

Climate & City Resilience Committee

Belfast Local Development Plan 2035

LDP Plan Strategy

Adopted 2 May 2023



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Local Development Plan

- Key element of council's new planning powers
- Long term **spatial** plan for 15-20 yrs
- Primary basis of all planning decisions
- Will shape and guide future development / growth
- Helps provide certainty & framework for investment
- Replaces BMAP & most regional planning policies



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The Plan-Led System

- Section 6 (4) of the Planning Act (2011) directs that in making any determination under its provisions, regard is to be had to the LDP and that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- This establishes the primacy of the LDP in the plan-led system as acknowledged by paragraph 5.11 of the SPPS



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LDP - Transitional Arrangements

- Any conflict between the policy contained in a departmental development plan and those of the PS must be resolved in favour of the PS.
- A departmental development plan will therefore remain in effect for the area for which it was made until the council adopts the Local Policies Plan.

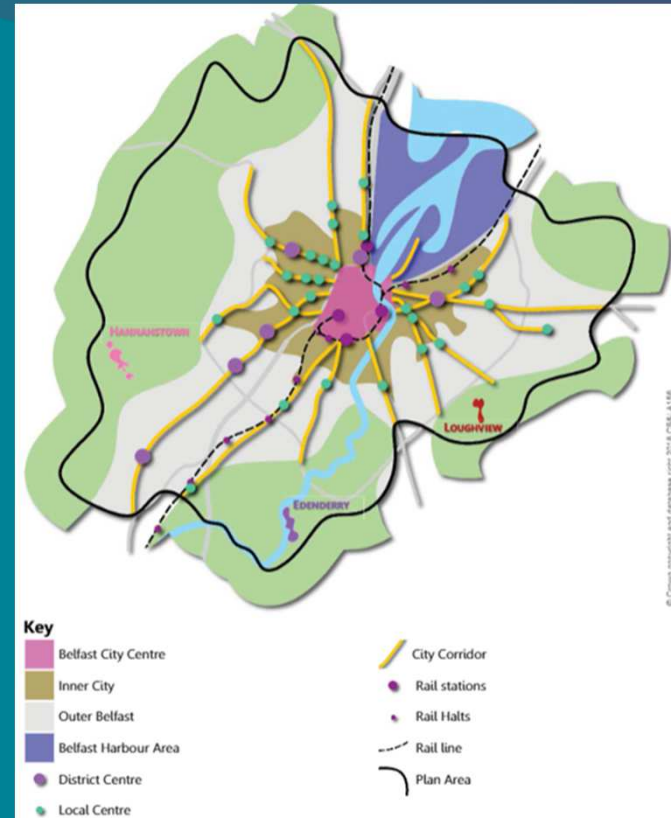


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Strategic Policies

- Growth Strategy
- Sustainable Development
- Improving Health and Wellbeing
- Community Cohesion
- Positive placemaking
- Environmental Resilience
- Connectivity
- Green and Blue Infrastructure



Growth strategy

Sustainable development

Improving health and wellbeing

Community cohesion and good relations

Positive placemaking

Environmental resilience

Connectivity

Green and blue infrastructure



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Growth & Sustainable Development

Policy SP1 – Growth strategy

The growth strategy for the LDP can be summarised as follows:



Support
46,000
additional jobs



Our city is home
to an additional
66,000
people



550,000m²
of employment
floor space
(B-Use Class) 2020-2035



31,600
additional homes
2020-2035

Policy SP2 – Sustainable development

The council will have an overarching presumption in favour of sustainable development where it accords with the LDP, unless material considerations indicate otherwise.

Policy SP1 – Growth strategy

Policy SP1A – Managing growth and supporting infrastructure delivery

Policy SP2 – Sustainable development

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.



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Resilience and Green & Blue Infrastructure

SP6 - Environmental resilience

The council will support development where it helps to reduce greenhouse gas emissions and is adaptable in a changing climate to build environmental resilience.

Policy SP8 – Green and blue infrastructure network

The council will support the development of a green and blue infrastructure network, designating and safeguarding sites and accesses required for the green and blue infrastructure network across the plan area.

Recognises the multi-benefits of green and blue infrastructure, including for climate resilience, biodiversity, wellbeing and community cohesion.

