



Planning Appeals  
Commission

## **Independent Examination**

# **Lisburn & Castlereagh City Council Local Development Plan 2032**

## **Draft Plan Strategy**

## **HEARINGS PROGRAMME**

### **Week 3 & 4**

**16<sup>th</sup> May – 27<sup>th</sup> May 2022 (Version 4)**

**Commissioner Julie de-Courcey BSc MSc LLB MRTPI**

16<sup>th</sup>  
May  
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10.30am – 12.00 pm

Opening

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**Topic 15: A Quality Place**

Issue:

- Improving Health and Well-being

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**Topic 16: Delivery of New Homes**

Issue:

- Settlement Hierarchy

2.00 pm – 3.30 pm

**Topic 16: Delivery of New Homes**

Issues:

- Housing in Settlements (Strategic policy)
- West Lisburn/Blaris

Break

**Participants:**

**Improving Health and Well-being**

- Lisburn & Castlereagh City Council

**Settlement Hierarchy**

- Lisburn & Castlereagh City Council
- Inaltus Limited on behalf of (obo) Lisburn North Development Consortium
- Inaltus Limited obo Porter Homes
- Inaltus Limited obo O'Kane Property Ltd
- RPS Consulting obo Downshire Estate
- Pragma Planning
- Dundonald Green Belt Association
- Turley obo Plantation Landowner Group
- DFI Planning
- DFI TPMU

**Participants:**

**Housing in Settlements (Strategic policy)**  
**West Lisburn/Blaris**

- Lisburn & Castlereagh City Council
- Inaltus Limited obo Lisburn North Development Consortium
- Inaltus Limited obo Porter Homes
- Inaltus Limited obo O'Kane Property Ltd
- TSA Planning obo Lotus Homes (UK) Ltd.
- RPS Consulting obo Downshire Estate
- Fleming Mounstephen Planning obo Individual
- Pragma Planning
- Dundonald Green Belt Association
- Turley obo Clanmil Housing Association
- Turley obo Plantation Landowner Group
- Turley obo Individual
- Turley obo JH Price & Sons
- Turley obo Lagan Homes Ltd
- Turley obo Viewpoint Developments Ltd
- Turley obo Chambers Homes Ltd
- Turley obo Individual
- Turley
- Turley obo Glengard Farms
- DFI Planning
- DFI TPMU
- Clyde Shanks obo Neptune Carleton
- NI Water

<b>17<sup>th</sup> May T U E S D A Y</b>	10.30am – 12.00 pm	<b>Break</b>	2.00 pm – 3.30 pm
	<p><b>Topic 16: <u>Delivery of New Homes</u></b></p> <p><b>Issues:</b></p> <ul style="list-style-type: none"> <li>• <b>Housing in Settlements (Strategic policy)</b></li> <li>• <b>West Lisburn/Blaris</b></li> </ul>		Continued from AM (If needed)
	<p><b>Participants:</b></p> <p><b>Housing in Settlements (Strategic policy) West Lisburn/Blaris</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Inaltus Limited obo Lisburn North Development Consortium</li> <li>▪ Inaltus Limited obo Porter Homes</li> <li>▪ Inaltus Limited obo O'Kane Property Ltd</li> <li>▪ TSA Planning obo Lotus Homes (UK) Ltd.</li> <li>▪ RPS Consulting obo Downshire Estate</li> <li>▪ Fleming Mounstephen Planning obo Individual</li> <li>▪ Pragma Planning</li> <li>▪ Dundonald Green Belt Association</li> <li>▪ Turley obo Clanmil Housing Association</li> <li>▪ Turley obo Plantation Landowner Group</li> <li>▪ Turley obo Individual</li> <li>▪ Turley obo JH Price &amp; Sons</li> <li>▪ Turley obo Lagan Homes Ltd</li> <li>▪ Turley obo Viewpoint Developments Ltd</li> <li>▪ Turley obo Chambers Homes Ltd</li> <li>▪ Turley obo Individual</li> <li>▪ Turley</li> <li>▪ Turley obo Glengard Farms</li> <li>▪ DFI Planning</li> <li>▪ DFI TPMU</li> <li>▪ Clyde Shanks obo Neptune Carleton</li> <li>▪ NI Water</li> </ul>		

