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</table>
The following comprises a list of all designations, policies, proposals and zonings as contained in Castlereagh District.

### Metropolitan Area

<table>
<thead>
<tr>
<th>Metropolitan Castlereagh</th>
<th>Designation MCH 01</th>
<th>Metropolitan Development Limit (Castlereagh)</th>
<th></th>
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<td>Zonings MCH 02 – MCH 04</td>
<td>Housing</td>
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<td>Designation MCH 26</td>
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<td>Designation MCH 27</td>
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### Town

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**Village**

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<td>MH 05</td>
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<td>MH 06 – MH 07</td>
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**Small Settlements**

<table>
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<td>BKN 02</td>
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<td>CSY 02</td>
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<td>RP 01</td>
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**Countryside**

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<th>Description</th>
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</table>
Loose maps accompanying this document:
Map No. 1 – Castlereagh Countryside
Map No. 2/001 – Metropolitan Castlereagh
Map No. 3/001 – Carryduff
Preamble

Part 4 Volume 5
The Castlereagh District Proposals form an integral part of the Belfast Metropolitan Area Plan 2015 which is a development plan being prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the Department of the Environment (DOE). The Plan covers the City Council Areas of Belfast and Lisburn and the Borough Council Areas of Carrickfergus, Castlereagh, Newtownabbey and North Down.

The Department is now publishing the Belfast Metropolitan Area 2015 consisting of a Written Statement and accompanying maps. The Written Statement is divided into four parts: -

- Part 1 sets out the background to the preparation of the Plan;
- Part 2 sets out the Plan’s Guiding Principles and the Plan strategy proposed to meet these;
- Part 3 sets out the Plan framework comprising allocations, designations, policies and proposals relating to the Plan Area as a whole, intended to complement, and with reference to, the Regional Policy Context; and
- Part 4 translates the broad policies and proposals of Part 3 into site specific allocations, designations, policies, proposals and zonings for the individual Council Areas included in the Plan Area.

The Plan Strategy, allocations, designations, policies, proposals and zonings in Parts 3 and 4 of the Plan comprise, and are hereafter also referred to collectively as the Plan Proposals.

The Plan is being published in 7 Volumes: -

- Volume 1 consists of Parts 1, 2, and 3 which deal with the Plan Area as a whole;
- Volumes 2 to 7 comprises Part 4 – the District Proposals – which set out the site-specific proposals for individual Council areas as follows:
  - Volume 2 – Belfast District Proposals
  - Volume 3 – Lisburn District Proposals
  - Volume 4 – Carrickfergus District Proposals
  - Volume 5 – Castlereagh District Proposals
  - Volume 6 – Newtownabbey District Proposals
  - Volume 7 – North Down District Proposals

The Castlereagh District Proposals consist of designations, policies, proposals and zonings specific to the administrative area of Castlereagh Borough Council.

They relate in general to specific locations identified by defined boundaries on relevant maps. The designations, policies, proposals and zonings flow from the Plan Strategy and Plan Proposals for individual land uses contained in Parts 2 and 3, Volume 1 of the Plan. As such they reflect the Spatial Framework Guidance and Regional Guidance contained in the Regional Development Strategy (RDS) and regional planning policies contained in Planning Policy Statements (PPSs) and A Planning Strategy for Rural Northern Ireland.

To understand the full range of the Plan Proposals which apply to Castlereagh Borough, it is therefore necessary to read the District Proposals in this Volume in conjunction with the Plan Strategy and the Plan Proposals contained in Volume 1 of the Plan which relate to the entire Plan Area.
The District Proposals are presented in this Volume as follows: -

- Designations, policies, proposals and zonings for individual locations categorised by:-
  1. Metropolitan Castlereagh;
  2. Small Town – Carryduff;
  3. Village – Moneyreagh; and
- Designations, policies, proposals and zonings for the Countryside.

Background

The Borough of Castlereagh is situated to the south and east of the BMA. It includes the urban areas of Dundonald, Gilnahirk, Braniel, Cregagh, and Newtownbreda, hereafter referred to as Metropolitan Castlereagh, together with the town of Carryduff, the village of Moneyreagh and the small settlements of Ballyknockan, Crossnacreevy, Loughview and Ryan Park.

Metropolitan Castlereagh is abutted to the north and the south by several areas of high landscape quality and to the south west by Lagan Valley Regional Park. There are a number of landscape types including the good quality, rolling landform of large fields, bounded by hedgerows on the lower and upper Castlereagh slopes from the eastern fringe of Lisburn to Carryduff. These extend into the prominent ridge of smooth rolling landform and steep gradient that forms the backdrop to Castlereagh and south east Belfast, stretching from Cairnshill in south east Belfast to the Comber Road in Dundonald. Completing the landscape setting is Craigantlet Escarpment stretching from East Belfast to Holywood, relatively undeveloped, of an undulating landform with ample tree and hedgerow cover which has helped to integrate dwellings into the landscape.

The population of Castlereagh Borough in 2011 was 67,242, an increase of over 750 people from the 2001 figure of 66,488.

Major transportation routes into Belfast City Centre from the south and east run through the Borough and to a large extent the different parts of Metropolitan Castlereagh are connected by the outer ring road.

Castlereagh Borough's residential areas contain a range of housing types. Commercial, community and leisure facilities and the Borough’s setting adjacent to the Holywood and Castlereagh Hills make the area an attractive place to live. Protection of the attractive setting of the Borough will help retain the appeal of Castlereagh as a residential location.

The Borough has an important employment role within the Metropolitan Area.

Restructuring of health provision at Purdysburn could unlock opportunities for employment generation, taking advantage of the sites distinctive parkland setting.

Castlereagh has major recreational facilities, including the outdoor leisure assets of Belvoir Forest Park, Lagan Valley Regional Park, the Billy Neill Centre of Excellence, and major indoor provision at the Dundonald International Ice Bowl Complex.

Retail development within the Borough is focused on Dundonald to the east, Forestside in Newtownbreda and Carryduff Town Centre.

Regional Policy Context

The District Proposals have been developed in the context of the Plan Strategy and Plan Proposals contained in Volume 1 of the Plan. They therefore reflect the planning policy content of the RDS, Planning Policy Statements and A Planning Strategy for Rural Northern Ireland.
Summary of Castlereagh District Proposals

- The settlement hierarchy in Castlereagh consists of Metropolitan Castlereagh, the town of Carryduff, the village of Moneyreagh and the small settlements of Ballyknockan, Crossnacreevy, Loughview and Ryan Park as identified in Designation SETT 1 in Part 3, Volume 1 of the Plan.

- The District Proposals designate a Metropolitan and settlement development limits, zone land and designate Land Use Policy Areas in Metropolitan Castlereagh and the settlements in accordance with the BMA Settlement Strategy in Part 3, Volume 1 of the Plan.

- The distribution of housing growth potential in Metropolitan Castlereagh and the settlements is in accordance with the approach set out in the Housing Strategy and accompanying Plan Proposals in the Housing section in Part 3 Volume 1 of the Plan. Approximately 270 hectares of land are zoned and designated for housing, including land for the provision of social housing. Key Site Requirements are stipulated, as appropriate, against which particular site development proposals will be assessed.

- The District Proposals facilitate expansion of economic growth in line with the BMA Employment Strategy in Part 3, Volume 1 of the Plan and provide 222 hectares of employment land in Castlereagh (including existing employment land and a large mixed use MEL site at Purdysburn). Of the 222 hectares, approximately 180 hectares are within the Metropolitan Area and approximately 40 hectares within the Rural Area.

- Transportation proposals are identified which are intended to facilitate improved flow of vehicular traffic whilst promoting reduction of car travel and the use of alternative modes of transport. Transportation links will be developed by supporting initiatives such as the development of the EWAY bus based rapid transit scheme.

- The BMA Retail and Office Strategies in Part 3, Volume 1 of the Plan promote town centres and accordingly the town centre of Carryduff is promoted as a focus for retailing and offices through the identification of a town centre boundary in Carryduff. A district centre is identified at Forestside and local centres at Dundonald and Kings Square to complement the shopping offered in Carryduff.

- The District Proposals define and designate as appropriate, six Areas of Townscape Character, one Area of Village Character, one Historic Park and Garden and urban design criteria for the town centre of Carryduff. These measures will protect areas of architectural, townscape and landscape importance in accordance with the BMA Urban Environment Strategy in Part 3, Volume 1 of the Plan.

- Areas of conservation, archaeological, scientific, landscape or amenity importance or interest within the natural environment are protected through the designation of 26 Sites of Local Nature Conservation Importance and 23 Local Landscape Policy Areas in line with the BMA Natural Environment Strategy in Part 3, Volume 1 of the Plan.

- In addition to the three Areas of High Scenic Value designated in the Countryside and Coast Section in Part 3, Volume 1 of the Plan, the District Proposals designate four Rural Landscape Wedges and one Urban Landscape Wedge to protect important landscapes.
• The District Proposals identify, define, designate and safeguard, as appropriate, specific areas where the retention or provision of additional recreational, tourism and other community facilities are required to serve the needs of the area. These include the designation of seven Community Greenways within Castlereagh.

• The District Proposals identify, define and designate Lagan Valley Regional Park Nodes to facilitate provision of recreational, tourist, interpretative and education facilities in the Park.

### Metropolitan Castlereagh

<table>
<thead>
<tr>
<th>Designation MCH 01</th>
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</thead>
<tbody>
<tr>
<td>Metropolitan Development Limit Castlereagh</td>
</tr>
</tbody>
</table>

A portion of the Metropolitan Development Limit is designated in Castlereagh District as identified on Map No. 2/001 - Metropolitan Castlereagh.

The portion of the Metropolitan Development Limit within Castlereagh District is designated to prevent suburban sprawl and urban impingement into the open countryside and maintain a separation between Metropolitan Castlereagh and Carryduff.

The Metropolitan Development Limit relates to the entire Contiguous Development Zone\(^1\) (CDZ) and in addition to the portion within Castlereagh District, extends into the neighbouring council areas of Belfast, Lisburn, Newtownabbey, and North Down.

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\(1\)See Glossary Appendix 2 for definition of Contiguous Development Zone

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### Housing

The Plan zones over 200 hectares of land for housing in Metropolitan Castlereagh within the Plan period.

Sites have been selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market and to include existing commitments. Other factors influencing site selection include access to public transport and the aim to minimise detrimental impact on the environment.

Land zoned for housing will be developed in accordance with prevailing regional planning policy and with the Plan Proposals, including Key Site Requirements where relevant. These may include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site-specific requirements.
## Housing Zonings

The following sites are zoned for housing and are complete at 31 July 2011.

### Zoning MCH 02

**Housing Committed Housing Sites-Built**

The following sites are zoned for housing as identified on Map No. 2/001 Metropolitan Castlereagh:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCH 02/01</td>
<td>Park View, Old Milltown Road</td>
<td>0.12</td>
</tr>
<tr>
<td>MCH 02/02</td>
<td>Normandy Court, Upper Newtownards Road</td>
<td>0.15</td>
</tr>
<tr>
<td>MCH 02/03</td>
<td>Pipers Field, Comber Road</td>
<td>0.19</td>
</tr>
<tr>
<td>MCH 02/04</td>
<td>Ashgrove, Milltown Hill, Belvoir</td>
<td>0.21</td>
</tr>
<tr>
<td>MCH 02/05</td>
<td>Galway Manor, Reaville Park</td>
<td>0.23</td>
</tr>
<tr>
<td>MCH 02/06</td>
<td>Gortland Mews, 160 Gilnahirk Road</td>
<td>0.26</td>
</tr>
<tr>
<td>MCH 02/07</td>
<td>Braniel Square, Whincroft Way</td>
<td>0.32</td>
</tr>
<tr>
<td>MCH 02/08</td>
<td>8-16 Cappagh Gardens</td>
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<td>MCH 02/09</td>
<td>Dunseverick Court, Castledillon Road</td>
<td>0.39</td>
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<tr>
<td>MCH 02/10</td>
<td>Grace Hill, Grahamsbridge Road, Dundonald</td>
<td>0.40</td>
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<tr>
<td>MCH 02/11</td>
<td>Ardara Mews, Comber Road, Dundonald</td>
<td>0.43</td>
</tr>
<tr>
<td>MCH 02/12</td>
<td>Drumadoon Square, Dundonald</td>
<td>0.54</td>
</tr>
<tr>
<td>MCH 02/13</td>
<td>Oakhill, Ballygowan Road</td>
<td>0.54</td>
</tr>
<tr>
<td>MCH 02/14</td>
<td>Meadowbank Park, Cumberland Drive</td>
<td>0.57</td>
</tr>
<tr>
<td>MCH 02/15</td>
<td>Croft Hill Cottages, 10 Croft Hill, Newtownbreda</td>
<td>0.65</td>
</tr>
<tr>
<td>MCH 02/16</td>
<td>Strone Hill &amp; Rosneath Court, Upper Newtownards Road, Dundonald</td>
<td>0.89</td>
</tr>
<tr>
<td>MCH 02/17</td>
<td>Bennan Park &amp; 10-14 Arndoe Avenue</td>
<td>0.93</td>
</tr>
<tr>
<td>MCH 02/18</td>
<td>Minnowburn Mews, Milltown Road, Shaw’s Bridge</td>
<td>0.97</td>
</tr>
<tr>
<td>MCH 02/19</td>
<td>Land at Garland Hill, Manse Road</td>
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<tr>
<td>MCH 02/20</td>
<td>The Close, Comber Road, Dundonald</td>
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</table>
The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