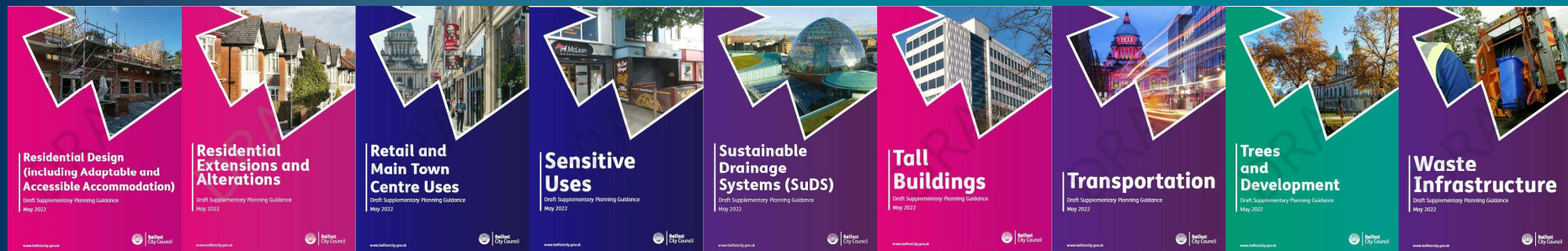
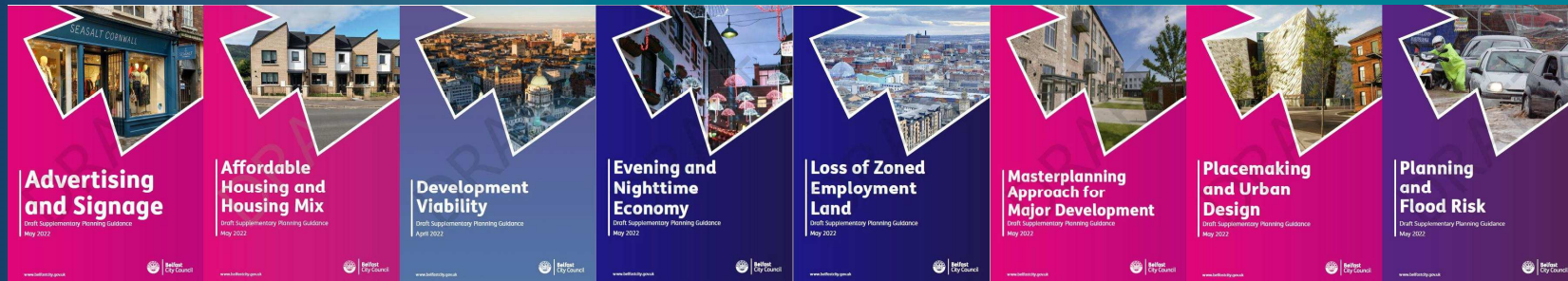
SP6 - Environmental resilience

Policy SP8 – Green & blue infrastructure network



107 Operational Plan Strategy Policies

17 Supplementary Planning Guidance Documents



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Growth: Policy HOU1– Accommodating new homes

There is a requirement for 31,660 new homes in Belfast over the period 2020-2035. This will be delivered in accordance with the requirements set out in the following table.

Settlement / Area	2020-2025	2026-2030	2031-2035	Total
Belfast city centre	1,600	2,800	3,600	8,000
Belfast Harbour estate	600	1,300	1,600	3,500
Rest of Belfast city	3,600	6,400	8,100	18,100
Small settlements total	-	30	30	60
Windfall	400	700	900	2,000
Total	6,200	11,230	14,230	31,660
Indicative Annual Average Rates	1,100-1,300	2,100-2,300	2,700-2,900	2,000-2,200



Support
46,000
additional jobs



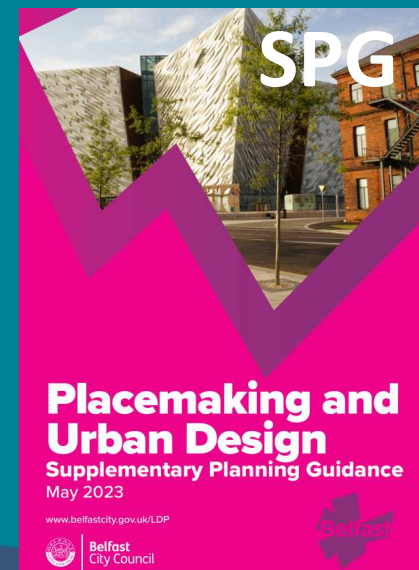
Our city is home
to an additional
66,000
people



550,000m²
of employment
floor space
(B-Use Class) 2020-2035



31,600
additional homes
2020-2035



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Policy ENV2 – Mitigating environmental change

Planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce GHG by promoting sustainable patterns of development.

Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible. Where demolition is proposed, measures should be included to minimise any waste through the reuse of as much building material as possible.

All new development proposals (including changes of use) will maximise opportunities to incorporate sustainable design features where feasible (such as grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain, energy efficiency).

Development proposals should, where appropriate, demonstrate the highest feasible and viable sustainability standards in the design, construction, operation and “end of life” phases of development in line with the ‘nearly zero carbon buildings’ strategy set out in the EU energy performance and buildings directive, where all new buildings are required to be ‘nearly zero carbon’ by 2020.

New policy to help mitigate climate change.

Sustainable patterns of development that reduce the need to travel, private car use, congestion, carbon emissions and air pollution.

Demolition of buildings should be last resort – such proposals must demonstrate why and reuse as much as possible.

Promote innovative building technologies and passive design.

Possible Statement of Sustainability – future guidance proposed.



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ENV3 – Adapting to environmental change

Planning permission will be granted for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development.

Measures to help adapt to the potential impacts may include the following:

- a. Managing coastal erosion, land instability, flood risk and promoting SuDS;
- b. Protecting and enhancing a green and blue infrastructure network in the city, including enhancing biodiversity and ecosystem services;
- c. Encouraging greater resilience to extreme weather conditions in the built environment and in transport, energy and other infrastructure; and
- d. Demonstrating how the design of the development minimises overheating and reduces reliance on air conditioning systems.

In order to minimise the impact of extreme weather conditions, new developments should also embed resilience to current and future climates, including:

- e. Where feasible, viable and sustainable, provide an accessible green roof to aid cooling, insulation and enhance biodiversity;
- f. Incorporate SuDS, including landscaping and tree planting;
- g. Demonstrate what measures have been included to ensure the safety of people and the protection of the development during extreme weather events;
- h. Demonstrate how the development integrates passive design and green infrastructure as part of the design process; and
- i. Demonstrate how the development is resilient to flood events.

New policy to help climate change adaptation.