<b>18<sup>th</sup> May W E D N E S D A Y</b>	10.30am – 12.00 pm	Break	2.00 pm – 3.30 pm
	<p><b>Topic 16: <u>Delivery of New Homes</u></b></p> <p>Continued (if needed)</p> <p>Issues:</p> <ul style="list-style-type: none"> <li>• <b>Housing in Settlements (Strategic policy)</b></li> <li>• <b>West Lisburn/Blaris</b></li> <li>• <b>Housing in the Countryside</b></li> </ul>	Break	Continued from AM (If needed)
	<p><b>Participants:</b></p> <p><b>Housing in Settlements (Strategic policy) West Lisburn/Blaris</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Inaltus Limited obo Lisburn North Development Consortium</li> <li>▪ Inaltus Limited obo Porter Homes</li> <li>▪ Inaltus Limited obo O'Kane Property Ltd</li> <li>▪ TSA Planning obo Lotus Homes (UK) Ltd.</li> <li>▪ RPS Consulting obo Downshire Estate</li> <li>▪ Fleming Mounstephen Planning obo Individual</li> <li>▪ Pragma Planning</li> <li>▪ Dundonald Green Belt Association</li> <li>▪ Turley obo Clanmil Housing Association</li> <li>▪ Turley obo Plantation Landowner Group</li> <li>▪ Turley obo Individual</li> <li>▪ Turley obo JH Price &amp; Sons</li> <li>▪ Turley obo Lagan Homes Ltd</li> <li>▪ Turley obo Viewpoint Developments Ltd</li> <li>▪ Turley obo Chambers Homes Ltd</li> <li>▪ Turley obo Individual</li> <li>▪ Turley</li> <li>▪ Turley obo Glengard Farms</li> <li>▪ DFI Planning</li> <li>▪ DFI TPMU</li> <li>▪ Clyde Shanks obo Neptune Carleton</li> <li>▪ NI Water</li> </ul> <p><b>Housing in the Countryside</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Inaltus Limited obo O'Kane Property Ltd</li> <li>▪ Dundonald Green Belt Association</li> </ul>	Break	

<b>19<sup>th</sup> May T H U R S D A Y</b>	<b>10.30am – 12.00 pm</b>	<b>Break</b>	<b>2.00 pm – 3.30 pm</b>
	Follow on day (if required)		Continued from AM (If needed)

**Week 4 Monday 23<sup>rd</sup> May – Friday 27<sup>th</sup> May 2022**

<b>23<sup>rd</sup> May M O N D A Y</b>	10.30am – 12.00 pm	Break	2.00 pm – 3.30 pm
	<p><b>Topic 17: Housing in Settlements</b> (Operational policy)</p> <p>Issues:</p> <ul style="list-style-type: none"> <li>▪ New Residential Development</li> <li>▪ Protection of Land Zoned for Housing</li> <li>▪ Site Context and Characteristics of New Residential Development</li> <li>▪ Design in New Residential Development</li> <li>▪ Public Open Space in New Residential Development</li> <li>▪ Design Concept Statements, Concept Masterplans and Comprehensive Planning</li> <li>▪ Residential Extensions and Alterations</li> <li>▪ Affordable Housing in Settlements Settlements (Operational policy)</li> <li>▪ Specialist Accommodation</li> <li>▪ Accommodation for the Travelling Community</li> </ul> <hr/> <p><b>TOPIC 18: Development in the Countryside</b></p> <p>Issues:</p> <ul style="list-style-type: none"> <li>▪ <u>Affordable Housing</u></li> <li>▪ <u>Replacement Dwellings</u></li> </ul>		Continued from AM (If needed)
	<p><b>Participants:</b></p> <p><b>New Residential Development</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Inaltus Limited obo Porter Homes</li> <li>▪ Inaltus Limited obo O'Kane Property Ltd</li> </ul> <p><b>Protection of Land Zoned for Housing</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> </ul> <p><b>Site Context and Characteristics of New Residential Development</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Pragma Planning</li> </ul> <p><b>Design in New Residential Development</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Pragma Planning</li> </ul> <p><b>Public Open Space in New Residential Development</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> </ul>	Break	<p><b>Participants:</b></p> <p>Continued from AM (If needed)</p>

**23<sup>rd</sup>**  
**May**  
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**Design Concept Statements, Concept Masterplans and Comprehensive Planning**

- Lisburn & Castlereagh City Council
- Turley obo Johncorp (No. 1) Ltd

**Residential Extensions and Alterations**

- Lisburn & Castlereagh City Council

**Affordable Housing in Settlements (Operational policy)**

- Lisburn & Castlereagh City Council
- Turley obo Clanmil Housing Association
- TSA Planning obo Lotus Homes (UK) Ltd.