### Zoning MCH 03

#### Housing

**Committed Housing Sites - Development Ongoing / Not Started**

The following sites are zoned for housing as identified on Map No. 2/001 Metropolitan Castlereagh:

<table>
<thead>
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<td>15 Galway Park</td>
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<tr>
<td>MCH 03/02</td>
<td>Mill Gate, Gilnahirk Road</td>
<td>0.28</td>
</tr>
<tr>
<td>MCH 03/03</td>
<td>Hanwood House, 125 Old Dundonald Road</td>
<td>0.89</td>
</tr>
<tr>
<td>MCH 03/04</td>
<td>Belvoir Park Hospital, Hospital Road, Purdysburn</td>
<td>9.56</td>
</tr>
<tr>
<td>MCH 03/05</td>
<td>Land at Cairnshill, Saintfield Road, Knockbracken Road</td>
<td>36.18</td>
</tr>
<tr>
<td>MCH 03/06</td>
<td>Land at Millmount, Quarry Corner and Carrowreagh Road</td>
<td>93.22</td>
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</tbody>
</table>

The Plan does not stipulate Key Site Requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.
The following sites are zoned for housing and are uncommitted at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning MCH 04</th>
<th>Housing Uncommitted Housing Sites</th>
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<tr>
<td>The following sites are zoned for housing as identified on Map No. 2/001 Metropolitan Castlereagh:</td>
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<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
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</thead>
<tbody>
<tr>
<td>MCH 04/01</td>
<td>Land adjacent to 111 Lower Braniel Road</td>
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<tr>
<td>MCH 04/02</td>
<td>Land at Mount Michael Park, Saintfield Road</td>
<td>0.25</td>
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<tr>
<td>MCH 04/03</td>
<td>1 Gilbourne Court, Tullycarnet</td>
<td>0.28</td>
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<tr>
<td>MCH 04/04</td>
<td>Land to the rear of 106-118 Knockbreda Road, Lisnasharragh Park</td>
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<tr>
<td>MCH 04/05</td>
<td>350 Saintfield Road</td>
<td>0.45</td>
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<tr>
<td>MCH 04/06</td>
<td>Land to the rear of 6-10 Glenview Park, Ballygowan Road</td>
<td>0.46</td>
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<tr>
<td>MCH 04/07</td>
<td>Land at Church Road/Ballygowan Road</td>
<td>1.03</td>
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<tr>
<td>MCH 04/08</td>
<td>Land at 158 Newtownbreda Road</td>
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<tr>
<td>MCH 04/09</td>
<td>Land at Cairnshill, Saintfield Road, Knockbracken Road</td>
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<tr>
<td>MCH 04/10</td>
<td>Land at Cairnshill, Saintfield Road, Knockbracken Road</td>
<td>1.53</td>
</tr>
<tr>
<td>MCH 04/11</td>
<td>Land at Beechill Road, opposite Martinville Park</td>
<td>1.49</td>
</tr>
<tr>
<td>MCH 04/12</td>
<td>Land between Comber road and Gransha Road</td>
<td>2.67</td>
</tr>
<tr>
<td>MCH 04/13</td>
<td>Land at and to the north of 360 Saintfield Road</td>
<td>3.94</td>
</tr>
<tr>
<td>MCH 04/14</td>
<td>Land at Lower Braniel Road</td>
<td>6.54</td>
</tr>
<tr>
<td>MCH 04/15</td>
<td>Land east of Ballymaconaghy Road</td>
<td>20.76</td>
</tr>
</tbody>
</table>
Key Site Requirements are specified for the following zonings:

**Zoning MCH 04/02**

**Housing**
**Land at Mount Michael Park, Saintfield Road**

0.25 hectares of land are zoned for housing at Mount Michael Park, Saintfield Road as identified on Map No. 2/001 Metropolitan Castlereagh.

Key Site Requirement:-
• Access to the site shall be from Mount Michael Park.

**Zoning MCH 04/07**

**Housing**
**Land at Church Road/Ballygowan Road**

1.03 hectares of land are zoned for housing at Church Road/Ballygowan Road as identified on Map No. 2/001 Metropolitan Castlereagh.

Key Site Requirement:-
• Access shall be from Greycastle Manor.

**Zoning MCH 04/08**

**Housing**
**Land at 158 Newtownbreda Road**

1.07 hectares of land are zoned for housing at Newtownbreda Road as identified on Map No. 2/001 Metropolitan Castlereagh.

Key Site Requirements:-
• Housing development shall be a minimum gross density of 20 dwellings per hectare; and
• Access shall be from Newtownbreda Road.

An existing storm sewer is located on Newtownbreda Road. Discharge to this sewer may be limited. The Mourne Conduit Replacement (Aquarius) passes through the south eastern corner of the site. This may limit future development of the site.

**Zoning MCH 04/11**

**Housing**
**Land at Beechill Road, opposite Martinville Park**

1.49 hectares of land are zoned for housing at Beechill Road as identified on Map No. 2/001 Metropolitan Castlereagh.

Key Site Requirements:-
• Housing development shall be a minimum gross density of 20 dwellings per hectare; and
• Access shall be from Beechill Road.

Detailed consultation with Roads Service, DRD, and Rivers Agency, DARD, will be required.

The eastern portion of this site is located within the Lagan Valley Area of Outstanding Natural Beauty.

A foul sewage pumping station may be required to serve this site and discharge to the existing foul sewers may be limited.

This site is located within the Lagan Valley Area of Outstanding Natural Beauty (AONB).
Zoning MCH 04/12

Housing
Land between Comber Road and Gransha Road

2.67 hectares of land are zoned for housing between Comber Road and Gransha Road as identified on Map No. 2/001 Metropolitan Castlereagh.

Key Site Requirement:-
• Access shall be from Ferndene Road.

Detailed consultation with Roads Service, DRD, will be required.

Zoning MCH 04/14

Housing
Land at Lower Braniel Road

6.54 hectares of land are zoned for housing at Lower Braniel Road as identified on Map No. 2/001 Metropolitan Castlereagh.

Key Site Requirement:-
• Access shall be from Quarry Hill or through the Castlegrange housing development.

Detailed consultation with Roads Service, DRD, and Rivers Agency, DARD, will be required.

Zoning MCH 04/15

Housing
Land east of Ballymacanaghy Road

20.76 hectares of land are zoned for housing at land east of Ballymacanaghy Road as identified on Map No. 2/001 Metropolitan Castlereagh.

Key Site Requirements:-
• A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department. This shall outline the design concept, objectives and priorities for the site;
• Access shall be from the Ballymacanaghy Road; and
• No development shall take place on any part of the site above the 140m contour.

Detailed consultation with Roads Service, DRD, and Rivers Agency, DARD, will be required.

Social Housing

The Plan has zoned the following sites to contribute toward meeting social housing need in Metropolitan Castlereagh.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCH 02/08</td>
<td>8-16 Cappagh Gardens</td>
<td>0.33</td>
</tr>
<tr>
<td>MCH 02/09</td>
<td>Dunseverick Court</td>
<td>0.39</td>
</tr>
<tr>
<td>MCH 02/17</td>
<td>Bennan Park &amp; 10-14 Ardnoe Avenue</td>
<td>0.93</td>
</tr>
<tr>
<td>MCH 02/23</td>
<td>Orchard Vale, Newtownbreda Road</td>
<td>1.24</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
<td><strong>2.89</strong></td>
</tr>
</tbody>
</table>

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period.
Employment

Metropolitan Castlereagh is an important employment location and the Plan makes provision to further develop this role by zoning approximately 95 hectares of land for employment. Of the 95 hectares, approximately 10 hectares is zoned for Employment and approximately 85 hectares zoned as existing Employment land. Additionally, Metropolitan Castlereagh contains a Major Employment Location at Purdysburn, which is approximately 85 hectares in size and zoned for mixed use (employment and health).

Zoned Employment lands are in a variety of locations to allow for a range of employment types and choice of sites. All existing employment zonings are identified on Map No. 2/001 – Metropolitan Castlereagh.

Proposals within these sites will be determined in accordance with prevailing regional planning policy and the Key Site Requirements in the Plan where stipulated.

Acceptable Uses on employment zonings (except where otherwise specified in individual zonings) based on the Planning (Use Classes) Order (Northern Ireland) 2004:

- Class B1: Business (b) as a call centre;
- Class B1: Business (c) for research and development;
- Class B2: Light Industrial;
- Class B3: General Industrial; and
- Class B4: Storage or Distribution.

Employment Zoning

Zoning MCH 05

Employment
Land South East of Millmount Road
Comber Road

9.27 hectares of land are zoned for Employment south east of Millmount Road, Comber Road as identified on Map No. 2/001 - Metropolitan Castlereagh.

Key Site Requirements:-

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1 (b), B1 (c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;
- Development of the site shall only be permitted in accordance with a masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site; and
- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include the following:-
  - The existing mature vegetation along the north-west boundary adjacent to the Millmount Road, the north-east boundary adjacent to the railway line, the south-east boundary adjacent to the settlement development limit and the south-west boundary adjacent to the Comber Road shall be retained (unless otherwise determined by the Department) and supplemented with an 5-8 metre belt of trees and planting of native species to provide screening of the development and help integrate the development into the surrounding countryside and protect the adjoining residential amenity.
Detailed consultation with Northern Ireland Water will be required regarding its infrastructure requirements.

Detailed consultation with Rivers Agency, DARD, will be required.

An existing combined sewer within the site may limit future development of the site. Upgrading of existing foul sewerage infrastructure may be required.

Detailed consultation with NIEA (Built Heritage), DOE, will be required regarding the site’s buried archaeological potential.

**Existing Employment**

Key Site Requirements are specified for the following existing employment zoning, which is partially developed.

<table>
<thead>
<tr>
<th><strong>Zoning MCH 06</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Employment</strong></td>
</tr>
<tr>
<td>Land at Upper Newtownards Road/ Carrowreagh Road</td>
</tr>
</tbody>
</table>

34.93 hectares of land are zoned as existing Employment at Upper Newtownards Road as identified on Map No. 2/001 – Metropolitan Castlereagh.

Key Site Requirements:-

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1 (b), B1 (c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;
  - Only Industrial and Business, Use Classes B1 (b), B1 (c) and B2 shall be acceptable in the northern / undeveloped portion of the site adjacent to existing housing in order to protect the amenity of the residential dwellings;

- Development of the site shall only be permitted in accordance with a masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site;

- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation facilities in the area. In addition to the need for a TA and the requirements identified therein, this proposal shall seek to reduce the number of accesses from the existing employment development onto the Carrowreagh Road and provide capacity improvements to the junction with the A20 Upper Newtownards Road; and

- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include all of the following:-
  - The existing vegetation along the northern and eastern boundaries of the site shall be retained (unless otherwise determined by the Department) and supplemented with an additional 5-10 metres of buffer planting consisting of trees and planting of native species to help integrate the development into the surrounding countryside. Planting along the northern boundary shall take account of the nature conservation interests of Craigantlet Woods SLNCI (Ref MCH 28/05) and Dunlady Glen LLPA (Ref MCH 33); and
  - The western boundary of the site along the undeveloped portion of the site (which separates the site from the adjoining housing development) shall be landscaped with a 5-10 metre buffer of trees and planting of native species to provide screening for the development and protect the amenity of adjacent residential properties.
Detailed consultation with Northern Ireland Water will be required regarding its infrastructure requirements for both the northern/undeveloped portion of the site and the southern/developed portion of the site. Upgrading of existing foul sewerage infrastructure will be required.

Detailed consultation with Rivers Agency, DARD, will be required. Inspection of the existing culvert will need to be undertaken to assess the structural condition of the culvert prior to any development.

Foul and storm sewage pumping stations may be required to serve development in the northern portion of the site. An existing distribution watermain within the site may limit future development of the site.

Existing sewers and watermains which run through the southern portion of the site may restrict future development in some areas.

The following sites (MCH 07 - MCH 11) are zoned as Existing Employment lands.

### Zoning MCH 07 – MCH 11

<table>
<thead>
<tr>
<th>Zoning MCH 07 – MCH 11</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Employment Land</strong></td>
</tr>
<tr>
<td>The following lands are zoned as Existing Employment as identified on Map No. 2/001 – Metropolitan Castlereagh.</td>
</tr>
<tr>
<td>MCH 07</td>
</tr>
<tr>
<td>MCH 08</td>
</tr>
<tr>
<td>MCH 09</td>
</tr>
<tr>
<td>MCH 10</td>
</tr>
<tr>
<td>MCH 11</td>
</tr>
</tbody>
</table>

### MIXED USE

**Zoning MCH 12**

**Mixed Use Site (Health/Residential)**

Forster Green Hospital
Upper Knockbreda Road

2.54 hectares of land are zoned for Mixed Use (Health and Residential) at Upper Knockbreda Road as identified on Map No. 2/001 - Metropolitan Castlereagh.

Key Site Requirements:-

- Development shall only include the following uses:
  - Residential, Use Classes C1, C3 (a) and C3(b); and
  - Community and Cultural, Use Class D1 (a).

The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.