Adaptation measures to ensure resilience, endurance and safety.

Demonstration of resilience measures for new development.

Green measures, passive design, public safety and severe weather/ flood resistance.



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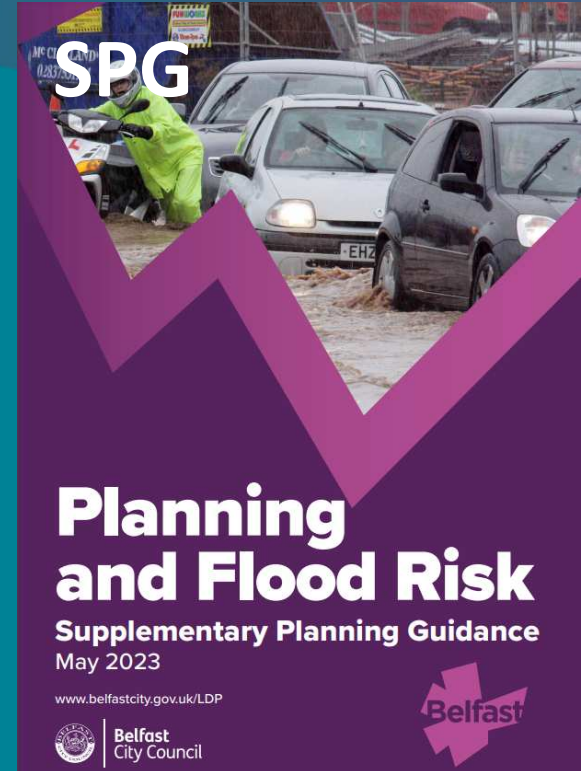
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Policy: ENV4 – Flood risk

Planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). The council will have regard to guidance publications produced by other authorities and prospective developers/applicants are advised to liaise early in the formulation of their proposals with DfI Rivers to clarify flooding or flood plain issues that may affect particular sites.

In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions. All planning applications will be determined with reference to the most up to date flood risk information²⁴ available and in consultation with DfI Rivers and other relevant bodies as appropriate.

The SPPS sets out the planning policies for flood risk to minimise flood risk to people, property and the environment. The council will take full account of these in assessing development proposals.

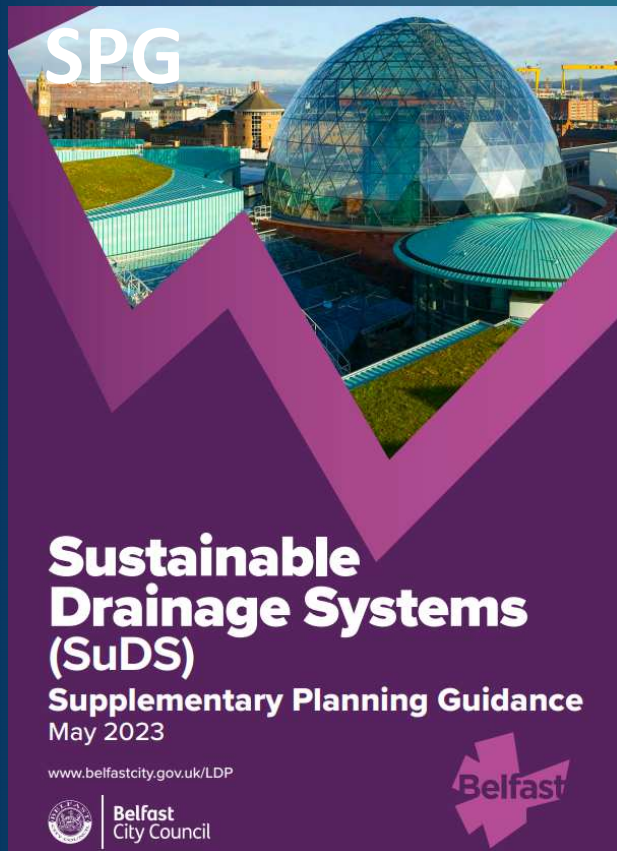


Short policy based on the precautionary approach, cross referencing policies in SPPS. Accompanied by SPG to provide technical guidance. Taken together, generally in accordance with current flood risk policy – updated to take account of DfI Rivers guidance. DfI Rivers remains statutory consultee. No significant change in approach.



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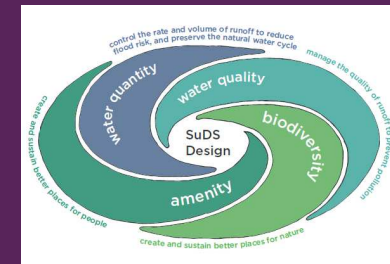
Policy: ENV5 – Sustainable drainage systems (SuDS)



All built development should include, where appropriate, SuDS measures to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere. A two stage SuDS treatment should be used, where possible, in order to improve water quality. An appropriate maintenance and management plan for all SuDS will require to be agreed with the council and a s76 planning agreement may also be sought.

Developers should consider the following SuDS measures to assist in minimising flood risk:

- a. Green roofs (intensive and/or extensive systems);
- b. Swales;
- c. Filter strips and filter drains;
- d. Permeable or porous paving;
- e. Detention basins;
- f. Open areas, ponds and wetlands; and
- g. Trees and landscaping.



Now an LDP requirement based on multiple benefits of 'soft SuDS'. The policy requires SuDS for most new developments.

Aligns with Green and Blue Infrastructure Plan (GBIP) and accompanied by SPG to provide additional context and guidance.



