Ranges

Effect Scoring: Applicable to all Effects							
Likely Effect	-- Significant Negative	- Minor Negative	? Unknown Effect	+/- Mixed Effects	0 No Effect or Relationship	+ Minor Positive	++ Significant Positive
Ranking Score	-2	-1	0	0	0	1	2

Individual Policy - Scoring Formula & Range					
FORMULA	19 Objectives		Minor Range		Significant Range
Negative scoring	-19 x 2		-	-1 to -19	-- -20 to -38
Positive scoring	19 x 2		+	1 to 19	++ 20 to 38
Unknown, mixed, no effect	?	+/-	0	0 score	

Total Effects: Scoring Formula & Range (Strategic Policies)					
FORMULA	5 Policies *		Minor Range		Significant Range
Negative scoring	-5 x 2		-	-1 to -5	-- -6 to -10
Positive scoring	5 x 2		+	1 to 5	++ 6 to 10
Unknown, mixed, no effect	?	+/-	0	0 score	

\*8 policies in total, however 3 are appraised later in SA Report

STRATEGY →		STRATEGIC POLICIES							
POLICY →		SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8
Social	SA1	++	+	Appraised under draft Policy HC1	+	++	Appraised under draft Policies ENV2 & ENV3	++	Appraised under draft Policy GB1
	SA2	+	+		+	++		++	
	SA3	+	+		++	+		+	
	SA4	o	+		+	+		o	
	SA5	o	+		?	o		o	
	SA6	++	+		?	+		+	
Social Scoring		6	6		5	7		6	
Economic	SA7	++	+		?	+		+	
	SA8	+	+		+	+		++	
	SA9	+	+		?	+		++	
Economic Scoring		4	3		1	3		5	
Environmental	SA10	-	+		o	+		o	
	SA11	+	+		o	o		o	
	SA12	++	+		o	+		+	
	SA13	+	+		o	+		o	
	SA14	+/-	+		o	+		o	
	SA15	+	-		o	o		o	
	SA16	+/-	+/-		o	o		o	
	SA17	+	+		o	+		++	
	SA18	+	+	o	+	++			
	SA19	+/-	+	o	+	++			
Environmental Scoring		6	7	0	7	7			
Total Policy Score		SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8
		16	16		6	17		18	
		+	+		+	+		+	

STRATEGY	POLICY	Social						Economic			Environmental										
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	
STRATEGIC POLICIES	SP1	++	+	+	o	o	++	++	+	+	-	+	++	+	+/-	+	+/-	+	+	+/-	
	SP2	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+/-	+	+	+	
	SP3	Appraised under draft Policy HC1																			
	SP4	+	+	++	+	?	?	?	+	?	o	o	o	o	o	o	o	o	o	o	
	SP5	++	++	+	+	o	+	+	+	+	+	o	+	+	+	o	o	+	+	+	
	SP6	Appraised under draft Policies ENV2 & ENV3																			
	SP7	++	++	+	o	o	+	+	++	++	o	o	+	o	o	o	o	o	++	++	++
	SP8	Appraised under draft Policy GB1																			

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Total Effects	8	7	6	3	1	5	5	6	0	1	2	5	3	2	0	0	5	5	4
	++	++	++	+	+	+	+	++	o	+	+	+	+	+	o	o	+	+	+



## Spatial Development - Scoring Formulas and Ranges

Effect Scoring: Applicable to all Effects							
Likely Effect	-- Significant Negative	- Minor Negative	? Unknown Effect	+/- Mixed Effects	0 No Effect or Relationship	+ Minor Positive	++ Significant Positive
Ranking Score	-2	-1	0	0	0	1	2

Individual Policy - Scoring Formula & Range					
FORMULA	19 Objectives	Minor Range		Significant Range	
Negative scoring	-19 x 2	-	-1 to -19	--	-20 to -38
Positive scoring	19 x 2	+	1 to 19	++	20 to 38
Unknown, mixed, no effect	?	+/-	0	0 score	

Total Effects: Scoring Formula & Range (Spatial Development)					
FORMULA	3 Policies	Minor Range		Significant Range	
Negative scoring	-3 x 2	-	-1 to -3	--	-4 to -6
Positive scoring	3 x 2	+	1 to 3	++	4 to 6
Unknown, mixed, no effect	?	+/-	0	0 score	

STRATEGY →		SPATIAL DEVELOPMENT		
POLICY →		SD1	SD2	SD3
Social	SA1	o	++	++
	SA2	o	+	++
	SA3	+	o	++
	SA4	o	o	+
	SA5	o	o	+
	SA6	+	+	++
Social Scoring		2	4	10
Economic	SA7	o	+	++
	SA8	+	o	++
	SA9	o	++	++
Economic Scoring		1	3	6
Environmental	SA10	o	o	+
	SA11	o	o	+
	SA12	o	o	+
	SA13	o	o	+
	SA14	+	o	+
	SA15	o	o	-
	SA16	o	o	+/-
	SA17	o	+	+
	SA18	o	+	++
	SA19	o	?	+
Environmental Scoring		1	2	8
Total Policy Score		SD1	SD2	SD3
		4	9	24
		+	+	++