- Development of the site shall only be permitted in accordance with an overall Comprehensive Masterplan/Development Framework for the site, to be agreed with the Department. This shall outline the design concept, objectives and priorities for the overall site and shall indicate an appropriate mix of specified uses within the site. It shall also set out a block structure defined by a hierarchy of routes and spaces;

- Access shall be from Glencregagh Road; and

- Where residential and health uses are located in close proximity, development proposals shall make provision for an appropriate open space/landscape buffer to ensure no adverse impact on the amenity of health or residential occupiers.
Detailed consultation with Technical & Environmental Services Department, Castlereagh Borough Council, will be required.

Detailed consultation with Rivers Agency, DARD, will be required.

A foul sewage pumping station may be required and discharge may be limited. Detailed consultation with Northern Ireland Water will be required.

**Zoning MCH 13**

**Mixed Use Site (including Health/Employment)**

**Land at Saintfield Road, Purdysburn including Knockbracken Healthcare Park – Major Employment Location (MEL)**

85.54 hectares of land are zoned for Mixed Use including Health/Employment as identified on Map No. 2/001 - Metropolitan Castlereagh and Map No. 2/002 – Purdysburn Major Employment Location.

Key Site Requirements:-

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1 (a), B1 (b) and B1 (C);
  - Residential, Use Classes C3 (a), C3(b) and C3(c); and
  - Community and Cultural, Use Class D1 (a).

The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.

- The total amount of floorspace for Industrial and Business, Use Class B1 (a) shall not exceed 3,000 square metres;

- Development of the site shall only be permitted in accordance with an overall Comprehensive Masterplan/Development Framework for the site, to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site and shall indicate an appropriate mix of specific uses. It shall also set out a block structure defined by a hierarchy of routes and spaces;

- Primary access shall be from the Saintfield Road;

- Where employment uses are located in close proximity to health uses development proposals shall make provision for an appropriate open space/landscape buffer to ensure no adverse impact on the amenity of health or residential occupiers;

- A comprehensive landscaping scheme for the proposed development shall be submitted as part of the Development Framework/Comprehensive Masterplan. This shall include boundary definition and provision of landscaping within the site, including a planted buffer of 5-10m along the western boundary of the site;

- The Grahamholm Building shall be retained and development proposals shall respect it as a focal point contained in its own spatial setting. An area identified on Map No. 2/002 – Purdysburn Major Employment Location shall be kept free from built development; and

- Development proposals shall take account of the landscape character and site topography and shall be set within a generous parkland setting interspersed with high quality landscaping. Development proposals shall take account of the existing landmark buildings.
The Department envisages Purdysburn MEL developing as a Business Park within a generous landscape setting, incorporating Information Communication Technology (ICT) uses, Medical/Biotechnology uses, Research and Development and facilitating inward investment and local businesses.

The Grahamholm Building, located in the northern elevated portion of the site, acts as an important landmark. Development proposals for this zone shall take account of this existing landmark building and shall retain a focal point at this location. The Department would encourage reuse of this building.

The south western portion of the site, as identified on Map No. 2/002, forms part of the Purdysburn House Historic Park, Garden and Demesne (Supplementary Site) and includes two churches on elevated land contained within their own landscape setting which are of significant importance to the local landscape character. These should be respected in any development proposals.

Detailed consultation with Rivers Agency, DARD, will be required.

Until upgrading of the trunk sewer from Carryduff to Newtownbreda WWTW is carried out by Northern Ireland Water, attenuation of sewage flows from any employment development may be required. This is to prevent increase in the risk of out of sewer flooding and/or the increase in operation of existing combined storm overflows downstream of the development. Provision of attenuation will be at the developer’s expense. Foul and storm sewage pumping stations may be required to serve this site.

Existing foul and storm infrastructure is located within the hospital site, and these may limit future development of the site.

The existing Carryduff trunk sewer is located adjacent to the southern boundary of the site.

The existing Mourne Conduit and Aquarius Pipeline crosses the site and this may limit future development of the site.

Detailed consultation with Northern Ireland Water will be required regarding any infrastructure requirements.

Detailed consultation with NIEA (Built Heritage), DOE, will be required.
Transportation

Metropolitan Castlereagh is served by the orbital A55 Outer Ring which links the A2 in the east at Tillysburn with the M1 in the south west at Stockman's Lane. The Outer Ring is bisected by a number of major roads that provide radial routes to/from central Belfast, such as the A24 Saintfield Road/Ormeau Road and the A20 Newtownards Road. Metropolitan Castlereagh is not served by any existing rail routes and relies on buses and taxis for public transport.

Road Proposals

**Proposal MCH 14**

<table>
<thead>
<tr>
<th>Road Schemes</th>
<th>Metropolitan Castlereagh</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCH 14/01</td>
<td>A24 Saintfield Road Relief Road (Strategic): Realignment of the A24 Saintfield Road between Cairnshill and the A55 Outer Ring Road</td>
</tr>
<tr>
<td>MCH 14/02</td>
<td>Quarry Corner – Comber Road (Non-Strategic)</td>
</tr>
</tbody>
</table>

The A24 forms the strategic road link in the Downpatrick corridor and links Carryduff with Belfast. Proposal MCH 14 allows for the construction of a new link between the A24 at Cairnshill and the A55 at Newtownbreda to provide relief to the existing A24 Saintfield Road and the A24/A55 Outer Ring junction. It is expected that implementation of this scheme will be outside the 2015 Plan Period.

A map showing the Road Protection Corridor for the proposed realignment of the A24 Saintfield Road between Cairnshill and the A55 Outer Ring Road is available on the Department’s Planning NI Website www.planningni.gov.uk or from the local Area Planning Office.

The Quarry Corner to Comber Road non-strategic road scheme provides access from the A22 Comber Road to the A20 Upper Newtownards Road transport corridor and the EWAY Rapid Transit Scheme – now proposed to be road-based.

Developers will be responsible for funding the MCH 14/02 either in full or in a substantial part. DRD’s priority for funding will be concentrated on the construction of major capital work schemes on the Strategic Transport Network. Any contribution towards developer-led schemes will be subject to detailed economic appraisal, the availability of funding and inclusion within the major works programme.

Prevailing regional planning policy for the protection of strategic and non-strategic road schemes is contained in PPS 3: Access, Movement and Parking.

**Park and Ride Site**

**Proposal MCH 15**

<table>
<thead>
<tr>
<th>Park and Ride Site Cairnshill</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Park and Ride Site at Cairnshill is identified on Map No. 2/001 – Metropolitan Castlereagh.</td>
</tr>
</tbody>
</table>

A Park and Ride Site at Cairnshill is identified to serve commuters travelling into Belfast.

Policy for the protection of Transportation Schemes is contained in PPS 3: Access, Movement and Parking.
Belfast Metropolitan Transport Plan (BMTP)

In addition to the proposed road improvements and the implementation of the Rapid Transit scheme, the Belfast Metropolitan Transport Plan also proposes a number of transportation initiatives which will specifically benefit Castlereagh and are as follows:

- The development of a Quality Bus Corridor (QBC) route to/from Belfast City Centre that would serve both the main transport corridor towards Newtownards and the Castlereagh Road and Cregagh Road corridors;
- The provision of an informal Park and Ride at Carryduff; and
- The roll-out of a Route Management Strategy along the A55, A24 and the A20 comprising a series of measures that would improve the safety and efficiency of the strategic network serving Castlereagh.

In order to encourage greater use of public transport and more walking and cycling, thereby reducing car dependency, a range of measures are proposed which include:

- The development of an integrated network of Quality Walking Routes and cycle routes; and
- Improvements to local bus services including the QBC network and improved frequencies on core local routes to Carryduff.

BMTP also proposes a number of measures aimed at improving the quality of the urban environment in the Castlereagh area. This includes proposals for traffic calming on the non-strategic road network to discourage traffic, where appropriate from using local roads, improve road safety and reduce the impact of traffic.

Retailing

<table>
<thead>
<tr>
<th>Designation MCH 16</th>
</tr>
</thead>
</table>
| **District Centre  **  
| Forestside   |
| A District Centre is designated at Forestside as identified on Map No. 2/001 - Metropolitan Castlereagh. |

The Forestside District Centre plays an important role in providing shoppers in Castlereagh with convenience and choice. The centre co-exists with other centres and fulfils a complementary role. It is recognised that many of the district centres in the BMA are over-trading and are attracting trade away from the town centres. To help redress this imbalance in performance, a boundary is delineated for Forestside District Centre.

Policy for the control of development within the designated district centre is contained in prevailing regional planning policy.

<table>
<thead>
<tr>
<th>Designation MCH 17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Centres</strong></td>
</tr>
<tr>
<td>The following Local Centres are designated as identified on Map No. 2/001 - Metropolitan Castlereagh:</td>
</tr>
<tr>
<td>MCH 17/01 Dundonald</td>
</tr>
<tr>
<td>MCH 17/02 Kings Square</td>
</tr>
</tbody>
</table>

These local centres provide shoppers in Castlereagh with accessible convenience and non-bulky comparison shopping close to where they live. To control retail activity at these centres, a boundary is delineated for each local centre.
Policy for the control of development within the designated local centres is contained in prevailing regional planning policy and Policy R 4, Part 3, Volume 1 of the Plan.

**Urban Environment**

**Arterial Routes**

Arterial Routes that run through Castlereagh have historically functioned, not only as principal transportation corridors but also, as retail and service centres providing important social, commercial, shopping and leisure functions for the communities which live along them.

In addition, Arterial Routes also play a role in establishing local identity and contribute to the overall physical appearance of the Borough.

The structure and character of the urban fabric of these routes varies considerably. Whilst in some areas they are relatively physically intact and commercially vibrant, in other cases the physical environment has suffered as a result of lack of investment, social and demographic change and the impact of the roads infrastructure.

As Arterial Routes provide local and neighbourhood reference points, an important aim of the Plan is to promote and develop these routes.

These Arterial Routes are a continuation of Arterial Route designations in Belfast (see Volume 2 - Belfast District Proposals).

**Areas of Townscape Character**

The following Areas of Townscape Character (ATCs) MCH 19 - MCH 24 are designated in Castlereagh.

Development Proposals within ATCs will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

<table>
<thead>
<tr>
<th>Designations MCH 19 – MCH 24</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Areas of Townscape Character</strong></td>
</tr>
<tr>
<td>The following areas are designated as Areas of Townscape Character as identified on Map No. 2/001 – Metropolitan Castlereagh:</td>
</tr>
<tr>
<td>MCH 19</td>
</tr>
<tr>
<td>MCH 20</td>
</tr>
<tr>
<td>MCH 21</td>
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<tr>
<td>MCH 22</td>
</tr>
<tr>
<td>MCH 23</td>
</tr>
<tr>
<td>MCH 24</td>
</tr>
</tbody>
</table>

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Historic Park, Garden and Demesne

Designation MCH 25

Historic Park, Garden and Demesne
Belvoir (Forest Park)

Belvoir (Forest Park) is designated as an Historic Park, Garden and Demesne of special historic interest as identified on Map No. 2/001 - Metropolitan Castlereagh.

This Forest Park originated as a planned landscape in the early 18th century, when the demesne was established for the house built in 1740 and demolished in 1961. There are fine mature trees and the remains of an arboretum begun in the 1840s, which has been added to under the aegis of DARD (NI). The ornamental gardens and the walled garden are now gone. Early maps show fish ponds and a bowling green. The great oak tree is a feature. Other remains from former times are an ice house, stable block and grave yard. Belvoir Park Forest was designated in 1961 and is the only urban forest in Northern Ireland with this nomenclature. It occupies c.74ha and is run as a commercial forest as well as a public amenity with woodland and riverside walks.

Details of each Historic Park, Garden and Demesne are included in a Register of Historic Parks, Gardens and Demesnes of special historic interest in Northern Ireland, published by the Northern Ireland Environment Agency, DOE. This Register summarises the historical significance of each site and the contribution that its planned features make to the local landscape. It also seeks to encourage the public and others to value and support the protection and maintenance of such sites.

Urban Landscape Wedge

A portion of the Dundonald Urban Landscape Wedge (MCH 26) is designated in Metropolitan Castlereagh.

Policy for control of development within the Urban Landscape Wedge is contained in Plan Policy UE 4 and where applicable, Plan Policy ENV 1 as set out in Part 3, Volume 1 of the Plan.

Designation MCH 26

Urban Landscape Wedge
Dundonald (Castlereagh)

A portion of the Dundonald Urban Landscape Wedge is designated between Dundonald and the Plan Area boundary at Knock, East Belfast as identified on Map No. 2/001 - Metropolitan Castlereagh.

The designated Urban Landscape Wedge will:

• Break up the visual impact of the housing mass in the vicinity;
• Help to retain and define the identities of the component areas of East Belfast and Dundonald;
• Prevent the merger of the different urban communities; and
• Provide additional protection for the component areas of existing open space surrounding the International Ice Bowl complex for the people who live in the surrounding built-up urban area space.

The disused Comber Railway Line is of nature conservation value and is protected as the Dundonald Old Railway Line SLNCI (Ref: MCH 28/08) and the Comber Greenway community greenway (Ref: MCH 41/06). This old transportation route forms the most northerly section of the wedge within Castlereagh Borough. The Dundonald Wedge LLPA (Ref: BT 104) also runs through the site.

