



Belfast Local Development Plan

Second SA Addendum April 2023 - Appendix 2
Sustainability Appraisal of the Draft Plan Strategy 2035
Incorporating Strategic Environmental Assessment

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Appendix 2

Summary of revisions to Strategic Policy SP1A

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Contents

- 1. Revisions to Strategic Policy SP1A & supporting text 6**
Comparative table showing proposed revisions to Strategic Policy SP1A.....8

1. Revisions to Strategic Policy SP1A & supporting text

- 1.1 As noted in [Section 1](#) of the Second SA Addendum, the council has made a number of changes to **Strategic Policy SP1A**, and its supporting justification and amplification text, in response to the representations made as part of the consultation process carried out between **12 May** and **07 July 2022**.
- 1.2 The council's **Post Independent Examination Consultation Report April 2023** provides a summary of all key issues raised through the consultation process and outlines the detailed reasoning for the proposed revisions to the policy and its supporting text. It should be read alongside a number of background documents, which have been added to the [Post Examination Modifications](#) section of the Local Development Plan (LDP) Document Library on the Belfast City Council website.
- 1.3 To assist in the reading of the Second SA Addendum, [Table A9](#) below provides a comparison of the previous policy option proposed by the council in May 2022 (Option 2) alongside the revised policy option that has now been selected as the council's preferred option (Option 3). For both options, original paragraph 5.1.4 of the draft Plan Strategy would be removed and replaced with the succeeding text.

Table A9: Comparative table showing proposed revisions to Strategic Policy SP1A and justification & amplification text

<p style="text-align: center;">Option 2 – May 2022 Previously proposed Strategic Policy SP1A ‘Managing growth and supporting infrastructure delivery’</p>	<p style="text-align: center;">Option 3 – April 2023 Revised Strategic Policy SP1A ‘Managing growth and supporting infrastructure delivery’</p>
<p>5.1.4 Land will be zoned for housing, employment uses and mixed-use sites within the Local Policies Plan to deliver the council’s growth aspirations. The delivery of employment space and homes will be phased to align with infrastructure capacity and investment over the plan period.</p>	<p>5.1.4 Land will be zoned for housing, employment uses and mixed-use sites within the Local Policies Plan to deliver the council’s growth aspirations. The delivery of employment space and homes will be phased to align with infrastructure capacity and investment over the plan period.</p>
<p>5.1.4 As set out in the Policy Context and Strategic Aims the LDP is one of the key spatial tools to shape the physical form of Belfast through a sustainable approach that delivers the growth aspirations of the Belfast Agenda and RDS. The aims of the LDP are to build stronger communities by protecting and improving social, economic, green, digital and physical infrastructure through supporting its development and enhancement. The allocation of land and development to deliver the growth strategy will require new or enhanced infrastructure.</p>	<p>5.1.4 As set out in the Policy Context and Strategic Aims the LDP is one of the key spatial tools to shape the physical form of Belfast through a sustainable approach that delivers the growth aspirations of the Belfast Agenda and RDS. The aims of the LDP are to build stronger communities by protecting and improving social, economic, green, digital and physical infrastructure through supporting its development and enhancement. The allocation of land and development to deliver the growth strategy will require new or enhanced infrastructure.</p>

<p style="text-align: center;">Option 2 – May 2022</p> <p style="text-align: center;">Previously proposed Strategic Policy SP1A</p> <p style="text-align: center;">‘Managing growth and supporting infrastructure delivery’</p>	<p style="text-align: center;">Option 3 – April 2023</p> <p style="text-align: center;">Revised Strategic Policy SP1A</p> <p style="text-align: center;">‘Managing growth and supporting infrastructure delivery’</p>
<p>Policy SP1A – Managing growth and supporting infrastructure delivery</p>	<p>Policy SP1A – Managing growth and supporting infrastructure delivery</p>
<p>The allocation of land and development to deliver the Council’s growth strategy should be supported by the appropriate infrastructure. New zonings or development capacity will normally be managed through the Local Policies Plan, taking account of existing development commitments and projected requirements. Where appropriate, additional development will be phased in a manner that ensures the necessary supporting infrastructural needs are addressed.</p>	<p>The allocation of land and development to deliver the Council’s growth strategy should be supported by the appropriate infrastructure. In advance of the Local Policies Plan the first phase will comprise existing allocations or commitments. Additional development may be permitted in this first phase where it can be demonstrated that the necessary supporting infrastructure requirements can be met, having due regard to the views of the relevant statutory consultees.</p> <p>The Local Policies Plan will review and update the existing first phase development commitments and assess projected requirements beyond this first phase. Any new zonings or development capacity identified will be managed and released in accordance with provisions to be set out within the Local Policies Plan. Development will therefore be phased in a manner that ensures the necessary supporting infrastructural needs are addressed.</p>

Option 2 – May 2022

Previously proposed Strategic Policy SP1A

‘Managing growth and supporting infrastructure delivery’

5.1.5 Land will be zoned for housing, employment uses and mixed-use sites within the LPP to deliver the council’s growth aspirations. The delivery of employment space and homes will be phased to align with infrastructure capacity and investment over the plan period. The delivery of new homes, jobs, infrastructure, and community facilities must comply with the Spatial Development Strategy. This means that development will be directed to the most suitable and sustainable locations, taking account of existing commitments and prioritising ‘brownfield’ land within the urban footprint in accordance with the sequential approach set out in the SPPS.