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Policy: GB1 – Green & blue infrastructure network

Planning permission will be granted for proposals that protect, augment, complement and/or improve the network and connectivity of green and blue infrastructure across the district. This includes the development of a network of community paths and greenways across the district, including those designated in the LDP, as well as the provision and improvement of public access to open space and other green and blue infrastructure resources, where this does not conflict with natural heritage interests or other matters, including amenity and public safety.

New development should incorporate green infrastructure features as part of the design, including green roofs and walls, SuDS, tree and hedgerow planting, and creating safe accessible links with neighbouring open space, in addition to providing open space on site, where appropriate.

The LDP will seek to secure improvements and expansion of the green and blue infrastructure network, including those identified in the LDP and/or the council's GBIP and associated strategies/action plans, as a result of new development. This may include the carrying out of agreed works by the developer or a financial contribution from the developer in lieu, having regard to the scale, nature and location of the proposed development and to the terms of supplementary guidance on these matters as published by the council.

The LDP will seek to safeguard designated and potential sites and corridors that form part of the network of green and blue infrastructure across the district and will only permit development either within or adjacent to such sites and corridors where it does not prejudice the retention, use, enhancement or further development of the network. Such development proposals should, where appropriate, incorporate access to the green and blue infrastructure network.

New policy to help create and protect network of G&B infrastructure across Belfast to help deliver multiple benefits.

Aligns with GBIP and brings it (and associated plans/strategies) into LDP.

Generally informs other operational policies, including open space, trees, resilience.



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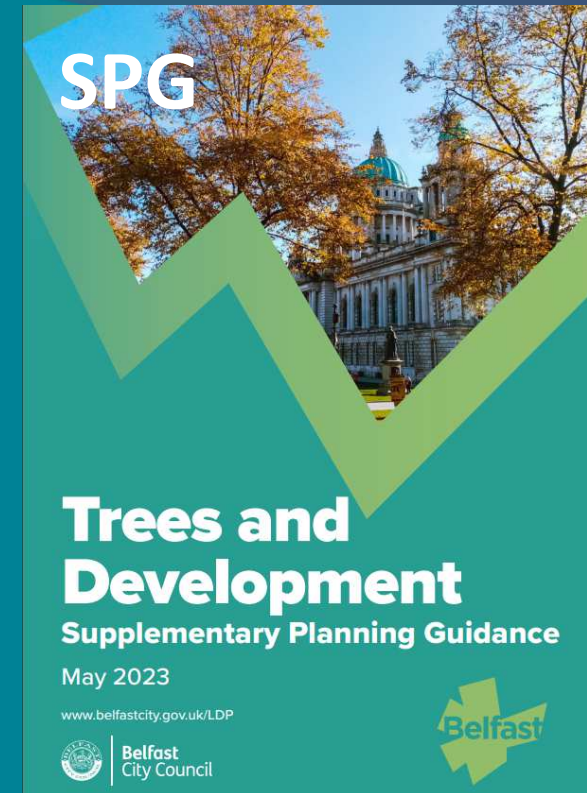
Policy NH1–Protection of natural heritage resources

The council will adopt the precautionary principle when considering the impacts of a proposed development on local, national or international natural heritage resources, including designated sites, protected species and the other important interests of biodiversity and geodiversity.

In assessing new development proposals, the council will seek to ensure the protection of the district's natural heritage and biodiversity. New development will not have an unacceptable effect, either directly, indirectly, or cumulatively, on sites, habitats, species or ecosystems and networks that are important for their nature conservation, biodiversity or geodiversity value. This includes designated sites, habitats and species protected by law, priority habitats & species and other important nature conservation and biodiversity interests and ecological networks.

The council will have due regard to the relative importance and levels of protection afforded to the hierarchy of international, national and local designated sites and to habitats and species in considering development proposals. In this regard, proposals that have, or could have, a significant effect on an international site will not be supported by the council. Proposals that have an adverse effect on a national site or a significant adverse effect on a local site will not be supported.

The council will require developers to undertake appropriate site surveys and assessments for consideration prior to planning applications being determined.