A portion of this Urban Landscape Wedge at Knock Golf Course and Dundonald Cemetery lies within Belfast City Council area and is designated in the Belfast District Proposals, Volume 2 of the Plan.

Dundonald Leisure Park

The Dundonald Leisure Park is located within the Dundonald Urban Landscape Wedge (MCH 26).

<table>
<thead>
<tr>
<th>Designation MCH 27</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dundonald Leisure Park</td>
</tr>
</tbody>
</table>

A 25.48 hectare site is designated within the Dundonald Urban Landscape Wedge for outdoor recreation and open space-related development as identified on Map No. 2/001 - Metropolitan Castlereagh.

Planning permission will only be granted for outdoor recreation or open space and no other uses, provided the following criterion is met:-

• No substantial new building or structure will be permitted within the bounds of Dundonald Leisure Park. Any new development shall be physically and functionally integrated and consolidated around the existing built recreation elements within the wedge so that visual separation can be maintained between these elements and the remaining open areas.

The integrity of the landscape will only be maintained if future development south of the Old Comber railway line is of a sensitive nature, design, scale and massing. Visual separation should be maintained between Belfast to the west and Dundonald to the east, with any acceptable development being integrated with the existing cluster of buildings. Replacement of or extension to existing buildings will be strictly controlled to ensure the integrity of the wedge is not prejudiced.

Development proposals should include extensive landscaping and a strongly defined boundary treatment to maintain the visual break in built form. Any new development will also be subject to providing suitable infrastructure, appropriate access arrangements, improved public transport provision and matters relating to visual impact, form, design and layout of development sympathetic to the surrounding landscape.

Area of Archaeological Potential

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, a map of the Dundonald Area of Archaeological Potential is available for information on the Department’s Planning NI website: www.planningni.gov.uk or from the local Area Planning Office.
Natural Environment

Areas of National Nature Conservation Designations

An Area of National Nature Conservation Importance adjoins/is within the Metropolitan Development Limit (Castlereagh):

- Craigantlet Woods Area of Special Scientific Interest (ASSI).

This Area of National Importance is identified on Map No 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for further details.

Development proposals within or adjoining this area will be considered in accordance with prevailing regional planning policy as set out in PPS 2: Natural Heritage.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated for Castlereagh in accordance with PPS 2: Natural Heritage. The sites lie within or adjoining the Metropolitan Development Limit (Castlereagh).

Sites are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2: Natural Heritage.

Designation MCH 28

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No.2/001 Metropolitan Castlereagh and Map No.1 Castlereagh Countryside:

- MCH 28/01 Ardnavally Scout Centre
- MCH 28/02 Beechill Road South
- MCH 28/03 Belvoir
- MCH 28/04 Cairnshill
- MCH 28/05 Craigantlet Woods
- MCH 28/06 Cregagh Glen (Geodiversity)
- MCH 28/07 Cregagh Glen and Lisnabreeny
- MCH 28/08 Dundonald Old Railway Line
- MCH 28/09 Forster Green Hospital
- MCH 28/10 Hillfoot Glen
- MCH 28/11 Hillfoot Scrub
- MCH 28/12 Minnowburn
- MCH 28/13 Moyard (Geodiversity)
- MCH 28/14 Purdy’s Burn (Geodiversity)
- MCH 28/15 Purdysburn Hospital

A number of the SLNCIs as detailed above also fall within Lisburn and Belfast Districts. These are as follows:

- MCH 28/03 Belvoir
- A portion of this SLNCI also falls within Belfast District.
- MCH 28/05 Craigantlet Woods
- A portion of this SLNCI also falls within Belfast District.
- MCH 28/08 Dundonald Old Railway Line
- A portion of this SLNCI also falls within Belfast District.
MCH 28/12 Minnowburn

A portion of this SLNCI also falls within Lisburn District.

MCH 28/14 Purdy’s Burn

A portion of this SLNCI also falls within Lisburn District.

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Local Landscape Policy Areas**

Local Landscape Policy Areas (LLPAs) lie within or adjoining the Metropolitan Development Limit (Castlereagh) and are considered to be of greatest amenity value, landscape quality or local significance and should therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website: www.planningni.gov.uk or from the local Area Planning Office.

### Designation MCH 29

**Local Landscape Policy Area**
**Ballyregan Glen**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh and Map No. 1 – Castlereagh Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – an unnamed, flat topped mound within the townland of Dunlady; and
- Area of local amenity importance with local nature conservation interest – a heavily wooded glen, with steeply incised river banks and extensive views across Dundonald.

### Designation MCH 30

**Local Landscape Policy Area**
**Cairnshill**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – an unnamed enclosure site located between the Four Winds roundabout and Cairnshill Primary School, opposite Briarhill; and
- Area of local amenity importance with local nature conservation interest – a heavily wooded glen with steeply incised river banks and public footpaths.
Designation MCH 31

Local Landscape Policy Area
Cregagh Glen

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh and Map No. 1 – Castlereagh Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Area of local amenity importance with local nature conservation interest – Cregagh Glen, a heavily wooded river corridor with mixed tree coverage, a waterfall feature and extensive views across Belfast. A public pathway runs through the glen, accessed from Upper Knockbreda Road.

Designation MCH 32

Local Landscape Policy Area
Cregagh

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Area of local amenity importance - Public open space area, designed as part of Cregagh housing estate.

Designation MCH 33

Local Landscape Policy Area
Dunlady Glen

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Metropolitan Castlereagh and Map No. 1 – Castlereagh Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:-

- Area of local amenity importance with local nature conservation interest – A steep glen with associated stream and vegetation with extensive views across Dundonald, separating a high-density residential area from educational and employment land; and

- Archaeological sites and monuments and their surroundings - Dunlady Platform rath – a scheduled archaeological site (DOW 005:031) with a heavy belt of tree planting around its edge.

Designation MCH 34

Local Landscape Policy Area
Forster Green

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Area of local amenity importance with local nature conservation interest – The heavily wooded grounds and open space areas of Forster Green Hospital, which provide an important local landscape resource and create a sense of place.
**Designation MCH 35**

Local Landscape Policy Area
Fort/Ballyhanwood

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh and Map No. 1 – Castlereagh Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:-

- Archaeological sites and monuments and their surroundings – An unnamed rath site located south of No. 1 Fort Road, from which there are extensive views across Dundonald and beyond;
- Area of local amenity importance – Areas of open space associated with No. 27 and No. 33 Ballyhanwood Road, adjacent to a stream; and
- Area of local nature conservation interest – Mixed tree cover.

**Designation MCH 36**

Local Landscape Policy Area
Hillfoot

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh and Map No. 1 – Castlereagh Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:-

- Archaeological sites and monuments and their surroundings – An unnamed enclosure site, which sits on a steep slope rising to the south;
- Area of local amenity importance with local nature conservation interest – A river corridor with mature mixed trees and attractive vistas over Belfast.

**Designation MCH 37**

Local Landscape Policy Area
Knockbreda

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:-

- Listed building and its surroundings – Knockbreda Church of Ireland located along Church Road; and
- Area of local amenity importance with local nature conservation interest – Tennis courts along Purdy’s Lane, Knockbreda Parochial Hall, Knockbreda Cemetery and the grounds of Knockbreda Parish Church, which contains a war memorial. The area contains stands of mature trees, especially along the eastern boundary.

**Designation MCH 38**

Local Landscape Policy Area
Moat / Enler

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:-
• Archaeological sites and monuments and their surroundings – A number of unnamed sites; an early Mesolithic occupation site in Ballymaglaff; a 17th century watermill site in Ballylisbredan; a medieval 17th century settlement site in Ballyoran; and a scheduled monument – Dundonald Motte located in Moat Park, from which there are extensive views;

• Area of local amenity importance - the landscaped Moat Park and bowling green; a pond area and playground located to the west of East Link Road; and Dundonald Primary School with the associated playing fields, pitches and tennis courts; and

• Area of local nature conservation interest, including areas of woodland and important tree groups - The Enler River and associated riverbanks.

**Designation MCH 39**

**Local Landscape Policy Area
Newtownbreda**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:-

• Area of local amenity importance - A small public park based on a river corridor; and

• Area of local nature conservation interest – Significant coniferous trees along the Newtownbreda Road boundary and deciduous tree coverage along the river corridor.

**Designation MCH 40**

**Local Landscape Policy Area
Tullycarnet**

A Local Landscape Policy Area is designated as identified on Map No. 2/001 – Metropolitan Castlereagh.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:-

• Area of local amenity importance – Tullycarnet Park, a municipal park located on steeply sloping ground, with panoramic views in a northerly direction over Belfast. The park comprises a nursery, playground, pavilion and bowling green; and

• Area of local nature conservation interest – Includes stands of mature trees.

**Knock Golf Course/Hospital Glen Local Landscape Policy Area**

Part of Knock Golf Course/Hospital Glen LLPA falls within Castlereagh District but is designated within the Belfast Local Landscape Policy Area section (See Volume 2 Belfast District Proposals - Knock Golf Course/Hospital Glen LLPA - Ref: BT 115).

**Dundonald Wedge Local Landscape Policy Area**

Part of Dundonald Wedge LLPA falls within Castlereagh District but is designated within the Belfast Local Landscape Policy Area section (See Volume 2 Belfast District Proposals - Dundonald Wedge LLPA - Ref: BT 104).

**Shandon/Gilnahirk Local Landscape Policy Area**

Part of Shandon/Gilnahirk LLPA falls within Castlereagh District but is designated within the Belfast Local Landscape Policy Area section (See Volume 2 Belfast District Proposals – Shandon/
Gilnahirk LLPA - Ref: BT 130).

Purdysburn Local Landscape Policy Area

Part of Purdysburn LLPA falls within Castlereagh District but is designated within the Lisburn Local Landscape Policy Area section (See Volume 3 Lisburn District Proposals - Purdysburn LLPA - Ref: PN 02).

Open Space, Sport and Outdoor Recreation

Castlereagh Borough Council owns and manages a large variety of open space, sport and outdoor recreational areas. This includes various football and hockey pitches at Craigleith, Moat Park, Cairnshill and Hydebank, as well as the Billy Neill MBE Soccer School of Excellence and pitches at the Henry Jones Memorial Playing Fields. The Council also owns Gilnahirk Golf Course.

There are a number of private golf courses, rugby pitches owned by Cooke Rugby Club and grass football pitches owned by the Boys Brigade. There are also a number of private playing fields within the educational sector in Metropolitan Castlereagh.

In addition, there are a number of parks, playgrounds and walkways at various locations within Metropolitan Castlereagh, including Cregagh Green and Colby Park and the NIHE also owns and maintains a number of grassed areas of open space.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated on the Plan Proposals Map for information.

Areas of existing open space above one hectare are identified for information only on Map No. 2/001 - Metropolitan Castlereagh:

- Old Milltown Road: sloping grassed area;
- Kirkistown Walk: maintained grass area;
- Archdale Drive: maintained grass area;
- Hydebank Playing Fields: playing fields;
- Purdysburn Playing Fields: playing fields;
- Newtownbreda High School: playing fields;
- Newtownbreda Drive: riverwalk and linear park;
- Forster Green Hospital: grass area with mature trees;
- Cairnshill Playing Fields: playing fields;
- Colby Park, Four Winds: sloping grassed area with playground, mature trees, stream and pathways;
- Knockbeda Primary School: all-weather playground areas;
- Cregagh Primary School: playground and playing fields;
- Belfast Metropolitan College (Castlereagh Campus): playing fields;
- Roddens Crescent: grass area with mature trees and playground;
- Lower Braniel Road: sloping grassed area with mature trees;
- Woodview Drive: maintained grass area;
- Marlfield Drive: maintained grass area;
- Gilnahirk Park: park with pathways and mature trees;
- Our Lady & St. Patricks College, Knock: school playing fields;
- Tullycarnet Park: park with bowling green and playground;
- Lowland walk: sloping grassed area;
- Melfort Drive: sloping grassed area;
- Vionville Rise: sloping grassed area;
• Old Dundonald Road: vacant grassland adjacent to Dundonald Ice Bowl;
• Old Dundonald Road: Facilities at Dundonald Ice Bowl which include mini golf course and camping/caravan site area;
• Moat Park, Dundonald: park with playground, tennis courts, playing fields, pathways & seating;
• Rear of 240 Comber Road, Dundonald: grassed area linking to Moat Park;
• Davarr Avenue: grass area with playground;
• Dundonald High School: school playing fields;
• Dungoyne Park: park with playground, playing fields and bowling green; and
• Drumadoon Drive: sloping grassed area.

Community Greenways

The Plan Proposals promote the concept of Community Greenways, which seek to re-establish corridor links between parks and natural areas to create a network of urban open space. Community Greenways provide places for both recreation and exercise alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly owned open space and private lands are included.

<table>
<thead>
<tr>
<th>Designation MCH 41</th>
<th>Community Greenways</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCH 41/01</td>
<td>MCH 41/01 Annadale / LVRP</td>
</tr>
<tr>
<td>MCH 41/02</td>
<td>MCH 41/02 Annadale / Castlereagh Escarpment</td>
</tr>
<tr>
<td>MCH 41/03</td>
<td>MCH 41/03 Castlereagh Escarpment / LVRP</td>
</tr>
</tbody>
</table>

Further details of the designated Community Greenways, including maps and route information, are available in the BMAP Community Greenway Clarification Booklet on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Policy for the control of development within a designated Community Greenway is contained in Policy OS 1 as set out in Part 3, Volume 1 of the Plan.