STRATEGY	POLICY	Social						Economic			Environmental									
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19
SPATIAL DEVELOPMENT	SD1	o	o	+	o	o	+	o	+	o	o	o	o	o	+	o	o	o	o	o
	SD2	++	+	o	o	o	+	+	o	++	o	o	o	o	o	o	o	+	+	?
	SD3	++	++	++	+	+	++	++	++	++	+	+	+	+	+	-	+/-	+	++	+

SA Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Total Effects	4	3	3	1	1	4	3	3	0	1	1	1	1	2	-1	0	2	3	1
	++	+	+	+	+	++	+	+	o	+	+	+	+	+	-	o	+	+	+



## Shaping a Liveable Place - Scoring Formulas and Ranges

Effect Scoring: Applicable to all Effects							
Likely Effect	-- Significant Negative	- Minor Negative	? Unknown Effect	+/- Mixed Effects	0 No Effect or Relationship	+ Minor Positive	++ Significant Positive
Ranking Score	-2	-1	0	0	0	1	2

Individual Policy - Scoring Formula and Range						
FORMULA	19 Objectives		Minor Range		Significant Range	
Negative scoring	-19 x 2		-	-1 to -19	--	-20 to -38
Positive scoring	19 x 2		+	1 to 19	++	20 to 38
Unknown, mixed, no effect	?	+/-	0	0 score		

Total Effects: Scoring Formula & Range (Shaping a Liveable Space)						
FORMULA	31 Policies		Minor Range		Significant Range	
Negative scoring	-31 x 2		-	-1 to -31	--	-32 to -62
Positive scoring	31 x 2		+	1 to 31	++	32 to 62
Unknown, mixed, no effect	?	+/-	0	0 score		

STRATEGY →		SHAPING A LIVEABLE PLACE																															
POLICY →		HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	HOU10	HOU11	HOU12	HOU13	DES1	DES2	DES3	DES4	RD1	RD2	RD3	BH1	BH2	BH3	BH4	BH5	BH6	CGR1	CGR2	HC1	CI1	CI2	
Social	SA1	o	+	+	+	++	+	++	+	+	+	?	+	o	+	+	+	+	+	+	+	+	+	+	+	+	o	o	++	++	+	+	+
	SA2	o	+	+	+	++	+	++	+	+	+	?	+	+	+	+	o	o	++	++	++	+	+	+	+	+	o	+	++	++	++	+	+
	SA3	++	+	++	+	++	++	++	+	++	+	+	++	++	+	+	?	o	++	++	++	+	+	+	o	o	o	++	o	+	+	o	
	SA4	o	?	?	+	+	?	+	+	?	+	+	++	?	+	+	o	o	++	++	+	o	o	o	+	o	o	++	++	+	+	o	
	SA5	o	o	+	o	o	o	+	+	+	+	+	+	+	o	o	o	o	+	+	++	+	+	+	o	o	+	++	o	o	+	o	
	SA6	o	+	+	++	?	o	+	++	+	o	+	+	+	+	+	+	+	+	+	++	o	o	o	o	o	o	++	+	+	++	+	
Social Scoring		2	4	6	6	7	4	9	7	6	5	4	8	4	5	5	2	2	9	9	10	4	4	4	3	0	2	12	7	6	7	3	
Economic	SA7	o	+	+	++	?	o	+	+	+	o	+	+	+	+	+	+	o	+	+	++	o	o	o	o	o	o	++	++	+	+	o	
	SA8	++	+	+	++	++	+	+	+	+	o	+	+	++	+	+	+	+	++	++	++	+	+	+	+	o	+	++	++	+	+	+	
	SA9	o	+	+	++	?	o	?	+	+	o	+	+	++	+	+	++	o	++	++	+	o	o	o	o	o	o	++	+	+	+	o	
Economic Scoring		2	3	3	6	2	1	2	3	3	0	3	3	5	3	3	4	1	5	5	5	1	1	1	1	0	1	6	5	3	3	1	