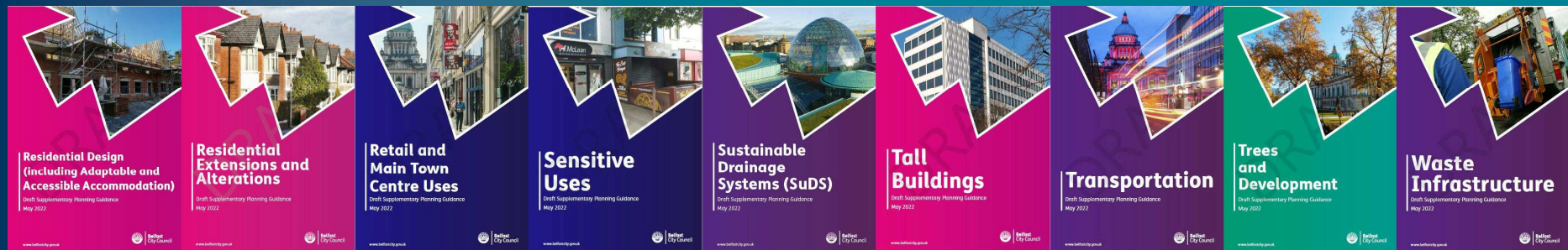
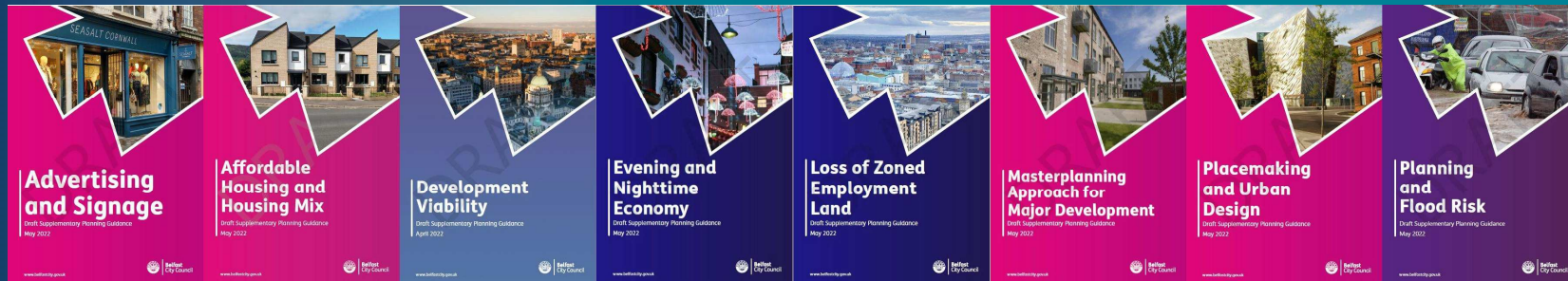


- The careful design of new development should ensure that there is no damage to nature conservation interests.
- Through the application of this policy the precautionary principle approach seeks to ensure the protection of important natural heritage interests.



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17 x Supplementary Planning Guidance



Supplementary Planning Guidance (SPG)

- Advertising and Signage
- Affordable Housing and Housing Mix
- Development Viability
- Evening & Night time Economy
- Loss of Zoned Employment Land
- Masterplanning Approach for Major Development
- Placemaking and Urban Design
- Planning and Flood Risk
- Residential Design (including Adaptable and Accessible Accommodation)
- Residential Extensions and Alterations
- Retail & Main Town Centre Uses
- Sensitive Uses
- Sustainable Drainage Systems (SuDS)
- Tall Buildings
- Transportation
- Trees and Development
- Waste Infrastructure



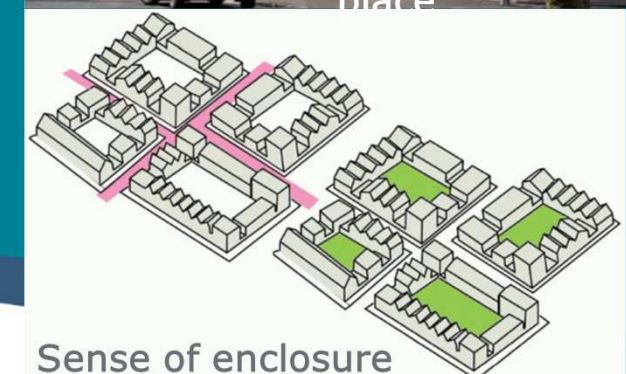
Supplementary Planning Guidance (SPG)

- Non statutory planning guidance that support clarifies and illustrates by example policies included in the proposed planning policy framework
- It is a material consideration in determining planning applications but must be read in conjunction with the LDP
- In addition to local SPG produced by the council, the DfI may produce regional SPG in relation to regional planning policies.
- Commitment at Independent Examination (Consultation and parallel adoption with Plan Strategy)



SPG – Placemaking and Urban Design

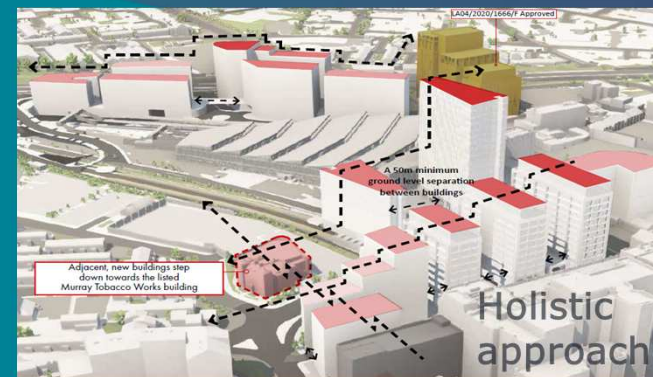
- Supports development that maximises core principles of good placemaking
- Emphasis on the importance of design as a strategic consideration
- Understanding how local context and character influences built form including heritage, layout, scale, height, materials and architectural language
- Reinforces a sense of place by emphasising locally distinctive features



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SPG – Masterplanning Approach