The designated Community Greenways in Castlereagh link into the Lisburn and Belfast City Network of Community Greenways as identified on Map No. 2/001 – Lisburn City and Map No 4/004 – Belfast City.

Comber Greenway Community Greenway

The Comber Greenway is a new community greenway which forms part of the National Cycle Network along the route of the old Belfast to Comber Railway Line. This greenway has two elements designated within the Volume 2, Belfast District Proposals (Ref: BT 147/06) and Volume 5, Castlereagh District Proposals (Ref: MCH 41/06).

Odyssey / Tullycarnet Park/ Ormeau Park Community Greenway

Part of the Odyssey / Tullycarnet Park Community Greenway falls within Castlereagh District but is designated within the Belfast Community Greenways section (See Volume 2, Belfast District Proposals - Ref: BT 147/07).
Annadale / LVRP Community Greenway

The northern portion of the Annadale / LVRP Community Greenway falls within Belfast District and the southern portion of the Annadale / LVRP Community Greenway falls within Lisburn District but is designated within the Castlereagh Community Greenways section (See Volume 5, Castlereagh District Proposals – Ref: MCH 41/01).

Annadale / Castlereagh Escarpment Community Greenway

The northern portion of the Annadale / Castlereagh Escarpment Community Greenway falls within Belfast District but is designated within the Castlereagh Community Greenways section (See Volume 5, Castlereagh District Proposals – Ref: MCH 41/02).

Tourism

The tourism potential of Castlereagh derives from its rural environment and natural assets. Castlereagh has significant visual and recreation assets including the Castlereagh Hills, Castlereagh Escarpment and Craigantlet Escarpment as well as a section of the Lagan Valley Regional Park and a large area of open countryside.

The area of the Lagan Valley Regional Park located within Castlereagh includes Belvoir Forest Park, which acts as a rural haven within a largely built-up area and is a popular visitor attraction throughout the year. This is a major tourism asset providing significant potential for recreation, leisure and water based pursuits focusing on the River Lagan. The Plan will facilitate appropriate recreational and tourism development at Belvoir Forest Park, and the Belvoir Activity Centre.

Situated adjacent to Belvoir Forest Park is Belvoir Park Golf Course, which is one of a number of golf courses, including Gilnahirk, Mount Ober and Rockmount within Castlereagh which attract visitors. The Belvoir Players Studio plays an important role, in terms of arts and culture in the Borough and regularly holds events, which bring people to the area.

The Borough also hosts a number of festivals and events, staged in community centres and libraries, throughout the year.

The most popular visitor destination in Castlereagh is the Dundonald International Ice Bowl Complex, which includes ten pin bowling, ice-skating, mini-golf and a children’s soft play area. Battlefield Sports and the David Lloyd Complex containing racquet sports facilities, swimming pools and gym along with a small caravan and camping park, complete the provision. In addition to local people visiting the centre, it is also frequently visited by customers from overseas.

Other attractions include the Billy Neill MBE Soccer School of Excellence and Streamvale Open Farm at Dundonald, which draws thousands of people annually and proves extremely appealing to children.

Due to the current under supply of tourist accommodation, there is potential for new hotel developments and other smaller guest house accommodation in Castlereagh. These would serve the wider Belfast area as well as the Borough. A range of tourism development could be accommodated on appropriate sites inside the urban area.

Development proposals will be assessed against prevailing regional policies. Policy for tourist development and for the safeguarding of tourism assets is contained in Planning Policy Statement (PPS) 16: Tourism.

The Lagan Canal

The disused Lagan Canal offers potential for reuse for transportation, leisure, tourist or recreational purposes. Historically the Lagan Canal connected Lough Neagh at Ellis’s Cut with Belfast Lough. Between Ellis’s Cut and Lisburn it is an entirely artificial cut, but between there and Belfast it made use of the River Lagan, with some artificial cut-offs to by-pass unnavigable stretches of river.

The Department of Culture, Arts and Leisure is
currently working with Belfast City Council and Lisburn City Council on small localised projects with the ultimate aim of re-opening the Lagan Canal in its entirety.

Proposals for development of the canal will be considered in accordance with prevailing regional planning policy.

Health Facilities

The South Eastern and Belfast Health and Social Care Trusts provide community health, mental health and social services within Castlereagh Borough.

Land is zoned for Mixed Use at Knockbracken under MCH 13. This zoning allows for the development of employment and health proposals.

<table>
<thead>
<tr>
<th>Proposal MCH 42/01</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Health Use</strong></td>
</tr>
<tr>
<td><strong>Land at Forster Green Upper Knockbreda Road</strong></td>
</tr>
</tbody>
</table>

2.54 hectares of land at Forster Green, Upper Knockbreda Road are identified for health use as indicated on Map No. 2/001 - Metropolitan Castlereagh.

Land at Forster Green is identified for health use to provide a Community Care and Treatment Centre for Belfast Health and Social Care Trust.

<table>
<thead>
<tr>
<th>Proposal MCH 42/02</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Health Use</strong></td>
</tr>
<tr>
<td><strong>Land North East of Ulster Hospital, Dundonald</strong></td>
</tr>
</tbody>
</table>

5.62 hectares of land to the north east of the Ulster Hospital Dundonald are identified for health use as indicated on Map No. 2/001 - Metropolitan Castlereagh.

Land to the north east of the Ulster Hospital, Dundonald, is identified for health use for a programmed expansion in services and facilities associated with the existing hospital.

Policy for the control of development on land identified for the provision of new health facilities is contained in Policy CF 1 in Part 3, Volume 1 of the Plan.
Towns

CARRYDUFF

Carryduff is situated approximately 10km from Belfast City Centre, along the Saintfield Road and the Ballynahinch Road. Carryduff is a ridge-top settlement set on the undulating farmland plateau landscape south of Belfast.

Carryduff largely evolved as a settlement during the second half of the twentieth century, focused on the junction of two major transport routes.

It is a local service centre with a variety of services located mainly along the Saintfield Road and in the vicinity of the Carryduff Shopping Centre. These include a range of commercial, retail, educational, community, employment and recreational facilities.

**Designation CF 01**

Settlement Development Limit
Carryduff

A Settlement Development Limit is designated for Carryduff as identified on Map No. 3/001 – Carryduff.

The designated Settlement Development Limit is drawn to provide development opportunities to accommodate significant planned expansion to meet housing need and accommodate economic growth, while protecting its natural setting and to ensure a compact urban form.

The limit is drawn to prevent coalescence with Metropolitan Castlereagh, protect the Castlereagh Slopes, and prevent urban sprawl and impingement into the open countryside.

**Housing**

The Plan zones approximately 60 hectares of land for housing in Carryduff within the Plan period. Sites have been selected to allow for efficient use of land within the urban footprint, to provide choice in the housing market and to include existing commitments and potentially uncommitted sites. Other factors influencing site selection include accessibility to the Town Centre, access to public transport and the aim to minimise detrimental impact on the environment.

Land zoned for housing shall be developed in accordance with prevailing regional planning policy and the Plan Proposals including Key Site Requirements which may include access / infrastructure requirements, local neighbourhood facilities and other site specific requirements.

**Housing Zonings**

The following sites are zoned for housing and are complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF 02/01</td>
<td>Hillsborough Court, Hillsborough Road</td>
<td>0.15</td>
</tr>
<tr>
<td>CF 02/02</td>
<td>Baronscourt Manor, Saintfield Road</td>
<td>0.15</td>
</tr>
</tbody>
</table>
The following sites are zoned for housing and have extent approval on which development is not started or development is ongoing at 31 July 2011.

### Zoning CF 03

#### Housing

**Committed Housing Sites**

The following sites are zoned for housing as identified on Map No. 3/001 – Carryduff:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF 03/01</td>
<td>642 Saintfield Road</td>
<td>0.20</td>
</tr>
<tr>
<td>CF 03/02</td>
<td>Land east of Edgar Avenue, Saintfield Road</td>
<td>1.14</td>
</tr>
<tr>
<td>CF 03/03</td>
<td>Danesfort Park, Saintfield Road</td>
<td>1.52</td>
</tr>
<tr>
<td>CF 03/04</td>
<td>The Demesne, Hillsborough Road</td>
<td>3.14</td>
</tr>
<tr>
<td>CF 03/05</td>
<td>Lands to the south of Mealough Road</td>
<td>18.11</td>
</tr>
</tbody>
</table>

The Plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.

The following sites are zoned for housing and uncommitted at 31 July 2011.

### Zoning CF 04

#### Housing

**Uncommitted Housing Sites**

The following sites are zoned for housing as identified on Map No. 3/001 – Carryduff:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF 04/01</td>
<td>Land adjacent to 22 Lough Moss Park</td>
<td>0.58</td>
</tr>
</tbody>
</table>

0.58 hectares of land are zoned for housing at Lough Moss Park as identified on Map No. 3/001 – Carryduff.

Key Site Requirements:
- Access shall be from Lough Moss Park; and
- A landscape buffer of trees and hedges of native species shall be provided along the southern boundary of the site to provide screening for the development from the adjacent area of open space.

An existing storm sewer is located in Thorndale Park. Discharge to this sewer and any adjacent sewers may be limited.
**Zoning CF 04/03**

**Housing**

**Land to rear 93-109 Ballynahinch Road**

3.39 hectares of land are zoned for housing at Ballynahinch Road as identified on Map No. 3/001 – Carryduff.

Key Site Requirements:-

- Access shall be from Ballynahinch Road. A right turn pocket shall be required on Ballynahinch Road, this shall require third party land; and

- A landscape buffer of trees and hedges of native species shall be provided along the western and south western boundaries of the site adjacent to an area zoned for Employment (Ref: CF 05). This shall provide screening for the development and help improve the environmental quality of the area.

Detailed consultation with Roads Service, DRD, shall be required.

Existing sewers are located along the northern boundary (Green Pastures) and along Ballynahinch Road. Discharge to both these sewers may be limited.

A storm sewer extension and a foul sewage pumping station may be required to serve this site. Upgrading of the existing foul sewerage infrastructure may also be required.

There is no suitable watercourse available for the discharge of surface water or for the emergency overflow from a foul sewage pumping station.

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**Zoning CF 04/04**

**Housing**

**Land to the southeast of Meadowvale Road**

4.85 hectares of land are zoned for housing at Meadowvale Road as identified on Map No. 3/001 – Carryduff.

Key Site Requirements:-

- Access shall be from Meadowvale Road; and

- A flood risk assessment of the Carryduff River, adjacent to the site, shall be carried out and submitted to the Department to inform proposals for the development of the site. This watercourse has a history of flooding and additional discharge cannot be accepted until major upgrade works are undertaken.

Detailed consultation with Rivers Agency, DARD, will be required for proposals within this site as a portion of the site is within the Q100 year floodplain.

Access to existing foul and storm trunk sewers adjacent to the site may only be through private property. Discharge from any new development to these sewers may be limited.

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**Zoning CF 04/05**

**Housing**

**Land at Comber Road**

6.23 hectares of land are zoned for housing at Comber Road as identified on Map No. 3/001 – Carryduff.

Key Site Requirements:-

- A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;
A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum, the following improvements shall be required:

- Improvements to Comber Road along the site frontage, work to include provision of a right pocket into the site;
- Improvements to junctions at Comber Road/Saintfield Road/Church Road and Carryduff Roundabout; and

The site layout shall be designed to provide for maximum permeability by bus services.

Detailed consultation with Rivers Agency, DARD, will be required prior to the submission of any planning application for development.

Detailed consultation with Northern Ireland Water will be required prior to the submission of any planning application for development regarding any NIW infrastructure requirements. The nearest foul sewer is approximately 420m north-west of the site and a foul sewage pumping station may be required to discharge to this sewer. Discharge from any new development to this sewer may be limited.

Until upgrading of the trunk sewer from Carryduff to Newtownbreda WWTW is carried out by Northern Ireland Water; attenuation of sewage flows from this development may be required and these costs may have to be borne by the developer.

### Zoning CF 04/06

#### Housing

**Land to the east and south of Baronscourt Comber Road**

17.17 hectares of land are zoned for housing at land to the east and south of Baronscourt as identified on Map No. 3/001 – Carryduff.

**Key Site Requirements:**

- A Concept Master Plan to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;
- A minimum of 15 dwellings shall be provided for social housing;
- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum, the following improvements shall be required:
  - Improvements to Comber Road along the site frontage, work to include provision of a right pocket into the site; and
  - Improvements to junctions at Comber Road/Saintfield Road/Church Road and Carryduff Roundabout.
- The site layout shall be designed to provide for maximum permeability by bus services;
- Provision shall be made within the Concept Masterplan for a local neighbourhood centre on approximately 1.5 hectares to include local retail outlets and community facilities offering for example, a multi-purpose hall and a ‘Healthy Living Centre’ to accommodate medical and fitness facilities; and
The south-western boundary of the site adjacent to the commercial properties will require a landscape buffer of trees and hedges of native species to provide screening for the development.

Detailed consultation with Rivers Agency, DARD, and NIEA (Landscape Architects), DOE, will be required.

Discharge to existing foul and storm sewers adjacent to the site may be limited and access may be through private property.