STRATEGY →		SHAPING A LIVEABLE PLACE																															
POLICY →		HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	HOU10	HOU11	HOU12	HOU13	DES1	DES2	DES3	DES4	RD1	RD2	RD3	BH1	BH2	BH3	BH4	BH5	BH6	CGR1	CGR2	HC1	CI1	CI2	
Environmental	SA10	o	+	+	+	o	?	o	+	+	o	o	o	o	+	+	o	o	+	+	+	o	+	+	+	o	++	o	O	o	o	o	
	SA11	o	+	+	+	o	?	o	o	o	o	o	o	o	0	o	o	o	o	o	o	o	o	o	o	o	o	+	o	+	o	o	o
	SA12	o	+/-	o	o	o	o	o	o	o	o	o	o	o	++	+	+	+	+	+	+	+	++	++	++	+	++	++	+	+	o	o	+
	SA13	o	+	+	+	o	o	o	+	+	o	o	o	o	+	+	+	o	+	+	+	++	++	++	+	++	++	o	O	o	o	+	
	SA14	o	+	+	+	o	o	o	+	+	o	o	o	o	+	+	+	o	+	+	+	o	+	o	+	+	o	++	++	+	+	o	+
	SA15	+	+	+	++	o	o	o	o	+	+	o	o	+	+	+	o	o	++	++	+	o	o	o	o	o	o	o	O	o	o	o	
	SA16	+	?	+	++	o	?	o	o	+	o	o	o	+	0	+	o	o	o	o	o	o	o	o	o	o	o	o	+/-	o	o	o	
	SA17	o	+	+	+	o	?	o	o	+	o	+	+	+	+	+	+	o	+	+	+	o	o	o	o	o	o	+	++	O	+	+	o
	SA18	o	+	+	++	?	?	?	+	+	o	+	+	+	0	+	o	o	+	+	+	o	+	+	o	o	o	+	O	+	+	o	
	SA19	+	+/-	+	+	o	?	o	o	+	o	+/-	+/-	+	0	+	o	o	+	+	+	o	+	+	o	o	+	+	O	+	+	o	
Environmental Scoring	3	7	9	12	0	0	0	4	8	1	2	2	5	7	9	4	1	9	9	8	4	8	7	4	4	11	7	3	4	3	3		

Total Policy Score	HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	HOU10	HOU11	HOU12	HOU13	DES1	DES2	DES3	DES4	RD1	RD2	RD3	BH1	BH2	BH3	BH4	BH5	BH6	CGR1	CGR2	HC1	CI1	CI2
		7	14	18	24	9	5	11	14	17	6	9	13	14	15	17	10	4	23	23	23	9	13	12	8	4	14	25	15	13	13
	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	+	+	+	++	+	+	+	+

STRATEGY	POLICY	Social						Economic			Environmental									
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19
SHAPING A LIVEABLE PLACE	HOU1	o	o	++	o	o	o	o	++	o	o	o	o	o	o	+	+	o	o	+
	HOU2	+	+	+	?	o	+	+	+	+	+	+	+/-	+	+	+	?	+	+	+/-
	HOU3	+	+	++	?	+	+	+	+	+	+	+	o	+	+	+	+	+	+	+
	HOU4	+	+	+	+	o	++	++	++	++	+	+	o	+	+	++	++	+	++	+
	HOU5	++	++	++	+	o	?	?	++	?	o	o	o	o	o	o	o	o	?	o
	HOU6	+	+	++	?	o	o	o	+	o	?	?	o	o	o	o	?	?	?	?
	HOU7	++	++	++	+	+	+	+	+	?	o	o	o	o	o	o	o	o	?	o
	HOU8	+	+	+	+	+	++	+	+	+	+	o	o	+	+	o	o	o	+	o
	HOU9	+	+	++	?	+	+	+	+	+	+	o	o	+	+	+	+	+	+	+
	HOU10	+	+	+	+	+	o	o	o	o	o	o	o	o	o	+	o	o	o	o
	HOU11	?	?	+	+	+	+	+	+	+	o	o	o	o	o	o	o	+	+	+/-
	HOU12	+	+	++	++	+	+	+	+	+	o	o	o	o	o	o	o	+	+	+/-
	HOU13	o	+	++	?	o	+	+	++	++	o	o	o	o	o	+	+	+	+	+
	DES1	+	+	+	+	o	+	+	+	+	+	o	++	+	+	+	o	+	o	o
	DES2	+	+	+	+	o	+	+	+	+	+	o	+	+	+	+	+	+	+	+
	DES3	+	o	?	o	o	+	+	+	++	o	o	+	+	+	o	o	+	o	o
	DES4	+	o	o	o	o	+	o	+	o	o	o	+	o	o	o	o	o	o	o
	RD1	+	++	++	++	+	+	+	++	++	+	o	+	+	+	++	o	+	+	+
	RD2	+	++	++	++	+	+	+	++	++	+	o	+	+	+	++	o	+	+	+
	RD3	+	++	++	+	++	++	++	++	+	+	o	+	+	+	+	o	+	+	+
BH1	+	+	+	o	+	o	o	+	o	o	o	++	++	o	o	o	o	o	o	
BH2	+	+	+	o	+	o	o	+	o	+	o	++	++	+	o	o	o	+	+	
BH3	+	+	+	o	+	o	o	+	o	+	o	++	++	o	o	o	o	+	+	
BH4	+	+	o	+	o	o	o	+	o	+	o	+	+	+	o	o	o	o	o	