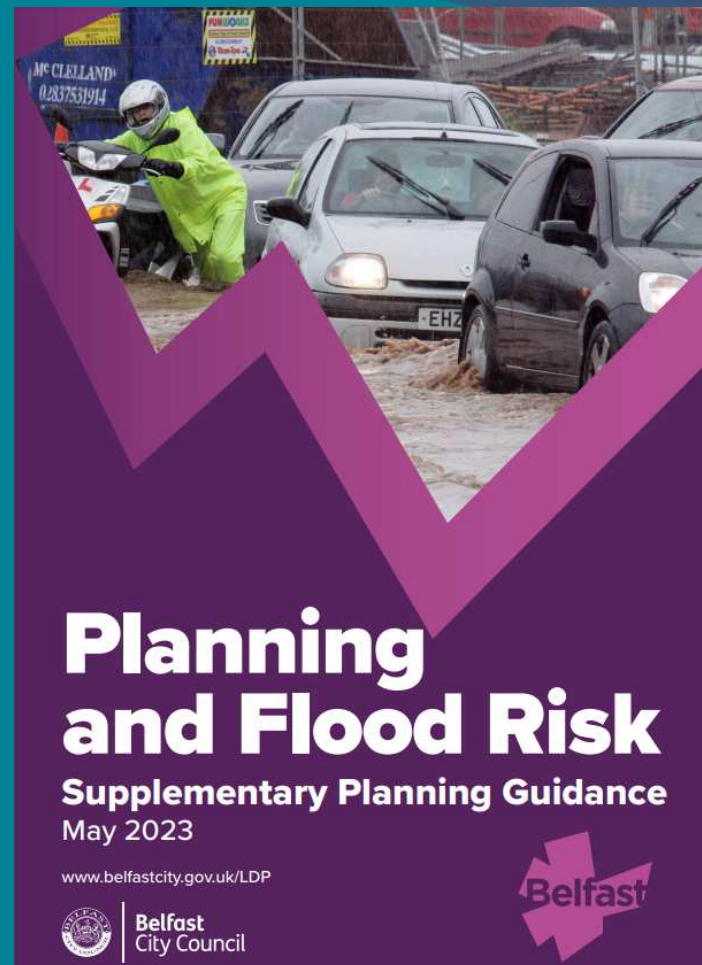
- Promotes a holistic approach to site assembly, layout and design that is mindful of adjacent sites
- Encourages higher densities appropriate for city living and a growing economy
- Maximises solutions to deliver energy efficiencies (BREEAM 'excellent')
- Promotes opportunities for urban repair and greater connectivity



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SPG – Planning and flood risk

4	Flooding Guidelines	10
4.1	Flooding Guidelines	10
4.2	Development in Flood Plains	10
	Exceptions in defended areas.....	13
	Exceptions in undefended areas	17
4.3	Development Proposals of Overriding Regional or Sub-Regional Economic Importance	23
4.4	Minor Development.....	24
4.5	Unacceptable Flood Protection/ Management Measures	24
4.6	Protection of Flood Defence and Drainage Infrastructure	27
4.7	Development and Surface Water (Pluvial) Flood Risk	28
4.8	Thresholds for provision of a Drainage Assessment	29
4.9	Artificial Modification of Watercourses.....	33
4.10	Development in Proximity of Controlled Reservoirs	35
4.11	Consideration of hydro-electric power generation schemes.....	38
	Appendices	39
	Appendix A: Technical Definitions (Source DfI Rivers June 2018).....	39
	Appendix B: Impacts of Flooding and Climate Change.....	46
	Appendix C: Impact of Flooding on People and Property	51
	Appendix D: Sustainable Drainage	56
	Appendix E: Assessing Flood Risk and Drainage Impact.....	59
	Appendix F: Flood Proofing - Resistance & Resilience Construction	65



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www.belfastcity.gov.uk/LDP



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SPG – Sustainable drainage systems (SuDS)

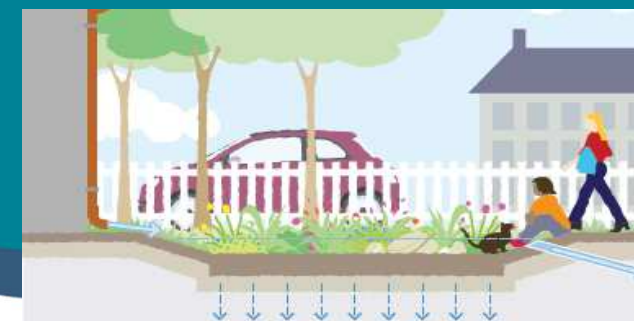
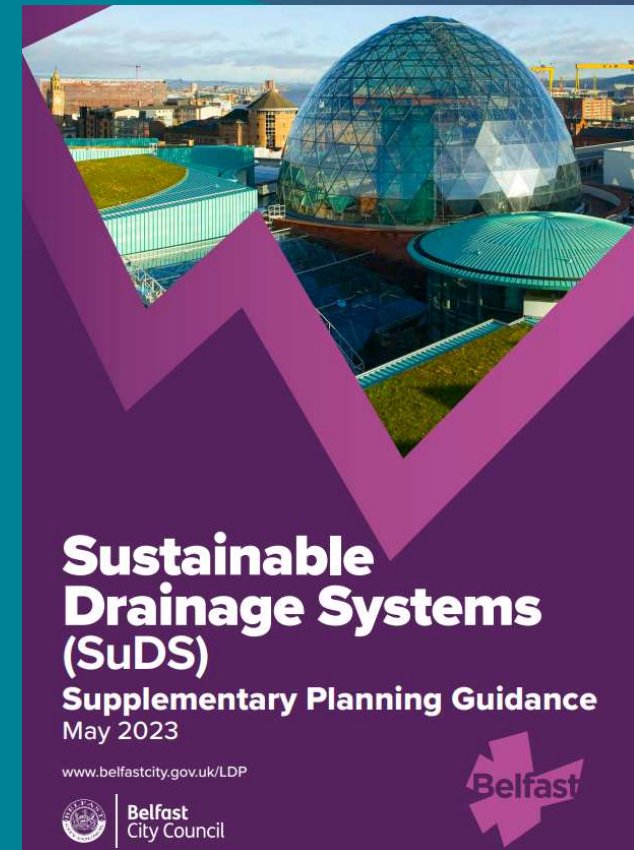
Sets out context of traditional drainage arrangements and implications for Belfast.