Option 3 – April 2023

Revised Strategic Policy SP1A

‘Managing growth and supporting infrastructure delivery’

5.1.5 Land will be zoned for housing, employment uses and mixed-use sites within the LPP to deliver the council’s growth aspirations. The delivery of employment space and homes will be phased to align with infrastructure capacity and investment over the plan period. The delivery of new homes, jobs, infrastructure, and community facilities must comply with the Spatial Development Strategy. The allocation of sites to phases will be based on principles to be brought forward through the Local Policies Plan, including:

- supporting the objectives of the Plan Strategy;
- identifying the most suitable and sustainable locations;
- prioritising ‘brownfield’ land within the urban footprint in accordance with the sequential approach set out in the SPPS;
- ensuring an adequate supply of affordable housing;
- contributing to regeneration in line with regeneration frameworks and masterplans;
- maintaining a 5-year supply of land for residential and employment use; and the timing, availability or provision of adequate infrastructure.

<p style="text-align: center;">Option 2 – May 2022</p> <p style="text-align: center;">Previously proposed Strategic Policy SP1A</p> <p style="text-align: center;">‘Managing growth and supporting infrastructure delivery’</p>	<p style="text-align: center;">Option 3 – April 2023</p> <p style="text-align: center;">Revised Strategic Policy SP1A</p> <p style="text-align: center;">‘Managing growth and supporting infrastructure delivery’</p>
<p>5.1.6 The zoning of land to deliver the Council’s growth aspiration will be considered through the LPP process. This will, where appropriate, phase the delivery of that development to align with infrastructure capacity and planned investment over the plan period. Existing commitments are those which have already gone through the planning process and involved an assessment of wider infrastructural needs in consultation with the relevant statutory authorities. As the sites are committed, they cannot be subject to phasing.</p>	<p>5.1.6 The zoning of land to deliver the Council’s growth aspiration will be considered through the LPP process. This will, where appropriate, phase the delivery of that development to align with infrastructure capacity and planned investment over the plan period. Existing commitments are those which have already gone through the planning process and involved an assessment of wider infrastructural needs in consultation with the relevant statutory authorities. As the sites are committed, they cannot be subject to phasing.</p>
<p>5.1.7 The scale of existing housing, employment and mixed-use commitments across the City is recognised and set out within the provisions of EC2 and HOU1. There is no automatic assumption that these existing commitments will be delivered, particularly where detailed analysis identifies constraints affecting the availability and deliverability of sites and as such regard will be had to existing commitments when assessing applications and their infrastructure needs. This will take account of the requirement that all uncommitted land to be developed during the plan period will be subject to the availability of adequate infrastructure, which would include but not</p>	<p>5.1.7 The scale of existing housing, employment and mixed-use commitments across the City is recognised and set out within the provisions of EC2 and HOU1. There is no automatic assumption that these existing commitments will be delivered, particularly where detailed analysis identifies constraints affecting the availability and deliverability of sites. Regard will be had to the site history, including existing commitments, when assessing an application and its infrastructure needs. This will take account of the requirement that all uncommitted land to be developed during the plan period will be subject to the availability of adequate infrastructure, which would</p>

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<p>be limited to that supporting transport, waste, water, energy and digital services provision.</p>	<p>include but not be limited to that supporting transport, waste, water, energy and digital services provision.</p>
<p>5.1.8 Where appropriate, delivery of development may be phased to ensure alignment with infrastructure investment and taking account of projected lead in times for the forms of development proposed. It may also be possible to consider temporary solutions or the provision of on-site facilities by a developer that could allow a development to proceed, but this will be considered on a site-by-site basis in consultation with the relevant infrastructure body.</p>	<p>5.1.8 Delivery of development may be phased to ensure alignment with infrastructure investment and taking account of projected lead in times for the forms of development proposed. It may also be possible to consider temporary solutions or the provision of on-site facilities by a developer that could allow a development to proceed, but this will be considered on a site-by-site basis in consultation with the relevant infrastructure body.</p>
<p>5.1.9 The strategy recognises that growth should be delivered in a phased manner with the majority of that growth occurring later in the plan period. Therefore, tailored policies and/or the application of key site requirements will be brought forward through the LPP process having regard to the principle of Sustainable Development, including the appropriate infrastructure considerations. This aspect of the LPP will be underpinned by the ongoing monitoring required to support the maintenance of an effective land supply in accordance with the provisions of the SPPS.</p>	<p>5.1.9 The strategy recognises that growth should be delivered in a phased manner. The allocation of sites to phases shall reflect the expectation that the majority of that growth will occur later in the plan period. In addition, tailored policies and/or the application of key site requirements will be brought forward through the LPP process having regard to the principles set out above. This aspect of the LPP will be underpinned by the ongoing monitoring required to support the maintenance of an effective land supply in accordance with the provisions of the SPPS and taking account of the required plan review process.</p>

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