STRATEGY	POLICY	Social						Economic			Environmental									
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19
	BH5	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
	BH6	o	+	o	o	+	o	o	+	o	++	+	++	++	++	o	o	+	o	+
	CGR1	++	++	++	++	++	++	++	++	++	o	o	+	o	++	o	o	++	+	+
	CGR2	++	++	O	++	O	+	++	++	+	O	+	+	O	+	O	+/-	O	O	O
	HC1	+	++	+	+	o	+	+	+	+	o	o	o	o	+	o	o	+	+	+
	CI1	+	+	+	+	+	++	+	+	+	o	o	o	o	o	o	o	+	+	+
	CI2	+	+	o	o	o	+	o	+	o	o	o	+	+	+	o	o	o	o	o
SA Objectives		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Total Effects		30	34	36	22	18	26	23	38	24	15	5	22	23	20	15	7	18	18	15
		+	++	++	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+



## Creating a Vibrant Economy - Scoring Formulas and Ranges

Effect Scoring: Applicable to all Effects							
Likely Effect	--	-	?	+/-	0	+	++
	Significant Negative	Minor Negative	Unknown Effect	Mixed Effects	No Effect or Relationship	Minor Positive	Significant Positive
Ranking Score	-2	-1	0	0	0	1	2

Individual Policy - Scoring Formula & Range						
FORMULA	19 Objectives		Minor Range		Significant Range	
Negative scoring	-19 x 2		-	-1 to -19	--	-20 to -38
Positive scoring	19 x 2		+	1 to 19	++	20 to 38
Unknown, mixed, no effect	?	+/-	0	0 score		

Total Effects: Scoring Formula & Range (Creating a Vibrant Economy)						
FORMULA	18 Policies		Minor Range		Significant Range	
Negative scoring	-18 x 2		-	-1 to -18	--	-19 to -36
Positive scoring	18 x 2		+	1 to 18	++	19 to 36
Unknown, mixed, no effect	?	+/-	0	0 score		

STRATEGY →		CREATING A VIBRANT ECONOMY																		
POLICY →		EC1	EC2	EC3	EC4	EC5	EC6	EC7	RET1	RET2	RET3	RET4	RET5	RET6	CC1	TLC1	TLC2	TLC3	TLC4	
Social	SA1	++	++	++	++	++	++	++	++	+	+	+	+	+	++	++	++	++	++	
	SA2	++	++	++	+	++	++	++	++	+	+	+	+	+	++	+	++	++	++	
	SA3	o	+	o	o	o	o	o	o	+	o	+	o	o	++	o	o	o	o	
	SA4	o	o	o	o	+	+	+	+	+	+	+	+	+	+	+	+	o	o	+
	SA5	+	o	o	o	o	o	o	++	o	o	o	o	o	?	o	o	o	o	o
	SA6	o	+	o	o	+	o	+	++	+	++	+	+	+	o	+	+	+	o	++
Social Scoring		5	6	4	3	6	5	8	7	5	5	5	4	3	8	5	5	4	7	
Economic	SA7	++	++	++	++	++	++	++	+	+	+	+	+	+	++	++	++	++	++	
	SA8	++	++	++	++	++	++	++	++	++	++	++	++	+	++	++	+	++	++	
	SA9	+	+	+	+	+	+	+	+	++	+	++	++	+	+	+	o	o	o	
Economic Scoring		5	5	5	5	5	5	5	4	5	4	5	5	3	5	5	3	4	4	
Environmental	SA10	o	o	o	o	o	o	o	o	o	o	o	o	o	o	+/-	+	+	+	
	SA11	+	+	+	+	+	+	+	+	+	+	+	o	+	+	+/-	o	+	+	
	SA12	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+	o	o	++	++	+	+	+/-	+	
	SA13	o	o	o	o	o	o	o	o	o	o	o	o	o	o	+	+	+	+	
	SA14	o	o	o	o	o	o	o	++	+	+	+	+	+	+	+	+	+	+	
	SA15	-	-	-	-	-	-	-	o	o	+	o	+	o	-	-	o	-	-	
	SA16	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	o	+/-	+/-	o	+/-	+/-	
	SA17	+/-	+	+	+	+	+	+	+	+	+	++	+	?	+	+	o	+	+	
	SA18	+/-	+	+	+	+	+	+	+	+	+	+	+	+	o	++	+	o	+	+
	SA19	o	o	+/-	+	o	+/-	+/-	+	+	+	+	+	+	o	+	+	o	+	+
Environmental Scoring		0	2	2	3	2	2	2	7	5	7	6	6	3	7	5	4	6	7	

STRATEGY →	CREATING A VIBRANT ECONOMY																	
Total Policy Score	EC1	EC2	EC3	EC4	EC5	EC6	EC7	RET1	RET2	RET3	RET4	RET5	RET6	CC1	TLC1	TLC2	TLC3	TLC4
	10	13	11	11	13	12	15	18	15	16	16	15	9	20	15	12	14	18
	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	+	+	+

