

Lisburn & Castlereagh City Council Local Development Plan
Draft Plan Strategy 2032
EXAMINATION OPENING NOTES

28th March 2022

Good morning and welcome to the opening of the public hearing sessions of the Independent Examination of the Lisburn & Castlereagh City Council Local Development Plan – Draft Plan Strategy 2032. Can everyone hear me?

I am Commissioner Julie de-Courcey and I am a member of the Planning Appeals Commission. The Programme Officer, James Bickerstaff, will be present for the duration of the hearing sessions. He will be available to assist with any queries relating to the examination and provide help with any technical issues.

The purpose of the examination is to determine whether the local development plan is legally compliant and sound in accordance with the tests of soundness as set out in the Development Plan Practice Note 6 Soundness.

The initial hearing programme was published on 28th January 2022 and the latest version 4 was published on 15th March 2022. The hearing programme sets out the topics and issues that I want to discuss with participants. Parties taking part in the public hearing sessions are expected to have read and be familiar with:

- My guidance notes for participants;
- the Commission’s “Procedures for Independent Examination of Local Development Plans”; and
- the Remote Hearings Protocol for Lisburn and Castlereagh City Council Independent Examination Hearing Sessions.

All of these documents are available on the Commission’s web-site.

The initial public hearing sessions will run from today for 2 weeks until Friday 8th April. The public hearing sessions will then recommence on Monday 16th May 2022 in accordance with the programme that has already been published and is available on the Commission's website. I hope to close the sessions on or before Friday 27th May 2022.

The public hearings will normally comprise two daily sessions from 10.30 am – 12.00 pm and 2.00 – 3.30 pm. **If participating, you should log in a minimum of 15 mins before the starting time of the hearing session.** Further advice on joining or re-joining the hearing sessions is set out on in the Commission's Remote Hearings Protocol. I will facilitate some run over of the indicative finish time if discussion of an issue can be completed.

The programme has also made provision for follow-on sessions on Thursday of this week and Thursday and Friday of next week if they are needed to finish discussion on outstanding issues. A programme for any follow-on days will be published on the Commission's website, in the Lisburn & Castlereagh City Council examination library and added to daily, if required. Please ensure that you check it on the Wednesday late afternoon of each week as the start time, duration and/or number of sessions may have been altered in order to ensure that discussion of the first fortnight's outstanding issues is completed by Friday 8th April.

The remote hearing sessions will be conducted on the basis of the agenda in a "round table" manner. Normally the Council will be invited to make an opening comment, followed by any participants who wish to contribute. The Council will then be given the opportunity to make any follow-up remarks. Participants will normally only be asked to speak only once on each question.

Your devices should be on mute at all times until I invite you to speak. If you need to communicate with other members of your team or take instruction, please do so in private via separate communication channels.

If you wish to respond to a question, please use the “raise hand” facility on Webex to indicate your desire to speak. Only if this does not work should you physically indicate your wish to contribute or use the “chat” facility. Each of those who have raised their hands will be given an opportunity to have their say. If another speaker has covered the point that you want to make, please lower your hand. Repetition of points already made will be curtailed. When you are invited to speak, you should turn your camera on, unmute your microphone, introduce yourself and, if appropriate, your organisation and/or client. There are a lot of issues to consider so please make your response brief and focused and stick to the agenda bearing in mind that I have already read your written submission to the Council and the Council’s evidence on the issue. There will not be any cross examination, participant interruption or open discussion. Responses should always be directed to me. Whilst participants will normally only be asked to speak once on each question, if you are invited to make further contribution, please avoid repetition of points that either you or other parties have already made. When you have finished speaking, please say so. At that stage please turn off your camera and mute your microphone.

I will finish the discussion on any particular issue when I have the clarification that I need in order to address the issues of legal compliance and/or soundness.

When discussion on an issue is complete, time permitting, we will move onto the next one. If different participants are joining discussion of an issue, there will be a short break between topics and issues to allow them to do so.

Recording of the proceedings is not authorised.

All information relating to the examination can be accessed at any time on the Commission web site at www.pacni.gov.uk by clicking the link Independent Examination of Local Development Plans – Lisburn & Castlereagh City Council. Please check the web site regularly for updates. If you have any other queries please do not hesitate to contact James Bickerstaff (Programme Officer).

A copy of these Examination Opening Notes will be published on the Commission's web-site in the Lisburn & Castlereagh City Council Examination Library.

Some parties may have speaking notes prepared. In delivering these please bear in mind that I am solely reliant on making hand-written notes of your responses and cannot write as fast as you can read out your notes. I appreciate that it is not as easy to "watch my pen" using these remote means as if we were gathered round a physical table but please look up from your notes and/or documents to be alert to visual cues that I will give to indicate that I am keeping up with you as I really don't want to have to keep interrupting to remind you to slow down; it disrupts both our trains of thought.

Before I move on to discuss the first topic, I want to check that participants are clear on the protocol or are there any questions that they need to raise?

Commissioner Julie de-Courcey

28th March 2022