



# Houses in Multiple Occupation (HMOs)

Subject Plan for  
Belfast City Council Area 2015



December 2008

Strategic Environmental Assessment



An Agency within the Department of the

**Environment**

[www.doeni.gov.uk](http://www.doeni.gov.uk)







## **KEY FACTS**

### **Title of Plan:**

**Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015**

### **Adopted on:**

Monday 15<sup>th</sup> December 2008

### **Responsible Authority:**

Department of the Environment – Planning Service

## **INTRODUCTION**

This document (referred to here as the SEA Statement) has been prepared in accordance with Regulation 15 of the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 (S.R.2004 No. 280).

## **PURPOSE OF THE SUBJECT PLAN**

The purpose of the Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015 (hereafter referred to as The Subject Plan) is to inform the general public, statutory authorities, developers, and other interested bodies of the policy framework that will be used to guide planning decisions in relation to HMOs within Belfast City Council Area over the Plan period.

## **WHAT PROMPTED THE SUBJECT PLAN**

The Draft Belfast Metropolitan Area Plan 2015 (BMAP) set out criteria for Conversion of Buildings for Multiple Occupation under Policy HOU6. Representations received during public consultation on BMAP suggested the policy did not go far enough in addressing the issues related to HMOs and in particular, lacked a spatial dimension.

A Subject Plan that specifically addressed the issues of HMOs within Belfast was considered the best method of developing and implementing planning policies for the City, particularly for those areas where HMOs are concentrated.

The Subject Plan covers Belfast City Council area. It will provide planning policy on the specific topic of HMOs in Belfast City Council area.

## **PERIOD COVERED**

2006-2015

## **AREA OF THE SUBJECT PLAN**

The Belfast City Council Area

## **SUMMARY OF NATURE / CONTENT OF SUBJECT PLAN**

The overall aim of the Subject Plan is to provide a planning framework for HMO Development which is in general conformity with the Regional Development Strategy (RDS). The policies will facilitate sustainable growth and a high quality of development in the Plan Area, whilst protecting and where appropriate, enhancing the natural and man-made environment.

## **AVAILABILITY OF DOCUMENT**

### **WEBSITE**

The Subject Plan as adopted, along with the Environmental Report and SEA Statement are available on the Planning Service website at:

[www.planningni.gov.uk](http://www.planningni.gov.uk)

### **OFFICE ADDRESS**

The Subject Plan, as adopted, along with the Environmental Report and SEA Statement may also be inspected free of charge or purchased at the address below:

HMO Plan Team  
Planning Service  
2<sup>nd</sup> Floor, Bedford House  
16-22 Bedford Street  
Belfast  
BT2 7FD

Telephone (028) 90252823

**Times at which the documents may be inspected or a copy purchased:**

Belfast Divisional Planning Office, Bedford House: Monday – Friday 9.30am – 4.30pm (except Thursday 10.30am – 4.30pm)

**Contact Name:** Sam Kendal  
Senior Planning Officer  
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2<sup>nd</sup> Floor, Bedford House  
16-22 Bedford Street  
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## **SEA STATEMENT**

### **Environmental Assessment Process:**

1. The Subject Plan has been subject to a process of environmental assessment, as required under the Environmental Assessment of Plans and Programmes (EAPP) Regulations (Northern Ireland) 2004.
2. Regulation 15(1)(c)(iii) of the EAPP Regulations requires the responsible authority to bring to the attention of the public the address (which may include a website) at which a copy of the Subject Plan, its accompanying Environmental Report (ER) and a statement containing the particulars as specified in Regulation 15(4) may be inspected or from which a copy may be obtained.
3. Regulation 15(4) requires this statement to provide information on the following:
  - How environmental considerations have been integrated into the Subject Plan;
  - How the ER has been taken into account;
  - How the opinions expressed in response to the invitations mentioned in Regulation 12 (consultation with the consultation body and public) have been taken into account;
  - The reasons for choosing the Subject Plan as adopted, in the light of the other reasonable alternatives dealt with; and
  - The measures that are to be taken to monitor the significant environmental effects of the implementation of the Subject Plan.