STRATEGY	POLICY	Social						Economic			Environmental									
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19
CREATING A VIBRANT ECONOMY	EC1	++	++	o	o	+	o	++	++	+	o	+	+/-	o	o	-	+/-	+/-	+/-	o
	EC2	++	++	+	o	o	+	++	++	+	o	+	+/-	o	o	-	+/-	+	+	o
	EC3	++	++	o	o	o	o	++	++	+	o	+	+/-	o	o	-	+/-	+	+	+/-
	EC4	++	+	o	o	o	o	++	++	+	o	+	+/-	o	o	-	+/-	+	+	+
	EC5	++	++	o	+	o	+	++	++	+	o	+	+/-	o	o	-	+/-	+	+	o
	EC6	++	++	o	+	o	o	++	++	+	o	+	+/-	o	o	-	+/-	+	+	+/-
	EC7	++	++	o	+	++	+	++	++	+	o	+	+/-	o	o	-	+/-	+	+	+/-
	RET1	++	++	o	+	o	++	+	++	+	o	+	+	o	++	o	+/-	+	+	+
	RET2	+	+	+	+	o	+	+	++	++	o	+	+/-	o	+	o	+/-	+	+	+
	RET3	+	+	o	+	o	++	+	++	+	o	+	+	o	+	+	+/-	+	+	+
	RET4	+	+	+	+	o	+	+	++	++	o	+	o	o	+	o	+/-	++	+	+
	RET5	+	+	o	+	o	+	+	++	++	o	o	o	o	+	+	+	+	+	+
	RET6	+	+	o	+	?	o	+	+	+	o	+	++	o	o	o	o	?	o	o
	CC1	++	++	++	+	o	+	++	++	+	o	+	++	o	+	-	+/-	+	++	+
	TLC1	++	+	o	+	o	+	++	++	+	+/-	+/-	+	+	+	-	+/-	+	+	+
	TLC2	++	++	o	o	o	+	++	+	o	+	o	+	+	+	o	o	o	o	o
TLC3	++	++	o	o	o	o	++	++	o	+	+	+/-	+	+	-	+/-	+	+	+	
TLC4	++	++	o	+	o	++	++	++	o	+	+	+	+	+	-	+/-	+	+	+	

SA Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Total Effects	31	29	5	12	3	15	30	34	18	3	15	9	4	11	-9	1	16	16	10
	++	++	+	+	+	+	++	++	+	+	+	+	+	+	-	+	+	+	+



## Building a Smart, Connected, Resilient Place - Scoring Formulas and Ranges

Effect Scoring: Applicable to all Effects							
Likely Effect	-- Significant Negative	- Minor Negative	? Unknown Effect	+/- Mixed Effects	0 No Effect or Relationship	+ Minor Positive	++ Significant Positive
Ranking Score	-2	-1	0	0	0	1	2

Individual Policy - Scoring Formula & Range						
FORMULA	19 Objectives		Minor Range		Significant Range	
Negative scoring	-19 x 2		-	-1 to -19	--	-20 to -38
Positive scoring	19 x 2		+	1 to 19	++	20 to 38
Unknown, mixed, no effect	?	+/-	0	0 score		

Total SA Objective - Scoring Formula: A Smart, Connected, Resilient Place						
FORMULA	27 Policies		Minor Range		Significant Range	
Negative scoring	-27 x 2		-	-1 to -27	--	-28 to -54
Positive scoring	27 x 2		+	1 to 27	++	28 to 54
Unknown, mixed, no effect	?	+/-	0	0 score		