Includes “Myth-busting” section.

Aimed at all scales of development.

Non-technical design guidance - illustrated with photos of examples and simple diagrams.

Provides practical solutions for a range of typical types, scales and locations of development.



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SPG – Trees and Development

Replaces best practice guide by former DoE.

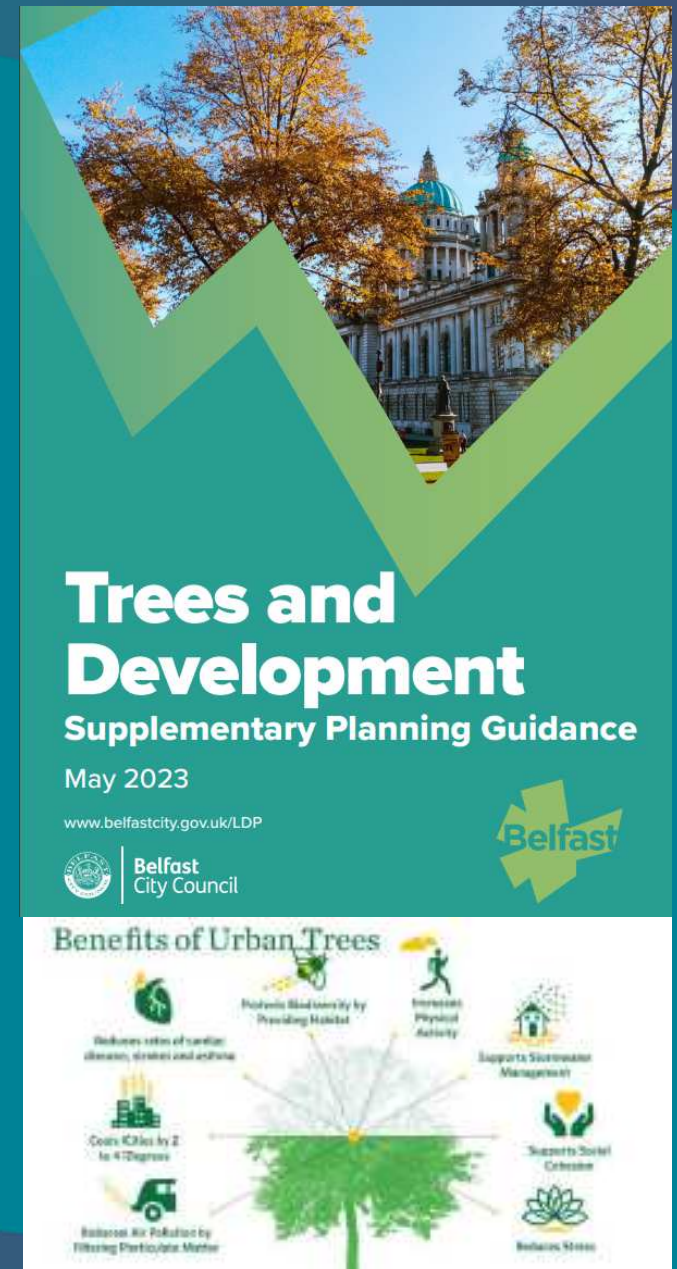
Sets out multiple benefits and value of trees
- links to other environmental policy aims.

Advice on incorporating existing and new trees in development.

Advice on how to carry out works around trees.