### **How environmental considerations have been integrated into The Subject Plan and how the Environmental Report (ER) has been taken into account:**

4. The Department is committed to the principles of sustainable development as detailed in the Northern Ireland Sustainable Development Strategy – May 2006. The principles underpinning the Strategy recognise the link between a healthy environment, a thriving economy and our well being and quality of life.
5. BMAP set the context for the Subject Plan with its inclusion of policy HOU 6. This policy specifies the criteria for the conversion of buildings for multiple occupation.
6. The Subject Plan has a focused aim to provide a planning framework for HMO development which facilitates sustainable growth and a high quality of development, whilst protecting and where appropriate, enhancing the natural and man-made environment. It is recognised that the Plan Area falls wholly within the existing built up area of Belfast

City Council. The impact of the Plan is predominantly in setting the parameters for managing the development of Houses in Multiple Occupation which would be anticipated within the existing urban area. There is considered to be no significant impact in relation to the specific boundary changes recommended by the Planning Appeals Commission (PAC).

7. Regulation 11(2) of EAPP Regulations (NI) requires the ER to identify, describe and evaluate the likely significant effects on the environment of implementing the Subject Plan and to examine reasonable alternatives taking into account the objectives and geographic scope of the Subject Plan. The RDS, prevailing regional planning policy and BMAP provide the strategic context and development framework for the Belfast City Council area. Table 5 in the ER, shows the assessment of alternatives that were considered during the draft Plan stage. For each policy, at least two alternatives were assessed before the final alternative was chosen. Aside from the renumbering and the removal of Policy HMO 5, this table and its findings remain unchanged for the purposes of this SEA. After discussion at the Independent Examination, the Botanic, Holylands, Rugby Policy Area (previously HMO 5, University Policy Area) has been integrated into HMO 1 and now has a 30% limit on HMO Development. The PAC judged the prevention of HMO development in this area as essential and considered that incorporating this Policy Area to HMO 1 would curtail such development in the future. It was considered that this change would have a positive impact on young singles, providing greater housing choice and in the short to medium term would contain HMO development and subsequently restrict erosion of what remains of the established community.
8. Environmental considerations were integrated into the Subject Plan through the parallel process of environmental assessment. This involved elements such as:
  - Preparation of a scoping report;
  - An assessment of the likely environmental effects of the Subject Plan proposals;
  - Preparation of an ER;
  - Carrying out of consultations;
  - Taking into account the ER and the results of the consultations in decision making; and
  - The provision of information and consultation in accordance with EAPP Regulations (NI) 11-13 and 15.
9. The Scoping Report for the Subject Plan was prepared in April 2006. During this stage, the purpose and objectives of the Subject Plan and its geographic scope were considered, together with a number of other relevant plans, programmes and environmental protection objectives. This established the appropriate scope and level of detail required to

inform the environmental assessment and to assist in identifying the SEA objectives.

10. Planning Service collated environmental baseline information under each topic area (Appendix 3, ER) to inform the initial stages of the Draft Subject Plan preparation process. This baseline data together, with qualitative information, contributed to the identification of existing environmental problems.
11. This assisted in the preparation of SEA objectives (Table 3, ER) for each of the SEA topics (biodiversity, countryside etc.) which were used to assess the likely significant effects of the Subject Plan.
12. The Scoping Report was sent to the following bodies:-
  - Northern Ireland Environment Agency – (formerly Department of the Environment (DOE) – Environment and Heritage Service)
  - Department for Regional Development (DRD) – Roads Service;
  - Department for Social Development (DSD) – Regional Development Office; and
  - Department of Agriculture and Rural Development (DARD) – Rivers Agency in May 2006.
13. The comments received on the Scoping Report were taken into account in deciding the scope and level of detail of the information that must be included in the ER.
14. The Department then convened an Assessment Panel drawn from the agencies listed above, on 19 June 2006. During the assessment, potential impacts of the proposals on the assessment criteria/SEA topics (Table 3, ER) were considered. In the event of negative effects, the Panel discussed if and how the proposals could be changed to reduce or mitigate the impact. If necessary, it was also considered how best to alter proposals to reduce negative effects (Table 5 and Appendix 5, ER). This process was fundamental in the formulation of the Draft Subject Plan proposals.
15. Given the nature of the content of the Subject Plan, the Panel considered that the Subject Plan proposals were unlikely to have any significant adverse effects on the environment. Accordingly, there were no mitigation measures considered necessary in the formulation of the draft Subject Plan.
16. The assessment of likely significant effects on the environment as a result of the proposals contained in the Subject Plan highlighted a number of positive and uncertain environmental effects.
17. Information gathered throughout the scoping phase and during the alternatives and assessment stage provided the basis for the ER and