STRATEGY →		BUILDING A SMART, CONNECTED, RESILIENT PLACE																										
POLICY →		ITU1	ITU2	ITU3	ITU3	W1	W2	W3	W4	W5	M1	TRAN1	TRAN2	TRAN3	TRAN4	TRAN5	TRAN6	TRAN7	TRAN8	TRAN9	TRAN10	TRAN11	TRAN12	ENV1	ENV2	ENV3	ENV4	ENV5
Social	SA1	+	+	+	+	o	+	o	o	o	o	++	++	++	++	++	o	o	+	+	o	+	+	++	+	+	+	+
	SA2	+	+	+	+	+	+	o	o	o	o	++	++	++	++	++	+	+	+	++	o	+	+	++	+	+	+	+
	SA3	o	++	+	+	+	+	o	o	o	o	+	++	+	+	o	o	o	o	+	o	o	o	++	+	+	+	+
	SA4	o	o	+	o	o	o	o	o	o	o	+	o	+	+	+	o	o	o	+	+	+	o	++	o	o	o	o
	SA5	+	o	++	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
	SA6	+	o	o	o	+	+	o	o	o	o	+	+	+	+	+	o	o	o	o	o	o	o	o	o	+	o	o
Social Scoring		4	4	6	3	3	4	0	0	0	0	7	7	7	7	6	1	1	2	5	1	3	2	8	4	3	3	3
Economic	SA7	++	o	o	o	+	+	+	o	o	o	+	+	+	+	+	o	o	+	o	o	o	o	o	+	o	o	o
	SA8	++	+	+	++	+	+	+	o	o	+	++	+	+	+	+	o	+	+	+	o	+	o	+	++	+	++	+
	SA9	+	o	o	o	+	+	o	o	o	+	++	+	++	++	++	o	+	+	+	o	++	+	+	++	+	o	o
Economic Scoring		5	1	1	2	3	3	2	0	0	2	5	3	4	4	4	0	2	3	2	0	3	1	2	5	2	2	2
Environmental	SA10	o	+/-	-	+	-	-	-	-	o	+	+	o	+	o	o	o	o	o	o	o	o	o	+	+	++	+	+
	SA11	o	+	o	+	+	o	-	o	o	+	+	o	o	o	o	o	o	o	o	o	o	o	+	+	+	+	+
	SA12	+/-	-	-	+/-	o	o	o	o	o	-	+	o	o	o	o	o	o	o	o	+	o	o	+	+	+	+	+
	SA13	++	-	-	+	-	-	-	-	o	+	o	o	o	o	o	o	o	o	o	o	o	o	+	+	+	+	+
	SA14	+/-	+/-	-	+	-	-	-	-	o	-	+	o	o	o	o	o	o	o	o	o	o	o	+	+	++	+	+
	SA15	o	+	o	++	++	++	o	+	+	+	o	o	o	o	o	o	o	o	o	o	o	o	o	++	o	o	o
	SA16	o	++	o	o	-	o	o	o	o	+	o	o	o	o	o	o	o	o	o	o	o	o	++	++	+	+	+

STRATEGY →		BUILDING A SMART, CONNECTED, RESILIENT PLACE																											
POLICY →		ITU1	ITU2	ITU3	ITU3	W1	W2	W3	W4	W5	M1	TRAN1	TRAN2	TRAN3	TRAN4	TRAN5	TRAN6	TRAN7	TRAN8	TRAN9	TRAN10	TRAN11	TRAN12	ENV1	ENV2	ENV3	ENV4	ENV5	
	SA17	+	o	o	+	+	o	o	o	+/-	o	++	o	+	+	+	o	o	+	+	o	+	+	++	++	+	o	o	
	SA18	+	+	o	++	++	+	o	o	o	o	++	o	+	+	+	o	o	+	+	o	+	+	+	++	++	+	o	o
	SA19	+	+	o	+	+	+	o	o	o	o	++	o	+	+	+	o	o	+	+	o	+	+	+	+	++	++	+	+
Environmental Scoring		5	4	-4	10	3	1	-4	-1	1	3	10	0	4	3	3	0	0	3	3	1	3	3	11	14	13	8	8	

Total Policy Score	ITU1	ITU2	ITU3	ITU3	W1	W2	W3	W4	W5	M1	TRAN1	TRAN2	TRAN3	TRAN4	TRAN5	TRAN6	TRAN7	TRAN8	TRAN9	TRAN10	TRAN11	TRAN12	ENV1	ENV2	ENV3	ENV4	ENV5
	14	9	3	15	9	8	-2	-1	1	5	22	10	15	14	13	1	3	8	10	2	9	6	21	23	18	13	13
	+	+	+	+	+	+	-	-	+	+	++	+	+	+	+	+	+	+	+	+	+	+	+	++	++	+	+