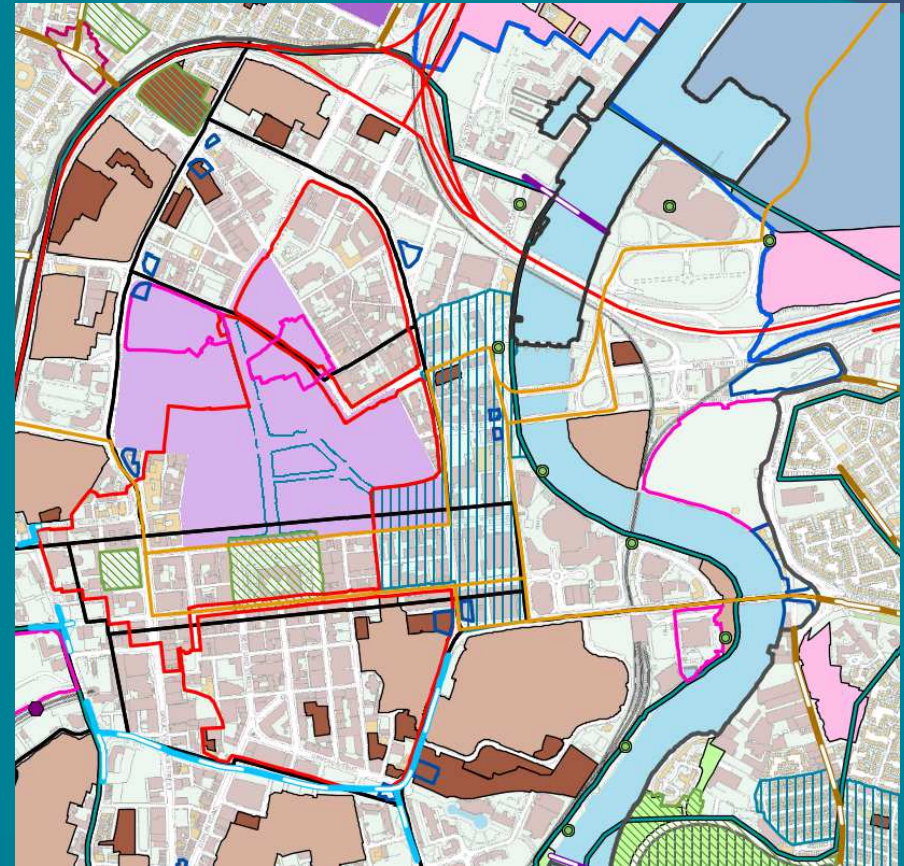
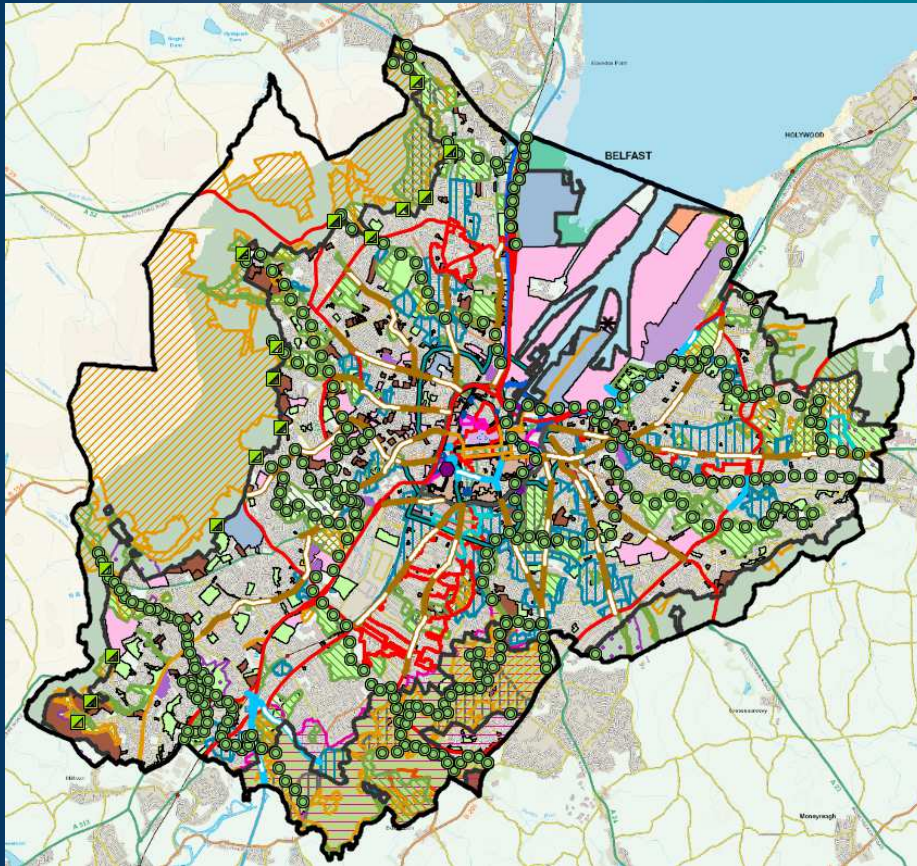
Photos and illustrations of best practice.

Outlines some technical terms and further sources of information.



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Next Stage: Local Policies Plan



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Adoption of LDP Plan Strategy

Home > Planning and building control > Planning > Local Development Plan > Adoption of LDP Plan Strategy

Adoption of LDP Plan Strategy

- Adoption of LDP Plan Strategy

Adoption of LDP Plan Strategy Belfast Local Development Plan – Plan Strategy (May 2023) is formally adopted

Belfast City Council's Local Development Plan Strategy has been agreed for formal adoption on the 2 May 2023.

The Belfast Local Development Plan – Plan Strategy (May 2023) and supporting documentation is [available in our LDP Library](#).

[Supplementary planning guidance documents](#) associated with a number of the policies in the new Plan Strategy (May 2023) are now available.

All documentation is also available to view at the Planning Service reception during normal public opening hours in Cecil Ward Building, Linenhall Street.

[View the Adoption of LDP Plan Strategy documents](#)

Supplementary Planning Guidance - May 2023

These SPG documents were subject to public consultation at draft stage from 12 May 2022 to 4 August 2022.

Document title	File format and size
Affordable housing and housing mix	HTML
Download SPG001 Affordable Housing and Housing Mix	PDF - 3.3MB
Development viability	HTML
Download SPG002 Development Viability	PDF - 3MB
Download SPG002A Viability Key Assumptions	PDF - 1.5MB
Residential design (including adaptable and accessible accommodation)	HTML
Download SPG003 Residential Design (including Adaptable and Accessible Accommodation)	PDF - 9.9MB
Residential extensions and alterations	HTML
Download SPG004 Residential Extensions and Alterations	PDF - 6.5MB
Placemaking and urban design	HTML
Download SPG005 Placemaking Urban Design	PDF - 9.6MB
Tall buildings	HTML
Download SPG006 Tall Buildings	PDF - 3.4MB

[https://www.belfastcity.gov.uk/Planning-and-building-control/Planning/Local-development-plan-\(1\)/Local-development-plan/Adoption-of-Plan-Strategy-documents](https://www.belfastcity.gov.uk/Planning-and-building-control/Planning/Local-development-plan-(1)/Local-development-plan/Adoption-of-Plan-Strategy-documents)



Thank You



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