informed the preparation of the Draft Plan. The ER was published together with the Draft Subject Plan on 27 June 2006 for consultation.

**How opinions expressed during consultation have been taken into account (including any consultation required with other EU member states):**

18. Consultation with key environmental bodies (see paragraph 12) has been an essential part of the environmental assessment process. The consultation enabled these bodies to comment on the content of the Scoping Report and agree a basis for the subsequent stages of the environmental assessment process.
19. The consultation led to a number of changes to the scoping information. New sources of baseline information from a number of bodies were included. For example, the Northern Ireland Environmental Agency, NIEA - Natural Heritage, suggested that information on EU Habitats Directive (Directive 92/43/EC) be included in the Environmental Report (ER). It was also decided that baseline information should be included on Tree Preservation Orders. EHS also held the view that baseline information should be displayed at a local level but acknowledged the difficulty in obtaining this information for certain indicators. They also stated that encroachment of HMOs into gardens and amenity areas caused a reduction in local biodiversity, and that information on this would be beneficial. However, Planning Service took the view that it would be impossible to distinguish, environmentally, between the effects of this kind of development and those of regular hard surfacing.
20. NIEA - Built Heritage stated that a more appropriate list of data/indicators should include Conservation Areas, Areas of Townscape Character, Local Landscape Policy Areas, numbers of archaeological sites and monuments and numbers of listed buildings/structures. Planning Service agreed with this suggestion and the information was duly included. Built Heritage also suggested that maps showing Built Heritage assets be included within the Report. Planning Service took the view that mapping this data would serve little purpose and would not add to the Environmental Assessment as the information was already included in the baseline data in the ER.
21. NIEA - Air Quality Unit and Water Management Unit stated in their reply that they had no further comments to make on the scoping information at this stage.
22. The Department published the Draft Subject Plan and the accompanying ER on 27 June 2006. The Draft Subject Plan and ER publication were publicly advertised and during the 8 week consultation period, the Department received 129 objections from the public to the

Draft Subject Plan. No representations were received in relation to the ER.

23. Planning Service also consulted EHS who confirmed that they had no further comment to add on the ER but asked that the SEA indicated how their comments on scoping and the draft ER have been taken into account during the preparation of the Final Plan and the environmental assessment. This is set out in paragraphs 19, 20 & 21 above.
24. The Independent Examination undertaken by the Planning Appeals Commission (PAC) afforded the opportunity for a full public examination of objections in relation to the draft Plan Proposals. This Examination provided the opportunity for all parties to discuss any environmental implications for each of the objections. Planning Service, in preparing evidence for the Independent Examination, set out in detail the implications of each objection, including environmental issues. All third parties who had objected to the Draft Subject Plan also had the opportunity to submit evidence to the Examination. The evidence was considered by the PAC in the Report of the Independent Examination which contains its recommendations. Planning Service has taken account of these recommendations in the adoption of the Subject Plan. The Planning Service response to the findings of the Independent Examination is contained in the Adoption Statement.
25. The Department considered that transboundary consultation under Regulation 13(4) of the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 was unnecessary, as it was considered the Subject Plan was not likely to have significant effects on the environment of another EU member state.