STRATEGY	POLICY	Social						Economic			Environmental									
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19
BUILDING A SMART, CONNECTED, RESILIENT PLACE	ITU1	+	+	0	0	+	+	++	++	+	0	0	+/-	++	+/-	0	0	+	+	+
	ITU2	+	+	++	0	0	0	0	+	0	+/-	+	-	-	+/-	+	++	0	+	+
	ITU3	+	+	+	+	++	0	0	+	0	-	0	-	-	-	0	0	0	0	0
	ITU3	+	+	+	0	0	0	0	++	0	+	+	+/-	+	+	++	0	+	++	+
	W1	0	+	+	0	0	+	+	+	+	-	+	0	-	-	++	-	+	++	+
	W2	+	+	+	0	0	+	+	+	+	-	0	0	-	-	++	0	0	+	+
	W3	0	0	0	0	0	0	+	+	0	-	-	0	-	-	0	0	0	0	0
	W4	0	0	0	0	0	0	0	0	0	-	0	0	-	-	+	0	0	0	0
	W5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+/-	0	0
	M1	0	0	0	0	0	0	0	+	+	+	+	-	+	-	+	+	0	0	0
	TRAN1	++	++	+	+	0	+	+	++	++	+	+	+	0	+	0	0	++	++	++
	TRAN2	++	++	++	0	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0
	TRAN3	++	++	+	+	0	+	+	+	++	+	0	0	0	0	0	0	+	+	+
	TRAN4	++	++	+	+	0	+	+	+	++	0	0	0	0	0	0	0	+	+	+
	TRAN5	++	++	0	+	0	+	+	+	++	0	0	0	0	0	0	0	+	+	+
	TRAN6	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	TRAN7	0	+	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
	TRAN8	+	+	0	0	0	0	+	+	+	0	0	0	0	0	0	0	+	+	+
	TRAN9	+	++	+	+	0	0	0	+	+	0	0	0	0	0	0	0	+	+	+
	TRAN10	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0
	TRAN11	+	+	0	+	0	0	0	+	++	0	0	0	0	0	0	0	+	+	+
	TRAN12	+	+	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	+	+
	ENV1	++	++	++	++	0	0	0	+	+	+	+	+	+	+	0	++	++	+	+
	ENV2	+	+	+	0	0	+	+	++	++	+	+	+	+	+	++	++	++	++	+
	ENV3	+	+	+	0	0	0	0	+	+	++	+	+	+	++	0	+	+	++	++
	ENV4	+	+	+	0	0	0	0	++	0	+	+	+	+	+	0	+	0	0	++
	ENV5	+	+	+	0	0	0	0	++	0	+	+	+	+	+	0	+	0	0	++

SA Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Total Effects	25	29	18	10	3	9	12	28	23	5	9	4	4	2	12	9	17	21	22
	+	++	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+

## Promoting a Green and Active Place - Scoring Formulas and Ranges

Effect Scoring: Applicable to all Effects							
Likely Effect	-- Significant Negative	- Minor Negative	? Unknown Effect	+/- Mixed Effects	0 No Effect or Relationship	+ Minor Positive	++ Significant Positive
Ranking Score	-2	-1	0	0	0	1	2

Individual Policy - Scoring Formula & Range						
FORMULA	19 Objectives		Minor Range		Significant Range	
Negative scoring	-19 x 2		-	-1 to -19	--	-20 to -38
Positive scoring	19 x 2		+	1 to 19	++	20 to 38
Unknown, mixed, no effect	?	+/-	0	0 score		

Total Effects: Scoring Formula & Range (A Green and Active Place)						
FORMULA	27 Policies		Minor Range		Significant Range	
Negative scoring	-27 x 2		-	-1 to -27	--	-28 to -54
Positive scoring	27 x 2		+	1 to 27	++	28 to 54
Unknown, mixed, no effect	?	+/-	0	0 score		

STRATEGY →		PROMOTING A GREEN & ACTIVE PLACE																										
POLICY →		GB1	OS1	OS2	OS3	OS4	OS5	OS6	OS7	NH1	TRE1	LC1	LC2	LC3	LC4	DC1	DC2	DC3	DC4	DC5	DC6	DC7	DC8	DC9	DC10	DC11	DC12	DC13
Social	SA1	++	+	+	+	+	+	+	+	+	+	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA2	++	++	++	++	++	++	++	++	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SA3	++	+	+	+	0	+	+	+	+	++	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA4	++	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SA5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SA6	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Scoring		9	5	5	5	4	5	5	5	3	5	0	0	0	0	2	2	2	2	2	2	2	2	2	2	2	2	2
Economic	SA7	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SA8	++	+	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA9	++	+	+	+	-	+	0	0	0	0	+	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
Economic Scoring		5	2	2	2	0	2	1	1	1	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1
Environmental	SA10	++	+	+	+	0	0	+	+	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA11	+	+	+	+	0	0	0	0	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA12	+	+	+	+	0	0	0	0	0	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA13	+	+	+	+	0	0	0	0	+	++	++	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA14	++	++	++	++	++	0	+	+	+	++	++	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SA16	+	+	+	+	0	0	+	0	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA17	++	+	+	+	0	+	0	0	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

STRATEGY →		PROMOTING A GREEN & ACTIVE PLACE																										
POLICY →		GB1	OS1	OS2	OS3	OS4	OS5	OS6	OS7	NH1	TRE1	LC1	LC2	LC3	LC4	DC1	DC2	DC3	DC4	DC5	DC6	DC7	DC8	DC9	DC10	DC11	DC12	DC13
	SA18	++	+	+	+	o	+	o	o	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	SA19	++	+	+	+	o	o	o	o	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Environmental Scoring		14	10	10	10	2	2	3	2	9	18	11	11	11	11	9	9	9	9	9	9	9	9	9	9	9	9	9

Total Policy Score	GB1	OS1	OS2	OS3	OS4	OS5	OS6	OS7	NH1	TRE1	LC1	LC2	LC3	LC4	DC1	DC2	DC3	DC4	DC5	DC6	DC7	DC8	DC9	DC10	DC11	DC12	DC13	
	28	17	17	17	6	9	9	8	13	25	13	13	13	13	12	12	12	12	12	12	12	12	12	12	12	12	12	12
	++	+	+	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