Until upgrading of the trunk sewer from Carryduff to Newtownbreda WWTW is carried out by Northern Ireland Water; attenuation of sewage flows from this development may be required and these costs may have to be borne by the developer.

An existing foul sewer runs within the western boundary and this may limit future development of the site.

Discharge from any new development to this sewer may be limited.

Detailed consultation with Northern Ireland Water will be required.

### Social Housing

Key site requirements have been attached to the following sites to contribute toward meeting social housing need in Carryduff.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>No. Of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>CF 04/06</td>
<td>Land to the east and south of Baronscourt, Comber Road, Carryduff</td>
<td>15 Minimum</td>
</tr>
<tr>
<td>CF 04/07</td>
<td>Land south of Killynure Close, Carryduff</td>
<td>35 Minimum</td>
</tr>
</tbody>
</table>

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

### Employment

Carryduff is the main town outside Metropolitan Castlereagh within the Borough. In recognition of this, the Plan makes provision for Carryduff to further develop its role as a location for employment by zoning a total of 37 hectares of land for employment, of which approximately 17 hectares are additional to the existing provision.

Zoned Employment lands are in a variety of locations to allow for a range of employment types and site choice. All Employment zonings are identified on Map No. 3/001 – Carryduff.

Applications for planning permission within these sites will be determined in accordance with prevailing regional planning policy and the Key Site Requirements in the Plan where stipulated.
Acceptable Uses on Employment Zonings (except where otherwise specified in individual zonings) based on the Planning (Use Classes) Order (Northern Ireland) 2004:

- Class B1: Business (b) as a call centre;
- Class B1: Business (c) for research and development;
- Class B2: Light Industrial;
- Class B3: General Industrial; and
- Class B4: Storage or Distribution.

### Employment Zonings

**Zoning CF 05**

**Employment Land at Ballynahinch Road**

11.74 hectares of land are zoned for Employment at Ballynahinch Road as identified on Map No. 3/001 – Carryduff.

**Key Site Requirements:**

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1 (b), B1 (c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;
- Only Industrial and Business, Use Classes B1 (b), B1 (c) and B2 shall be acceptable within the undeveloped portion of the site adjacent to existing housing and adjacent to housing zoning CF 04/03, in order to protect their amenity;
- Development of the site shall only be permitted in accordance with an agreed overall comprehensive masterplan for the site. This shall outline the design concept, objectives and priorities for the site;
- Access to the site shall be from the Ballynahinch Road. Improvements to Ballynahinch Road along the site frontage shall be required including a right turning facility in accordance with Roads Service requirements; and
- The existing mature vegetation along the northern, eastern, western and southern boundaries of the site shall be retained (unless otherwise determined by the Department) and landscaped with an 8-10 metre belt of trees and planting of native species to provide screening for the development and help integrate the development into the surrounding countryside.

Detailed consultation with NIEA (Built Heritage), DOE, will be required regarding the site’s buried archaeological potential prior to the submission of any application for development.

Detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with Northern Ireland Water will be required regarding any infrastructure requirements.

Until upgrading of the trunk sewer from Carryduff to Newtownbreda WWTW is carried out by Northern Ireland Water, attenuation of sewage flows from any employment development may be required. This is to prevent an increase in the risk of out of sewer flooding and/or the operation of existing combined storm overflows downstream of the development and will be at the developer’s expense. A foul sewage pumping station may be required to serve this site.

An existing combined trunk sewer is located adjacent to a section of the north eastern boundary (Ballynahinch Road). Discharge from any new development to this sewer may be limited. Upgrading of the existing foul sewerage infrastructure may be required.
There is no existing storm drainage system adjacent to the site.

There is no apparent suitable watercourse available for the discharge of storm water for an emergency overflow from a pumping station.

### Zoning CF 06

#### Employment

Land at Comber Road

5.55 hectares of land are zoned for Employment at Comber Road as identified on Map No. 3/001 – Carryduff.

Key Site Requirements:-

- Development shall only include the following uses:
  - Industrial and Business, Use Classes B1 (b), B1 (c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004;

- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site;

- Access to the site shall be from the Comber Road in accordance with Roads Service requirements;

- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network /public transport / transportation facilities in the area. The TA shall take account of the adjacent Housing Zonings CF 04/05 and CF 04/06. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required:-
  - Improvements to the Comber Road/Church Road junction and Carryduff roundabout; and
  - Improvements to the Comber Road along the site frontage including the provision of right turn pockets into the site;

- The existing vegetation along the eastern boundary adjacent to the Settlement Development Limit shall be retained (unless otherwise determined by the Department) and supplemented with an additional 5-10 metres of buffer planting consisting of trees and planting of native species to help integrate the development into the surrounding countryside; and

- The southern boundary of the site adjacent to the Settlement Development Limit shall be planted with a 5-10 metre buffer of trees and planting of native species to help integrate the development into the surrounding countryside.

Detailed consultation with NIEA (Built Heritage), DOE, will be required regarding the site’s buried archaeological potential prior to the submission of any application for development.

Detailed consultation with Rivers Agency, DARD, will be required prior to the submission of any planning application for development.

Discharge from any new development to this sewer may be limited; a pumped trunk watermain and trunk watermain which are within the site (presently out of service) may limit future development of the site.

Detailed consultation with Northern Ireland Water shall be required prior to the submission of any planning application for development regarding any infrastructure requirements.
The nearest foul sewer is approx. 340m from the site. Therefore the development costs for this site may be increased in providing either suitable treatment of the foul discharge from the site, or a long connection to the existing sewerage that depending on ground levels may require pumping. These costs may have to be borne by the developer. Discharge from any new development to this sewer may be limited.

**Existing Employment Zonings**

<table>
<thead>
<tr>
<th>Zonings CF 07 – CF 11</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Employment Land</strong></td>
</tr>
<tr>
<td>The following lands are zoned as Existing Employment as identified on Map No. 3/001 – Carryduff:–</td>
</tr>
<tr>
<td>CF 07 Cyril Johnston &amp; Co. Ltd, Ballynahinch Road</td>
</tr>
<tr>
<td>CF 08 Carryduff Business Park, Comber Road</td>
</tr>
<tr>
<td>CF 09 Saintfield Road</td>
</tr>
<tr>
<td>CF 10 Eastbank Road</td>
</tr>
<tr>
<td>CF 11 Edgar Industrial Estate</td>
</tr>
</tbody>
</table>

Detailed consultation with Rivers Agency, DARD, will be required for proposals within the undeveloped portion of Zoning CF 11, Edgar Industrial Estate adjacent to the Carryduff River, as a portion of the site is within the Q100 year floodplain.

**Natural Environment**

**Site of Local Nature Conservation Importance**

A Site of Local nature Conservation Importance (SLNCI) is designated for Carryduff in accordance with PPS 2: Natural Heritage. The site lies within or adjoining the Settlement Development Limit of Carryduff.

The site is identified on the basis of its flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2: Natural Heritage.

**Designation CF 12**

**Site of Local Nature Conservation Importance**

A Site of Local Nature Conservation Importance is designated in the location identified on Map No. 3/001 – Carryduff.

CF 12 Lough Moss

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Local Landscape Policy Areas**

Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Carryduff and are considered to be of greatest amenity value, landscape quality or local significance and should therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website: www.planningni.gov.uk or from the local Area Planning Office.
### Designation CF 13

**Local Landscape Policy Area**  
**Mealough Road**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Carryduff and Map No. 1 – Castlereagh Countryside.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Area of local nature conservation interest - A group of significant trees situated around a dwelling located on a localised landform.

### Designation CF 14

**Local Landscape Policy Area**  
**Saintfield Road**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Carryduff and Map No. 1 – Castlereagh Countryside.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include those listed below:-

- Archaeological and monument sites and their surroundings - Traces of a Rath near the reservoir; and
- Area of local nature conservation interest – Knockbracken Reservoir, a watercourse with associated vegetation including a group of trees.

### Designation CF 15

**Local Landscape Policy Area**  
**Comber Road**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Carryduff.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Listed building and its surroundings – St. Ignatius Church, together with associated vegetation.

### Designation CF 16

**Local Landscape Policy Area**  
**Sloan’s Avenue**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Carryduff.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include those listed below:-

- Area of local nature conservation interest – A group of significant trees situated on a localised landform; and
- Locally significant building and its surroundings – Dwelling and private garden.

### Designation CF 17

**Local Landscape Policy Area**  
**Church Road**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Carryduff.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Locally significant building and its surroundings – Carryduff Presbyterian Church and graveyard.
**Designation CF 18**

**Local Landscape Policy Area**  
**South East Carryduff**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Carryduff and Map No. 1 – Castlereagh Countryside.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Areas of local nature conservation interest - A mixed wetland and scrub habitat; Carryduff River Corridor and associated vegetation.

**Open Space, Sport and Outdoor Recreation**

Castlereagh Borough Council owns and manages football and gaelic games pitches in Carryduff and there is also other public open space provision in the form of parkland with seating, planting and a small football pitch.

In terms of private open space provision, there are gaelic games pitches owned by Carryduff GAC.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 shall apply to all areas of existing open space whether or not they are indicated on the Plan Proposals Map for information.

The following areas of open space which are above one hectare are identified for information only on Map No. 3/001 – Carryduff:-

- Lough Moss Recreation Centre, Hillsborough Road, which contains a recreation centre, playground & playing fields; and
- Carryduff Park, Saintfield Road, which contains formal parkland with pathways, seating and a small playing field.

**Town Centre**

Carryduff has a limited scale and range of retailing within its town centre with the shopping mall being anchored by a supermarket and other convenience units operating within and outside the shopping centre, together with a limited number of shops selling comparison goods.

There are a number of service uses scattered throughout the town centre, including retail, community and financial uses. Carryduff has a number of vacant units. The Town Centre also contains a library and health centre and an industrial estate located on the western side of the Ballynahinch Road.

Carryduff Town Centre faces a number of design issues. These include an established suburban pattern of development which provides a poor town centre form in terms of continuity and enclosure, dominance of car related infrastructure (roads and car parking), poor articulation of corners and edges, little coherent, unifying landscape structure, and a lack of focal space.

The Plan Proposals will seek to strengthen the Town Centre, facilitate regeneration and address design issues. Planning permission has been granted for the mixed-use redevelopment of the Carryduff Shopping Centre site within the Town Centre. This proposal involves the demolition of the existing centre and construction of a new mixed use development, comprising ground floor retail units with apartments above and basement car parking.
Town Centre Regeneration

The Department for Social Development (DSD) is responsible for regeneration of town centres through the initiation of necessary regeneration action at a pace which maximises the opportunity for physical, economic and social development and secures orderly regeneration across the BMA.

DSD is committed to promoting vital and viable town centres by assisting with adaptation to changing circumstances and helping with maximisation of the contribution they make to the prosperity of Northern Ireland. As part of this, DSD will promote administrative arrangements that help to achieve:-

- better management and strategic planning;
- the development of a vision for the future; and
- a partnership approach involving all those in government, local authorities and the private sector who have an interest in the success of town centres.

To achieve these objectives, DSD will work with the Council and private sector developers to facilitate sustainable regeneration.

DSD will consider the use of its statutory powers where appropriate to deliver the regeneration of Carryduff through:-

- The formulation of regeneration strategies and policies;
- The preparation of masterplans;
- The preparation of development schemes;
- The preparation of development briefs; and
- The appraisal of development proposals.

Development schemes and/or briefs prepared by DSD and its regeneration strategies, policies and proposals will be taken into consideration where relevant at the planning application stage.

Designation CF 19

Town Centre Boundary

Carryduff

A Town Centre boundary is designated for Carryduff as identified on Map No. 3/001 – Carryduff and Map No. 3/002 – Carryduff Town Centre.

The Carryduff Town Centre boundary is designated to encompass the existing concentration of all existing and planned uses which have a town centre function include retailing, professional services, restaurants, banking, community and other office uses.

The Town Centre includes Lowes Industrial Estate and Carryduff Shopping Centre either side of the Ballynahinch Road and the Town and Country Shopping Centre at 14b-16 Ballynahinch Road. The Town Centre Boundary also includes the pharmacy and surgery at No. 6 Ballynahinch Road and the library and health centre on Church Road.

Policy for the control of development within the Town Centre is contained in Policy R 1 in Part 3, Volume 1 of the Plan and in prevailing regional
Urban Environment

Urban Design

Policy CF 20

Urban Design Criteria
Carryduff Town Centre

Urban Design Criteria to be applied to Carryduff Town Centre:-

• Development shall respect the established building line;

• Building heights should generally be 2–3 storeys. Taller buildings, of up to 5 storeys, will only be acceptable where it is demonstrated that they act as landmark buildings which aid legibility; and

• Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units.

The Urban Design Criteria aim to achieve greater consolidation of the Town Centre as a key urban place, with an appropriate form of development and civic space. They will assist promotion of the development of key sites along principles of good urban design. Policy for Urban Design Criteria is contained in Policy UE 1 in Part 3, Volume 1 of the Plan.
MONEYREAGH

Moneyreagh has largely developed along Church Road, between the Moneyreagh to Belfast Road and the Hillsborough Road. The village is located east of Carryduff and south east of Belfast.