### **Reasons for choosing the Subject Plan as adopted, in the light of other reasonable alternatives:**

26. The Assessment Panel met on 19 June 2006 to consider the policy alternatives and assess the likely significant effects of the Subject Plan proposals on the environment (Table 6, ER)
27. On the basis of this assessment and the expert knowledge of the Panel members in determining the likely environmental effects, the proposed policies to be published in the Draft Subject Plan were confirmed. The ER which set out the environmental assessment was published simultaneously with the Draft Subject Plan on 27 June 2006.
28. The Department received the Report of the PAC on the Independent Examination of the Draft Subject Plan on the 18 March 2008. As stated earlier, the Examination provided the opportunity for all parties to discuss the environmental implications for each of the objections.

29. The recommendations of the PAC suggested changes to the policy and designations in the Draft Subject Plan. Notwithstanding that all issues in relation to the objections were heard and thoroughly considered during the Independent Examination, Planning Service, nevertheless, sought the view of the Assessment Panel in September 2008 to confirm that there were no further outstanding environmental issues arising from the PAC recommendations in light of the ER. The Panel considered that the PAC recommendations fell within the scope of the previously considered alternatives in the ER and concluded that there were no other environmental implications arising from the recommendations. The Department has considered the recommendations of the PAC, which are the outworking of the formal consultation process and has concluded that a majority of the recommendations should be accepted.
30. Therefore, the Subject Plan is published as adopted having taken account of those alternatives considered through the ER and a full consideration of the PAC recommendations arising from the Independent Examination.

### **Measures that are to be taken to monitor significant environmental effects of the implementation of the Subject Plan.**

31. Regulation 15(4)(f) of the Environmental Assessment of Plans and Programmes Regulations (NI) 2004 requires that the Department provides details in the Statement of the measures that are to be taken to monitor the significant environmental effects of the implementation of the Subject Plan.
32. Monitoring is an important element of these Regulations since it enables the findings of the ER to be compared with actual environmental effects as a result of the implementation of the Subject Plan.
33. The Monitoring Framework (Appendix 1) has been prepared in consultation with key consultees to provide a robust basis for monitoring the environmental effects of the Subject Plan.
34. It consists of indicators which are currently available to monitor the findings of the ER. The Monitoring Framework has been amended from that published in the ER as a result of the consultation process. The frequency of monitoring for each of the environmental indicators is reflected in the framework.
35. Monitoring will enable the Department to undertake remedial action, when appropriate in the Subject Plan review process, if monitoring

reveals adverse affects on the environment that have not been considered in the environmental assessment.

## **Conclusion**

36. Throughout this Plan Process, emerging policies and designations have been considered against environmental criteria to determine their likely effects. Strategic Environmental Assessment is a key aspect of this Subject Plan and ensures that the environmental effects of proposals will be monitored throughout the plan period.
37. Effective consultation has enabled the views of both members of the public and Public Bodies, in respect of the ER and the Subject Plan, to be considered by the Department.
38. Environmental considerations have been integrated into the preparation and adoption of the Subject Plan ensuring that its likely significant effects on the environment have been identified, described and assessed and taken into account in the preparation and adoption process. The ER also forms the main basis for monitoring the significant effects of the implementation of the Subject Plan and, if required, undertaking appropriate remedial action at the Subject Plan review stage.