STRATEGY	POLICY	Social						Economic			Environmental										
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	
A GREEN & ACTIVE PLACE	GB1	++	++	++	++	0	+	+	++	++	++	+	+	+	++	0	+	++	++	++	
	OS1	+	++	+	+	0	0	0	+	+	+	+	+	+	++	0	+	+	+	+	
	OS2	+	++	+	+	0	0	0	+	+	+	+	+	+	++	0	+	+	+	+	
	OS3	+	++	+	+	0	0	0	+	+	+	+	+	+	++	0	+	+	+	+	
	OS4	+	++	0	+	0	0	0	+	-	0	0	0	0	++	0	0	0	0	0	
	OS5	+	++	+	+	0	0	0	+	+	0	0	0	0	0	0	0	0	+	+	0
	OS6	+	++	+	+	0	0	0	+	0	+	0	0	0	+	0	+	0	0	0	
	OS7	+	++	+	+	0	0	0	+	0	+	0	0	0	+	0	0	0	0	0	
	NH1	+	+	+	0	0	0	0	+	0	++	+	0	+	+	0	+	+	+	+	
	TRE1	+	++	++	0	0	0	0	++	0	++	++	++	++	++	0	++	++	++	++	
	LC1	0	0	0	0	0	0	0	+	+	+	+	+	++	++	0	+	+	+	+	
	LC2	0	0	0	0	0	0	0	+	+	+	+	+	++	++	0	+	+	+	+	
	LC3	0	0	0	0	0	0	0	+	+	+	+	+	++	++	0	+	+	+	+	
	LC4	0	0	0	0	0	0	0	+	+	+	+	+	++	++	0	+	+	+	+	
	DC1	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC2	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC3	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC4	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC5	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC6	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC7	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC8	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC9	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
	DC10	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+	
DC11	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+		
DC12	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+		
DC13	+	0	+	0	0	0	0	+	+/-	+	+	+	+	+	0	+	+	+	+		
SA Objectives		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Total Effects		24	19	24	9	0	1	1	29	9	28	24	23	28	36	0	25	26	26	25	
		++	+	++	+	0	+	+	++	+	++	++	++	++	++	0	++	++	++	++	

## ALL POLICY SCORE

Strategic Policies	SP1	SP2	SP3 (HC1)		SP4	SP5	SP6 & ENV2	ENV3	SP7	SP8 (GB1)																					
Spatial Development	SD1	SD2	SD3																												
Shaping a Liveable Place	HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	HOU10	HOU11	HOU12	HOU13	DES1	DES2	DES3	DES4	RD1	RD2	RD3	BH1	BH2	BH3	BH4	BH5	BH6	CGR1	CGR2	HC1	CI1	CI2
Creating a Vibrant Economy	EC1	EC2	EC3	EC4	EC5	EC6	EC7	RET1	RET2	RET3	RET4	RET5	RET6	CC1	TLC1	TLC2	TLC3	TLC4													
Building a Smart Connected Resilient Place	ITU1	ITU2	ITU3	ITU3	W1	W2	W3	W4	W5	M1	TRAN1	TRAN2	TRAN3	TRAN4	TRAN5	TRAN6	TRAN7	TRAN8	TRAN9	TRAN10	TRAN11	TRAN12	ENV1	ENV2	ENV3	ENV4	ENV5				
Promoting a Green & Active Place	GB1	OS1	OS2	OS3	OS4	OS5	OS6	OS7	NH1	TRE1	LC1	LC2	LC3	LC4	DC1	DC2	DC3	DC4	DC5	DC6	DC7	DC8	DC9	DC10	DC11	DC12	DC13				



## Total Effects of the LDP

SA Sustainability Objectives →																			
LDP↓	SOCIAL						ECONOMIC			ENVIRONMENTAL									
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Strategic Policies	++	++	++	+	+	+	+	++	0	+	+	+	+	+	0	0	+	+	+
Spatial Development	++	+	+	+	+	++	+	+	0	+	+	+	+	+	-	0	+	+	+
Shaping a Liveable Place	+	++	++	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+
Creating a Vibrant Economy	++	++	+	+	+	+	++	++	+	+	+	+	+	+	-	+	+	+	+
Building a Smart Connected Resilient Place	+	++	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+
Promoting a Green & Active Place	++	+	++	+	0	+	+	++	+	++	++	++	++	++	0	++	++	++	++

## Belfast Planning Service

Belfast City Council  
Cecil Ward Building  
4-10 Linenhall Street  
Belfast BT2 8BP

 [www.belfastcity.gov.uk/LDP](http://www.belfastcity.gov.uk/LDP)

 [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk)

 028 9050 0510

 @belfastcc

 @belfastcitycouncil

 Belfast City Council



**Belfast**  
City Council