Moneyreagh is a small crossroads settlement that has largely evolved since the nineteenth century. It was originally focused on the late eighteenth century church buildings, later joined by nineteenth century schoolhouses, and has seen considerable residential development through the twentieth century.

Designation MH 01

Settlement Development Limit
Moneyreagh

A Settlement Development Limit is designated for Moneyreagh as identified on Map No. 4 Moneyreagh.

The Settlement Development Limit is designated to promote a compact settlement form and takes account of land committed for development. It follows the existing built form of Moneyreagh along the Church Road, between the Hillsborough and Belfast Roads, while providing further residential expansion opportunities to the east along the Hillsborough Road and to the north west between Keel Park and the Belfast Road.

The Settlement Development Limit for Moneyreagh is designated to prevent further development extending along the Hillsborough Road, along Tower Lane and north of the Belfast Road to Lisleen Road South excluding prominent land to the north. The old playing field and community centre east of Moneyreagh Primary School, Glenview Industrial Estate along Towers Lane, the local convenience shop at the Hillsborough Road/Belfast Road crossroads and a Gospel Hall along Lisleen Road South are excluded from the Settlement Development Limit.

Housing

The following site is designated as a Housing Land Use Policy Area and is complete at 31 July 2011.

Designation MH 02

Housing Land Use Policy Area
Committed Housing Site
Built

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 4 - Moneyreagh:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MH 02/01</td>
<td>Hillmount Cottages, Hillmount Drive</td>
<td>0.77</td>
</tr>
</tbody>
</table>

The following site is designated as a Housing Land Use Policy Area and has extent approval on which development is not started or development is ongoing at 31 July 2011.

Designation MH 03

Housing Land Use Policy Area
Committed Housing Site
Development Ongoing/Not Started

The following site is designated as a Housing Land Use Policy Area as identified on Map No. 4 - Moneyreagh:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MH 03/01</td>
<td>Land between 5 &amp; 7 Church Road, Moneyreagh</td>
<td>1.76</td>
</tr>
</tbody>
</table>

The Plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan proposals.
The following sites are designated as Housing Land Use Policy Areas and are uncommitted at 31 July 2011.

**Designation MH 04**

**Housing Land Use Policy Areas**

**Uncommitted Housing Sites**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 4 – Moneyreagh:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>MH 04/0</td>
<td>Land at the rear of Mourne Crescent</td>
<td>0.33</td>
</tr>
<tr>
<td>MH 04/02</td>
<td>Land between 55 and 61 Hillsborough Road</td>
<td>4.21</td>
</tr>
</tbody>
</table>

Key Site Requirements are specified for the following designation:

**Designation MH 04/02**

**Housing Land Use Policy Area**

**Land between 55 and 61 Hillsborough Road**

4.21 hectares of land are designated as a Housing Land Use Policy Area at Hillsborough Road as identified on Map No. 4 – Moneyreagh.

Key Site Requirements:

- Access shall be from Church Lodge or Hillsborough Road and may require third party land; and
- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network/public transport/transportation facilities in the area. In addition to the need for a TA, and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum, the following improvements shall be required:

  - Any direct access onto Hillsborough Road shall require the following improvements:
  - Carriageway widening and vertical alignment; and
  - Provision of a footway along the site frontage extending northwards to Moneyreagh road and southwards to link with the existing footway.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to the site.

A storm sewage pumping station may be required to serve this site.

Part of this site may be within the Cordon Sanitaire for the Moneyreagh WWTW.

Discharge from any development to the existing sewers may be limited.

**Urban Environment**

**Area of Village Character**

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

**Designation MH 05**

**Area of Village Character**

**Moneyreagh**

An Area of Village Character is designated as identified on Map No. 4 – Moneyreagh.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Natural Environment

Local Landscape Policy Areas

The following Local landscape Policy Areas (LLPAs) lie within and adjoining Moneyreagh and are considered to be of greatest amenity value, landscape quality or local significance and should therefore be protected from undesirable or damaging development.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website: www.planningni.gov.uk or from the local Area Planning Office.

Designation MH 06

Local Landscape Policy Area

Church Road

A Local Landscape Policy Area is designated as identified on Map No. 4 – Moneyreagh.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Locally significant buildings and their surroundings – A primary school built in 1908, and the original school pre 1850, and associated vegetation. Moneyreagh Non-Subscribing Presbyterian Church built circa 1770, a mid 19th century manse, and a Masonic Hall built in 1911.

Designation MH 07

Local Landscape Policy Area

Keel Way

A Local Landscape Policy Area is designated as identified on Map No. 4 – Moneyreagh.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Area of local nature conservation interest – A park with associated vegetation.

Open Space, Sport and Outdoor Recreation

Moneyreagh contains two small areas of open space – an equipped playground at Hillmount Drive and grassland areas within the Keel Park housing estate.

Policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.
Small Settlements

Part 4 Volume 5
Small Settlements

BALLYKNOCKAN

Designation BKN 01
Settlement Development Limit
Ballyknockan

A Settlement Development Limit is designated Ballyknockan as identified on Map No. 5 – Ballyknockan.

The Settlement Development Limit is designated to prevent further encroachment into the open countryside and provides limited opportunities to consolidate the settlement form.

Local Landscape Policy Area

The following Local Landscape Policy Area (LLPA) lies within and adjoins Ballyknockan and is considered to be of greatest amenity value, landscape quality or local significance and should therefore be protected from undesirable or damaging development.

A clarification map and, for information purposes, further details on the features of the LLPA are available on the Department’s Planning NI website: www.planningni.gov.uk or from the local Area Planning Office.

Designation BKN 02

Local Landscape Policy Area
Ballyknockan

A Local Landscape Policy Area is designated as identified on Map No. 5 – Ballyknockan and Map No. 1 – Castlereagh Countryside.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include those listed below:-

• Locally significant buildings and their surroundings – Pre 1830 mill buildings, cottages dating from 1840, and the Orange Hall built in 1909; and

• Areas of local nature conservation interest – Watercourses with associated vegetation.
CROSSNACREEVY

**Designation CSY 01**

Settlement Development Limit
Crossnacreevy

A Settlement Development Limit is designated for Crossnacreevy as identified on Map No. 6 – Crossnacreevy.

The Settlement Development Limit is designated to consolidate the existing settlement form and to prevent further development along the three main roads. The Settlement Development Limit includes additional residential opportunities east of Ilford Park.

**Housing**

The following site is uncommitted at 31 July 2011.

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**Designation CSY 02/01**

Housing Land Use Policy Area
Land west of Ilford Park

1.38 hectares of land west of Ilford Park are designated as a Housing Land Use Policy Area as identified on Map No. 6 – Crossnacreevy.

Key Site Requirements:-

- Housing development shall be a maximum gross density of 25 dwellings per hectare;
- Access shall be from Ilford Park; and
- A landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Settlement Development Limit, along the northern, western and southern boundaries of the site and outside the curtilage of any dwelling. This is to provide screening for the development and help assimilate and soften its impact on the countryside.

A combined sewer is located in Ilford Park, adjacent to the eastern boundary of the site. Access to this sewer may only be through private property.

Upgrading of the existing water supply infrastructure may be required. Detailed consultation with Northern Ireland Water will be required.

**Local Landscape Policy Areas**

The following Local Landscape Policy Areas (LLPAs) lie within and adjoining Crossnacreevy and are considered to be of greatest amenity value, landscape quality or local significance and should therefore be protected from undesirable or damaging development.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

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**Designation CSY 03**

Local Landscape Policy Area
Crossnacreevy / Ryan Park

A Local Landscape Policy Area is designated as identified on Map No. 6 – Crossnacreevy and Map No. 1 – Castlereagh Countryside.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include those listed below:-

- Area of local amenity importance – Roselawn Cemetery and its associated landscape contributes to the setting of the settlement, and includes significant vegetation and watercourses, making it an important local nature area;
- Locally significant buildings and their surroundings – Chapel and Crematorium; and
• Archaeological site and its surroundings – A Rath.

### Designation CSY 04

**Local Landscape Policy Area**
**East of Crossnacreevy**

A Local Landscape Policy Area is designated as identified on Map No. 6 – Crossnacreevy and Map No. 1 – Castlereagh Countryside.

Those features, or the combination of features, that contribute to the environmental quality, integrity or character of this area include those listed below:

- **Area of local nature conservation interest** – Watercourse with associated vegetation;
- **Locally significant buildings and their surroundings** – Crossnacreevy House, a two storey farm house dating from the 1850s, and Ards View House, also a two storey farm house dating from the 1830s. O’Neill Memorial Primary School which was built in 1905; and
- **Archaeological sites and monuments and their surroundings** – three Enclosures situated to the east of the Ballygowan Road.
LOUGHVIEW

Designation LW 01

Settlement Development Limit
Loughview

A Settlement Development Limit is designated for Loughview as identified on Map No. 7 – Loughview.

The Settlement Development Limit is designated to reflect the linear built form of the small settlement along Church Road and provide development opportunities in line with the scale, character and role of the settlement. The limit has also been drawn to restrict the ribboning of development along Church Road and prevent the potential for coalescence with Metropolitan Castlereagh.
For Information Only

Archaeological Site and Monument (Unscheduled)
RYAN PARK

Designation RP 01

Settlement Development Limit
Ryan Park

A Settlement Development Limit is designated for Ryan Park as identified on Map No. 8 - Ryan Park.

A Settlement Development Limit is designated to consolidate the existing settlement form and prevent further development along the Ballygowan Road.

The Settlement Development Limit excludes the commercial vehicle business south of Ryan Park.

Local Landscape Policy Areas

Crossnacreevy / Ryan Park Local Landscape Policy Areas (LLPA) (Ref: CSY 03) adjoins the Settlement Development Limit of Ryan Park.

A clarification map and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website: www.planningni.gov.uk or from the local Area Planning Office.
See Castlereagh Countryside Proposals for details of LLPA Designation CSY 03, and Countryside and Coast Proposals, Volume 1 of the Plan, for details of Area of High Scenic Value Designation COU 5/08.
Countryside

Metropolitan Castlereagh is abutted to the north and the south by several areas of high landscape quality and to the south west by Lagan Valley Regional Park. There are a number of landscape types including the good quality, rolling landscape of large fields, bounded by hedgerows on the lower and upper Castlereagh slopes from the eastern fringe of Lisburn to Carryduff. These extend into the prominent ridge of smooth rolling landscape and steep gradient that forms the backdrop to Castlereagh and south east Belfast, stretching from Cairnshill in south east Belfast to the Comber Road in Dundonald. Completing the landscape setting is Craigantlet Escarpment stretching from East Belfast to Holywood, relatively undeveloped, of an undulating landscape with ample tree and hedgerow cover which has helped to integrate dwellings into the landscape.

Part of the former ‘Whitelands’ at Purdysburn and Stoney Road, as identified in the BUAP Plan 2001, are now outside the Development Limit.

There is one area of national nature conservation importance in Castlereagh Borough - Craigantlet Woods ASSI.

Aspects of the rural economy are outlined under Agriculture, Forestry and Fishing in the countryside section of Part 3, Volume 1 of the Plan.

Regional Policy Context

In recognising that the environment is one of Northern Ireland’s most important assets, the RDS at RG 11 seeks to conserve, protect and, where possible, enhance our built heritage and our natural environment.

Aims to achieve this as outlined in the RDS include the following:-

- Sustain and enhance biodiversity;
- Protect and manage important geological and geomorphological features;
- Protect, enhance and manage the coast;
- Recognise and promote the conservation of local identity and distinctive landscape character;
- Conserve, protect and where possible enhance areas recognised for their landscape quality; and
- Protect designated areas of countryside from inappropriate development (either directly or indirectly) and continue to assess areas for designation.

The Department's regional planning policies for the protection of conservation interests are currently set out in PPS 2: Natural Heritage, PPS 6: Planning, Archaeology and the Built Heritage and PPS 6 (Addendum): Areas of Townscape Character.

Other regional planning policies in relation to the environment including protection of rural landscapes, assessment of environmental effects of proposals and Areas of Outstanding Natural Beauty (AONB) are set out in PPS 21: Sustainable Development in the Countryside and A Planning Strategy for Rural Northern Ireland.

Employment

Existing Employment Zoning

<table>
<thead>
<tr>
<th>Zoning CR 01</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Employment</strong></td>
</tr>
<tr>
<td>The following land is zoned as Existing Employment as identified on Map No. 1 - Castlereagh Countryside and Map No 9 - Maryland Industrial Estate.</td>
</tr>
<tr>
<td>CR 01 Maryland Industrial Estate, Crossnacreevy</td>
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</tbody>
</table>

Part 4 Volume 5
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Belfast Metropolitan Area Plan 2015
Map No. 9 - Maryland Industrial Estate

See Crossnacreevy Proposals for details of LLPA Designation CSY 04.

For Information Only

Area zoned as Existing Employment
Local Landscape Policy Area
Protected Route

CSY 04
Natural Environment

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. Sites are identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2: Natural Heritage.

Designation CR 02

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No 1 - Castlereagh Countryside:-

- CR 02/01 Gransha Fen
- CR 02/02 Hillsborough Road Wetlands and Scrub
- CR 02/03 Interlaken
- CR 02/04 Killynure Road
- CR 02/05 Knockbracken Glen
- CR 02/06 Lower Braniel Road
- CR 02/07 Mill Road Quarry
- CR 02/08 Monlough
- CR 02/09 Monlough Road West Fen and Wetlands
- CR 02/10 Yate’s Corner (Geodiversity)

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Rural Landscape Wedges

Proposals for development within the Rural Landscape Wedges will be determined in accordance with Plan Policy COU 1 and, where applicable, Plan Policy ENV 1 as contained in Part 3, Volume 1 of the Plan.