## Appendix 1 MONITORING FRAMEWORK

### SEA Directive Issue: Biodiversity

SEA topics to be monitored	Indicator to be monitored	Who will monitor?	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Biodiversity &amp; Countryside</b>					
RAMSARS	Number and area (ha) of designated sites relevant to plan boundary.	Northern Ireland Environment Agency (NIEA)	The designation of new RAMSAR will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.
ASSI (Area of Special Scientific Interest)	Number and area (ha) of designated sites relevant to plan boundary.	NIEA	The designation of new ASSI will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.
SPA (Special Protection Areas)	Number and area (ha) of designated sites relevant to plan boundary.	NIEA	The designation of new SPA will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.
SAC (Special Area of Conservation)	Number and area (ha) of designated sites relevant to plan boundary.	NIEA	The designation of new SAC will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.
Nature Reserves	Number and area (ha) of designated sites relevant to plan boundary.	Planning Service	The designation of new Nature Reserves will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.
SLNCI	Number and area (ha) of designated SLNCI sites relevant to plan boundary.	NIEA	The designation of new SLNCI will be updated at each plan adoption.	Plan Review	Consider mitigation as appropriate through the plan review process.
SLNCI	Number and instances of recorded damage, relating to HMO	NIEA Planning Service	Information will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.

	development, to SLNCI sites relevant to plan boundary.				
Condition of designated sites	% of designated sites recorded as being of favourable condition	NIEA	SPA (wintering wildfowl) monitoring annually & report to Europe every 6 years. SPA (other) &SAC/ASI monitored every 6 years.	Plan Review	Consider mitigation as appropriate through the plan review process.
Damage to designated sites	Instances of damage recorded for designated sites	NIEA	Information will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.
Number of TPOs	Number of HMO Applications refused due to TPOs	Planning Service	Information will be updated annually.	Plan Review	Consider mitigation as appropriate through the plan review process.

### SEA Directive Issues: Population

SEA topics to be monitored	Indicator to be monitored	Who will monitor?	Frequency of monitoring	Integration of monitoring into the Subject Plan	Remedial action
<b>Population</b>					
Population	No. of people living within the Plan Area.	Census Office for Northern Ireland (CONI)	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process.
NI Universities & Further Ed. Colleges	No. of students enrolled in Higher Education Facilities	DELNI		Plan Review	Consider mitigation as appropriate through the plan review process.
	No. of students enrolled in Further Education Facilities	DELNI		Plan Review	Consider mitigation as appropriate through the plan review process.
Noise Complaints	Noise complaints within HMO Policy Areas as a % of overall Belfast figures	Belfast City Council Environmental Health		Plan Review	Consider mitigation as appropriate through the plan review process.

Criminal Offences	Offences recorded by PSNI within HMO Policy Areas as a % of overall Belfast figures	NI Annual Abstract of Statistics		Plan Review	Consider mitigation as appropriate through the plan review process.
Community Wardens	No. of calls to Community Wardens within HMO Policy Areas	Belfast City Council		Plan Review	Consider mitigation as appropriate through the plan review process.
Vehicle Parking	Parking tickets within HMO Policy Areas as a % of overall Belfast figures	Roads Service		Plan Review	Consider mitigation as appropriate through the plan review process.
NIHE Registration	No. of registered HMOs in the Plan Area	NIHE		Plan Review	Consider mitigation as appropriate through the plan review process.
NIHE Registration	No. of unregistered HMOs in the Plan Area	NIHE		Plan Review	Consider mitigation as appropriate through the plan review process.

### SEA Directive Issue: Human Health

SEA topics to be monitored	Indicator to be monitored	Who will monitor?	Frequency of monitoring	Integration of monitoring into the Subject Plan	Remedial action
<b>Public Health</b>					
(General health refers to health over 12 months prior to Census day)	Number & % of population living within Belfast Council Area who state their general health as: <ul style="list-style-type: none"> <li>• Good</li> <li>• Fairly Good</li> <li>• Not Good</li> </ul>	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
Housing Need	Singles in Housing Need as a percentage of overall Belfast	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review

	Housing Need figures				process
	Families in Housing Need as a percentage of overall Belfast Housing Need figures	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
	Over 65s in Housing Need as a percentage of overall Belfast Housing Need figures	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
Social Housing	No. of households in Social Housing within the Plan Area	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
Tenure	Owner Occupied properties (includes owns outright, owns with mortgage/loan and shared ownership) as a % of all households within the Plan Area.	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
	Rented properties as a % of all households within the Plan Area.	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
Rented Accommodation	Private Social Housing as a % of all rented properties within the Plan Area	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
	Houses as a % of all rented properties within the Plan Area	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
	Flats/Apartments as a % of all rented properties within the Plan Area	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process