**Specialist Accommodation**

- Lisburn & Castlereagh City Council
- Turley obo Clanmil Housing Association

**Accommodation for the Travelling Community**

- Lisburn & Castlereagh City Council

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**Affordable Housing**

- Lisburn & Castlereagh City Council
- Inaltus Limited obo O'Kane Property Ltd
- Turley obo Clanmil Housing Association

**Replacement Dwellings**

- Lisburn & Castlereagh City Council

Continued from AM (If needed)

<b>24<sup>th</sup> May T U E S D A Y</b>	10.30am – 12.00 pm	<b>Break</b>	2.00 pm – 3.30 pm
	<b>Topic 19: <u>A Connected Place</u></b>  <b>Issues:</b> <ul style="list-style-type: none"> <li>▪ <b>Transportation Infrastructure</b></li> <li>▪ <b>Creating an Accessible Environment</b></li> <li>▪ <b>Access to Protected Routes</b></li> <li>▪ <b>Protection for New Transport Schemes</b></li> <li>▪ <b>Transport Assessment</b></li> <li>▪ <b>Car Parking and Servicing Arrangements in New Developments</b></li> <li>▪ <b>Active Travel Networks and Infrastructure Provision</b></li> <li>▪ <b>Park and Ride/Park and Share Car Parks</b></li> <li>▪ <b>Monitoring of operational transport policies</b></li> </ul>		Continued from AM (If needed)
	<b>Participants:</b>  <b>Transportation Infrastructure</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Dundonald Green Belt Association</li> <li>▪ DFI Roads</li> <li>▪ DFI TPMU</li> </ul> <b>Creating an Accessible Environment</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ DFI Roads</li> <li>▪ DFI TPMU</li> </ul> <b>Access to Protected Routes</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ DFI Roads</li> <li>▪ DFI TPMU</li> </ul> <b>Protection for New Transport Schemes</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ DFI Roads</li> <li>▪ DFI TPMU</li> </ul> <b>Transport Assessment</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ DFI Roads</li> <li>▪ DFI TPMU</li> </ul> <b>Car Parking and Servicing Arrangements in New Developments</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> </ul> <b>Active Travel Networks and Infrastructure Provision</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ DFI Roads</li> <li>▪ DFI TPMU</li> </ul>		Continued from AM (If needed)



<b>24<sup>th</sup> May</b>  T  U  E  S  D  A  Y	<b>Park and Ride/Park and Share Car Parks</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> </ul> <b>Monitoring of operational transport policies</b> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> </ul>	
<b>25<sup>th</sup> May</b>  W  E  D  N  E  S  D  A  Y	<p><b>10.30am – 12.00 pm</b></p> <p><b><u>Topic 20 : Delivery</u></b></p> <p>Issues:</p> <ul style="list-style-type: none"> <li>▪ Section 76 Planning Agreements</li> <li>▪ Monitoring &amp; Review</li> </ul> <p><b>Closing Notes to be delivered when discussion of all topics is concluded including any follow-on sessions</b></p> <hr/> <p><b>Participants:</b></p> <p><b>Section 76 Planning Agreements</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Dundonald Green Belt Association</li> </ul> <p><b>Monitoring &amp; Review</b></p> <ul style="list-style-type: none"> <li>▪ Lisburn &amp; Castlereagh City Council</li> <li>▪ Pragma Planning</li> </ul>	<p><b>2.00 pm – 3.30 pm</b></p> <p><b>Break</b></p> <p><b>Continued from AM (If needed)</b></p> <hr/> <p><b>Continued from AM (If needed)</b></p>

<b>26<sup>th</sup></b> <b>May</b> <b>T</b> <b>H</b> <b>U</b> <b>R</b> <b>S</b> <b>D</b> <b>A</b> <b>Y</b>	<b>10.30am – 12.00 pm</b>	<b>2.00 pm – 3.30 pm</b>
	Follow on day (if required)	Continued from AM (If needed)
<b>27<sup>th</sup></b> <b>May</b> <b>F</b> <b>R</b> <b>I</b> <b>D</b> <b>A</b> <b>Y</b>	<b>10.30am – 12.00 pm</b>	<b>2.00 pm – 3.30 pm</b>
	Follow on day (if required)	Continued from AM (If needed)