Designation CR 03

Rural Landscape Wedge Carryduff

A Rural Landscape Wedge is designated between Cairnshill, Metropolitan Castlereagh and Carryduff as identified on Map No. 1 - Castlereagh Countryside.

The designated Rural Landscape Wedge will:-

- Distinguish and maintain the separate identities of Cairnshill, Metropolitan Castlereagh and Carryduff by acting as a visual buffer so each area can maintain its own distinctive identity;
- Prevent the merging of the two communities of Metropolitan Castlereagh and Carryduff;
- Define and protect the setting of Metropolitan Castlereagh and Carryduff; and
- Maintain the rural character of the countryside.

The wedge is mainly agricultural and the western part, which consists of the Castlereagh Slopes, is designated as an Area of High Scenic Value.

The Knockbracken Glen Site of Local Nature Conservation Importance (Ref: CR 02/05) is designated within the wedge due to its significant biodiversity role within the area. It is located west of the Saintfield Road.
### Designation CR 04

**Rural Landscape Wedge**

**Glencregagh**

A Rural Landscape Wedge is designated at Glencregagh between East Belfast and Castlereagh as identified on Map No. 1 - Castlereagh Countryside.

The designated Rural Landscape Wedge will:-

- Prevent the merging of the two urban areas by maintaining a strategic belt of countryside which acts as a visual break between the two city communities;
- Define and protect the setting of the Metropolitan Castlereagh; and
- Maintain the rural character of the countryside.

The wedge breaks up the mass of housing in the area and provides valuable recreation and amenity space for those who live there. Though part of the wedge has an important amenity role, the predominant use is for agricultural purposes.

The wedge which is within the Castlereagh Escarpment, is designated as an Area of High Scenic Value in recognition of its high quality landscapes. In addition, the area to the west of the wedge is designated as a Local Landscape Policy Area (Forster Green LLPA - Ref: MCH 34).

The site has an important biodiversity role to play and contains three Sites of Local Nature Conservation Importance. Forster Green Hospital SLNCI (Ref: MCH 28/09) is situated to the west of the wedge and Cregagh Glen (Geodiversity) SLNCI (Ref: MCH 28/06) and Cregagh Glen and Lisnabreeny SLNCI (Ref: MCH 28/07) are to the east.

### Designation CR 05

**Rural Landscape Wedge**

**Newtownards**

A Rural Landscape Wedge is designated between Dundonald and the Plan Area boundary as identified on Map No. 1 - Castlereagh Countryside.

The designated Rural Landscape Wedge will:-

- Distinguish and maintain the identity of Dundonald;
- Define and protect the setting of both Dundonald and Newtownards to the east of the Metropolitan Area so that their respective identities are preserved and enhanced; and
- Maintain the rural character of the countryside.

This area provides a visual buffer between Dundonald and development around Newtownards so each urban area can maintain its own distinctive identity. The wedge is primarily agricultural and provides valuable open space and amenity for the residents of the urban areas.

### Designation CR 06

**Rural Landscape Wedge**

**Comber**

A Rural Landscape Wedge is designated between Dundonald and the Plan Area boundary towards Comber as identified on Map No. 1 - Castlereagh Countryside.

The designated Rural Landscape Wedge will:

- Distinguish and maintain the identity of Dundonald;
- Define and protect the setting of Dundonald and Comber to the south east of the Metropolitan
Area so that their respective identities are preserved and enhanced; and

• Maintain the rural character of the countryside.

The southern section of the wedge is predominantly agricultural. The northern section has a significant recreation and amenity role and contains the Billy Neill MBE Soccer School of Excellence.

The north western boundary of the wedge is formed by the Castlereagh Escarpment, which is designated as an Area of High Scenic Value.

**Areas of High Scenic Value**

Three Areas of High Scenic Value, Castlereagh Slopes, Craigantlet Escarpment and Castlereagh Escarpment are designated as COU 5/07, COU 5/08 and COU 5/09 in Part 3, Volume 1 of the Plan. These are identified on Map No. 6 - Castlereagh Slopes and Map No. 7 - Craigantlet Escarpment in Volume 1 of the Plan and Map No. 1 – Castlereagh Countryside in the District Proposals Section of the Plan.

Policy for control of development in Areas of High Scenic Value is contained in Policy COU 6 in Part 3, Volume 1 of the Plan.

**Castlereagh Escarpment**

The Castlereagh Escarpment was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value. The escarpment stretches from Cairnshill in south east Belfast to the Comber Road in Dundonald. The prominent ridge has a smooth rolling landform and a steep gradient. It averages approximately 130m in height but reaches an approximate height of 170m at Braniel Hill. It is deeply dissected by steep glens which are generally well wooded. Within each glen, lines of mature specimen trees border the roads. The broad slopes of the ridge are divided into a patchwork of undulating pastures and hedgerows with the entire ridge prominent in views from the lowland forming the backdrop to Castlereagh and south east Belfast.

**Craigantlet Escarpment**

The unique landform of Craigantlet Escarpment was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value. The Escarpment is a prominent ridge stretching from East Belfast to Holywood. The proximity to the urban area, coupled with easy accessibility makes the escarpment an important recreational resource. It retains a relatively undeveloped character, in part a result of the undulating landform but also due to the tree and hedgerows which have helped to integrate dwellings into the landscape.

**The Lagan Valley Regional Park**

Parts of the Lagan Valley Area of Outstanding Natural Beauty and Lagan Valley Regional Park lie within the District. Most parts of the Park are amenity parklands such as Clement Wilson Park and Belvoir Forest Park. The area has a landscape character shaped by historic design, mature woodlands and grasslands diversity. It became an attractive location for the early industrialists of the Belfast area whose successors built large houses and created distinctive planted demesnes.
Lagan Valley Regional Park Nodes

The following Lagan Valley Regional Park Nodes are identified, based on an existing focus of activity, where it is considered suitable to locate recreational, tourist, interpretative or educational facilities which are appropriate to the particular character of that area of the Park, to provide for the requirements of visitors. Within designated nodes, favourable consideration will be given to the provision of seating, picnic areas, lighting, signage, public art, footbridges, pathways and viewpoints of an appropriate scale and location provided they visually integrate into the Park. No development will be permitted which would prejudice the future reopening of the Lagan Navigation waterways.

Policy for the control of development within designated Lagan Valley Regional Park Nodes is contained in COU 11 in Part 3, Volume 1 of the Plan.

Clarification maps for the nodes are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Designation CR 07

Lagan Valley Regional Park Node
Lock Keepers Cottage

A Lagan Valley Regional Park Node is designated at the Lock Keepers Cottage, approximately 500 metres downstream of Shaws Bridge as identified on Map No. 1 – Castlereagh Countryside.

Key Site Requirements:-

• Acceptable uses at this node are based on the predominant character of the area. These are defined as outdoor recreation, information and education facilities;

• A site analysis, including a flora and fauna survey and details of a comprehensive landscaping scheme shall be submitted with any proposal to demonstrate to the satisfaction of the Department that it shall not have a significant adverse effect on amenity, character, nature or landscape value;

• As the site provides direct access to pedestrian bridges straddling both the River Lagan and the Lagan Canal, any development proposal must not impede access to the public footpath network or have a significant adverse affect upon the built heritage within and adjacent to the site;

• The River Lagan watercourse, which forms the north eastern boundary of the site and the Lagan Canal which forms the southern edge of the site shall be integrated into any proposed development; and

• A section of the site is situated in the River Lagan floodplain. A flood risk assessment shall be carried out and submitted to the Department to inform proposals for the development of the site.

The site is partly occupied by the original and refurbished Lock Keepers Cottage. A small café, an information/interpretative centre and an outdoor seating area have been developed.

Vehicular access to the site is limited to service requirements. However, the site is located at the confluence of a number of public footpaths including those flanking the River Lagan and a network of paths leading to Belvoir Forest Park. The site includes or sits adjacent to a number of bridges and important features of industrial heritage.

Detailed consultation with Northern Ireland Water will be required as its infrastructure is contained within the site.

The site may be within the source catchment area of the Newforge Borewell and as such NIEA, DOE, should be consulted with regard to ground water protection.
Detailed consultation with Rivers Agency, DARD, will be required as part of the site is within the River Lagan floodplain.

**Designation CR 08**

**Lagan Valley Regional Park Node Belvoir Education Centre**

A Lagan Valley Regional Park Node is designated at Belvoir Education Centre as identified on Map No. 1 – Castlereagh Countryside.

Key Site Requirements:-

- Acceptable uses at this node are based on the predominant character of the area. These are defined as outdoor recreation, information and education facilities;

- A site analysis, including a flora and fauna survey and details of a comprehensive landscaping scheme shall be submitted with any proposal to demonstrate to the satisfaction of the Department that it shall not have a significant adverse effect on amenity, character, nature or landscape value; and

- The existing buildings shall be retained and all development on the site shall be of an appropriate form and scale as agreed with the Department.

All development proposals will be assessed in the context of its location within the Belvoir (Forest Park) Historic Park, Garden and Demesne (Ref: MCH 25) and its constituent quality woodland. Development will not be permitted which would cause harm to these native species or to the established parkland and historic character of the area.

The node also lies within Belvoir SLNCI (Ref: MCH 28/03).

**Designation CR 09**

**Lagan Valley Regional Park Node Belvoir Activity Centre**

A Lagan Valley Regional Park Node is designated at Belvoir Activity Centre as identified on Map No. 1 – Castlereagh Countryside.

Key Site Requirements:-

- Acceptable uses at this node are based on the predominant character of the area. These are defined as outdoor recreation, information and education facilities;

- A site analysis, including a flora and fauna survey and details of a comprehensive landscaping scheme shall be submitted with any proposal to demonstrate to the satisfaction of the Department that it shall not have a significant adverse effect on amenity, character, nature or landscape value; and

- Built development shall be of an appropriate form and scale as agreed with the Department.
Future development of this site will enhance the accessibility of the Park and contribute to greater circulation within its constituent areas. This part of the Park is a major area for outdoor recreation and activities, where considerable progress has been made already in creating a BMX track, sports pitches and centres for the arts. Further development for sport and the enhancement of existing recreation facilities are considered appropriate at this location.

The site is situated adjacent to Belvoir (Forest Park) Historic Park, Garden and Demesne (Ref: MCH 25) and adjacent to Belvoir SLNCl (Ref: MCH 28/03).

An existing combined trunk sewer is located within the site. Detailed consultation with Northern Ireland Water will be required.

An existing culvert runs through the site. Detailed Consultation with Rivers Agency, DARD, will be required.
APPENDIX 1

Historic Park, Gardens and Demesne - Supplementary Site

Purdysburn House

Demesne for house of 1825 now demolished. There are institutional buildings next to the house site and recent incursions into the planned landscape. However there are remaining demesne walls along the road and mature trees in parkland. There is a part cultivated walled garden, which contains a maintained Union Jack layout, canal, dividing wall and castellated tower. Institutional, no access.

Criteria:

A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.

Details of each Historic Park, Garden and Demesne are included in a register of Historic Parks, Gardens and Demesnes of Special historic Interest in Northern Ireland published by the Northern Ireland Environment Agency, DOE. This register summarises the historical significance of each site and the contribution that such planned features make to the local landscape. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites.

The Register can be found at: http://www.doeni.gov.uk/niea/built-home/recording/gardens_r.htm

Prevailing regional policy for the protection of historic parks, gardens and demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage.

APPENDIX 2

Glossary

The Belfast Metropolitan Area, BMA and Metropolitan Area

Contiguous Development Zone (CDZ)

Metropolitan Development Limit

The Plan Area including the six Council areas of Belfast, Castlereagh, Newtownabbey, North Down, Lisburn and Carrickfergus

The continuous built up area centred on Belfast and which extends in an arc from Jordanstown to Knocknagoney and includes Metropolitan Newtownabbey, Belfast City, Metropolitan Lisburn, Metropolitan Castlereagh, and Metropolitan North Down.

A continuous development limit around the Contiguous Development Zone and comprising development limits for Metropolitan:

Newtownabbey
Lisburn
Castlereagh
North Down and
Belfast City
<table>
<thead>
<tr>
<th>Region</th>
<th>Description</th>
</tr>
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<tr>
<td>Metropolitan Urban Area</td>
<td>Defined for purposes of allocating 54,800 dwellings, which form part of the total Housing Growth Indicator to the BMA in the RDS, as the Contiguous Development Zone and the City of Lisburn and towns of Bangor, Carrickfergus and Holywood.</td>
</tr>
<tr>
<td>Metropolitan Rural Area</td>
<td>Defined for purposes of allocating 11,700 dwellings, which form part of the total Housing Growth Indicator to the BMA and hinterland in the RDS, as those areas lying within The Belfast Metropolitan Area but outside The Metropolitan Urban Area.</td>
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<tr>
<td>Belfast Metropolitan Area/BMA</td>
<td>Refers to the Belfast Metropolitan Area as set out in the Regional Development Strategy.</td>
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