	Semi-Institutionalised as a % of all rented properties within the Plan Area	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
	Hostels as a % of all rented properties within the Plan Area	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
	Purpose Built Student Accommodation as a % of all rented properties within the Plan Area	Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process

### SEA Directive Issue: Water & Soil

SEA topics to be monitored	Indicator to be monitored	Who will monitor?	Frequency of monitoring	Integration of monitoring into the Subject Plan	Remedial action
<b>Management of the Water Environment</b>					
Chemical quality of river waters	% & kms of Lagan classified A-F under River Quality Grading GQA	NIEA WMU	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Biological Quality of Rivers	% & kms of Lagan classified A-F under River Quality Grading GQA	NIEA WMU	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Urban Waste Water Treatment Directive	Percentage Compliance with Urban Waste Water Treatment Directive (mg/L) <ul style="list-style-type: none"> <li>Chemical Oxygen Demand</li> </ul>	NIEA WMU	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process

	<ul style="list-style-type: none"> <li>• Biological Oxygen Demand</li> <li>• Phosphorus</li> </ul>				
Drinking Water	% compliance with NI Water Quality Regulations Drinking Water Standards	NIEA WMU	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
<b>Waste</b>					
Illegal Dumping	No. of recorded instances of illegal dumping	Belfast City Council	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process

### SEA Directive Issue: Climate Factors

SEA topics to be monitored	Indicator to be monitored	Who will monitor?	Frequency of monitoring	Integration of monitoring into the Subject Plan	Remedial action
<b>Climatic Factors &amp; Air</b>					
Number of Air Quality Management Areas (AQMAs)	Number of AQMAs relevant to the Subject Plan area.	NIEA	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Emission of greenhouse gases in Northern Ireland	Emissions as GWP weighted mass of CO2 (mtCO2) <ul style="list-style-type: none"> <li>• CO2</li> <li>• CH4</li> <li>• N2O</li> <li>• HFC</li> <li>• PFC</li> <li>• SF6</li> </ul>	NIEA	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process

**SEA Directive Issue: Material Assets.**

SEA topics to be monitored	Indicator to be monitored	Who will monitor?	Frequency of monitoring	Integration of monitoring into the Subject Plan	Remedial action
<b>Material Assets</b>					
New housing units	No. of new housing units located within the Plan Area	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Vacancy	No. of vacant houses within the Plan Area	NIHE	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Housing Unfitness	No. of houses recorded as unfit within the Plan Area	NIHE	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Economic Activity	No. of economically active aged 16-74 within the Plan Area	N Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process
	No. of unemployed within the Plan Area	N Census Office for Northern Ireland (CONI)	Every 10 years	Plan Review	Consider mitigation as appropriate through the plan review process

### SEA Directive Issues: Cultural Heritage

SEA topics to be monitored	Indicator to be monitored	Who will monitor?	Frequency of monitoring	Integration of monitoring into the Subject Plan	Remedial action
<b>Cultural Heritage &amp; Landscape</b>					
AONB (Area of Outstanding Natural Beauty)	Development Pressure Analysis	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
AoHSV (Area of High Scenic Value)	Development Pressure Analysis	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
LLPA (Local Landscape Policy Area)	No. of LLPAs within the Plan boundary	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Conservation Areas	No. and extent (kms <sup>2</sup> ) of designated Conservation Areas containing HMOs within plan boundary	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Listed Buildings	No. of listed buildings within and without HMO Policy Areas & Nodes	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Listed Buildings	No. of buildings Listed / De-listed each year within and without HMO Policy Areas & Nodes	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process
Buildings at Risk	No. of buildings at risk listed/delisted	Planning Service	Yearly	Plan Review	Consider mitigation as appropriate through the plan review process



